

## CHAPTER 7: APPENDIX

### COMPREHENSIVE PLAN CITIZEN SURVEY #1

#### *Introduction*

The Campbell County Comprehensive Plan Citizen Survey #1 was intended to identify the important planning issues of concern to the County's citizens. The survey was conducted early in the planning process. The results help ensure that the planning process addresses the citizens' issues and priorities.

#### *Survey Methods*

The survey was a sample survey of landowners in unincorporated areas of Campbell County. A sample consisting of 204 landowners was randomly drawn from a list of Campbell County landowners. The sample constituted 4.5% of the total number of county landowners (4,569).

The survey process began on March 5, 2012. To start, the 204 landowners were each sent a postcard advising of their inclusion in the survey and requesting their participation. Five days later, the survey questionnaire was sent to the sample list. Along with the questionnaire, landowners were sent a cover letter explaining the survey. About three weeks into the process, a reminder postcard was sent out. The survey was then closed on April 6, 2012 and responses received after this date were not included. At the close of this survey, out of the total of 204 delivered surveys, 93 surveys were completed and returned.

#### *Survey Accuracy*

The purpose of a sample survey is to make generalizations about a population based on a scientifically selected subset of that population. A sample survey allows us to understand the views of the entire county population by communicating with only a sample of the people in the county. If conducted properly, sample survey results can accurately represent the views of all people in the county.

This survey was designed to achieve an accuracy level of  $\pm 10\%$ . This means that the results from the sample of voters have a 95% probability of being within 10% of the answers that all voters would give. For example, if 65% of the survey respondents said "yes" as the answer to a question then it is highly probable (95% chance) that between 55% and 75% ( $\pm 10\%$ ) of all voters would have also answered "yes". For the Campbell County Survey #1, achieving this level of accuracy is dependent on receiving at least 94 responses. Because 93 survey questionnaires that were completed and returned, the survey nearly met this accuracy goal. The actual accuracy level achieved is  $\pm 10.05\%$ , which for all practical purposes is the same as the  $\pm 10\%$  accuracy goal.

How representative the survey results are is also affected by the survey response rate. The response rate is the percentage of the surveys that are completed and returned. As a general rule, when the response rate reaches 50% "self-selection bias" is not a concern. Self-selection bias is where the survey respondents are not representative of the entire population and have biased the survey results in one way or another. In mailed surveys with low response rates such as 10%, self-selection bias is almost certain. In the Campbell County

Survey #1, the response rate was 46%, not quite reaching the 50% goal, and indicating that the survey sample has a small risk of not representing the whole population.

**Survey Questions**

The questions asked in the survey were developed by the planning consultants, County planning staff, and the Comprehensive Plan Citizen Advisory Committee. The questions were multiple-choice with most having "other" as an open-ended answer choice. This allowed survey respondents to write-in their own answer.

**Survey Results**

Survey results are presented beginning on the next page. The results are mostly reported as percentages. The percentages represent the percent of 93 surveys that were returned. For example, 67% equal 62 survey responses. 30 survey respondents provided responses to an open-ended question asking for any comments regarding future growth and development in Campbell County. The complete text of these responses is also provided here.

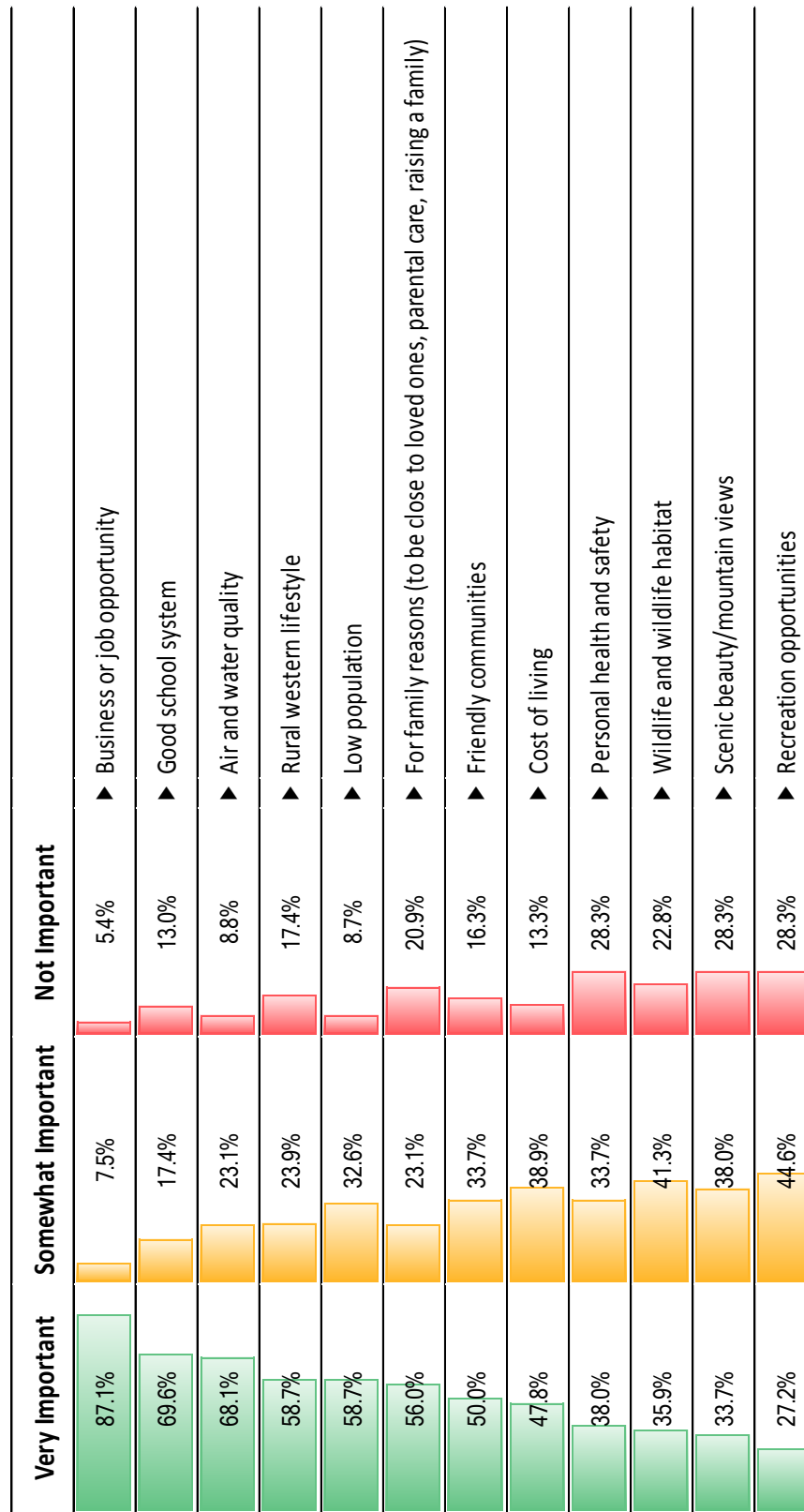
**Do you see the following as issues of concern in Campbell County? How important do you feel it is for the new county plan to address each of the following?**

Very Important	Somewhat Important	Not Important	
84.6%	11.0%	4.4%	► Loss of private property rights
75.8%	18.7%	5.5%	► Mineral extraction & energy development
70.3%	25.3%	4.4%	► Planning coordination between County and Gillette
69.2%	26.4%	4.4%	► Public services (snow removal, law/fire protection, school busing) in rural areas
67.4%	28.3%	4.3%	► Over-regulation
63.0%	31.5%	5.4%	► Infrastructure (road maintenance, drinking water, sewage treatment) in rural areas
60.9%	28.3%	10.9%	► Too much junk (unused cars, abandoned homes, appliances, or equipment)
55.4%	37.0%	7.6%	► Economic diversity
50.0%	27.2%	22.8%	► Loss of agricultural land
50.0%	33.7%	16.3%	► Loss of access to public lands
49.5%	40.7%	9.9%	► Unplanned residential developments
47.8%	42.4%	9.8%	► Increased population growth
47.3%	41.8%	11.0%	► Loss of environmental quality
33.7%	57.6%	8.7%	► Industrial sprawl
31.1%	55.6%	13.3%	► Transportation (Belt Loop roads, truck routes, etc.)

**This question concerns possible goals for land use planning in Campbell County. Do you agree, disagree, or are neutral concerning the following planning goals?**

Agree	Neutral	Disagree	No Opinion	
88.0%	7.6%	3.3%	1.1%	► Ensure that new development does not impair water supplies for established users
86.8%	7.7%	5.5%	0.0%	► Ensure that new development pays for the public services and infrastructure needed to support it
83.5%	11.0%	3.3%	2.2%	► Promote continuation of ranching and agriculture in Campbell County
81.5%	12.0%	4.3%	2.2%	► Promote mineral development and energy production
77.2%	19.6%	2.2%	1.1%	► Maintain open space and wildlife habitats throughout the county
75.8%	19.8%	4.4%	0.0%	► Support economic development by encouraging new businesses and industries
74.7%	18.7%	5.5%	1.1%	► Promote continuation of economic diversity in Campbell County
71.7%	18.5%	5.4%	4.3%	► Ensure that new development is served by adequate infrastructure such as roads, water, and sewer
71.1%	21.1%	6.7%	1.1%	► Improve the quality of new development and minimize its impact to agriculture and the natural environment
70.7%	19.6%	6.5%	3.3%	► Respect private property rights by strictly limiting county land use regulations
62.0%	22.8%	14.1%	1.1%	► Improve the appearance and visual appeal along major roads within Campbell County
47.8%	39.1%	10.9%	2.2%	► Encourage new residential development to occur in and around Gillette and Wright rather than in rural areas
47.3%	26.4%	23.1%	3.3%	► Designate areas of the county that should be off-limits for wind energy development

### Why do you live in Campbell County?



**In your opinion, do the unincorporated areas Campbell County (outside the City of Gillette and Town of Wright) need or not need more of the following items?**

Needed	Not Needed	No Opinion	
73.6%	18.7%	7.7%	► Improved county roads
68.8%	21.5%	9.7%	► Clean up of junk and inoperable motor vehicles
64.1%	13.0%	22.8%	► Agricultural production
58.7%	29.3%	12.0%	► Employment opportunities
58.7%	28.3%	13.0%	► More affordable housing
56.0%	36.3%	7.7%	► Retail businesses
54.4%	23.3%	22.2%	► Light manufacturing
54.4%	28.9%	16.7%	► Schools
52.2%	27.2%	20.7%	► Improved water and sewer systems
47.8%	31.5%	20.7%	► Industrial development
42.4%	40.2%	17.4%	► Housing for senior citizens
39.6%	46.2%	14.3%	► Hotels & restaurants
34.8%	45.7%	19.6%	► Better quality housing
32.6%	50.0%	17.4%	► Promotion of tourism
23.3%	67.8%	8.9%	► Population growth

### Survey #1 Written Comments!

1. Need a shopping center
2. Field of dreams. No.
3. Lower crime, drugs, young people taxes the court system. Washboard roads are bad. Schools really good.
4. Focus more on enterprise and less government. Outside of the mineral industry, the government seems too big (school, county, city employment). Hard to compete for employees against these entities.
5. Although my answers above say cleanup, etc. I think it's the county's responsibility. If private land owners want junk, they should have it. The roads, etc. should be analyzed. Echeta was repaved and it was great. Echeta road in city limits is what needed repair. I would suggest NEED based government not, "we have \$\$ so let's go use it." If I could prioritize - roads, schools, hospital, sheriff, water supply then all the rest should be on private citizens and capital markets. Regulations for environment protection, ideas, etc. should be very minimal. Budget should only growth with population, no just cause you want to spend more. Discretionary.
6. Don't need \$150 million ball parks.
7. Please consider paving Cow Creek Rd from highway 59 to Adon road, as this route is used very heavily by tanker trucks. Thank you.
8. Campbell County is a great place to live - i am a lifelong resident. I feel the county has done a great job in preparing for the influx of people in past few years. City of Gillette needs more retail shopping - somewhere to buy clothing for men and children. Some businesses that have failed in

Gillette have not advertised their businesses due to high costs of advertising. Need to attract more restaurants. Needs to keep improving infrastructure to accommodate growth.

9. I have been here since 1973 and could write a book about Gillette but I feel things are and have been going well. The real problems in this community are not covered in this survey. Thank you! Love Gillette!

10. We need family restaurants in this town. No Chinese or Mexican, but good American family restaurants and decent shopping so we do not have to travel to Rapid, Billings or Denver.

11. I recently toured the surrounding area of wright. A lot of my childhood was in Campbell County. I am pushing 89 in august.

12. Campbell County is doing a great job. I am proud of Campbell County with the growth and development it has experienced over the years.

13. Get junk and abandoned structures cleaned up.

14. The field of dreams project is wrong for this area. Existing recreation is certainly sufficient. No new taxes.

15. Government should live within its means just like the private sector.

16. We are blessed to have as many good things in our community compared to others. Wish we would use our own community people instead of others coming in. Sorry.

17. Campbell County's not cheap. It costs a lot to live here compared to the rest of the nation.

18. Need more retail shopping options! e.g. Target or Sam's Club

19. Need a better shooting facility. We have everything for cowboys but very little for shooters.

20. Impose strict policy for trash containment and disposal and enforce fines for littering - especially important for contract workers. The trash on the roadsides and from business like Home Depot is appalling and needs to be dealt with.

21. I think focus should be placed on the local resources in planning and developing the best methods for all development. For example, IT, there is a lot of strong resources that do this well and daily but watch the county and state spend large sums of money to accomplish the same thing we did for half.

22. Watch what you wish for, you just might get it (from someone who lived through it the ??? when you bring in outside business or industry the undesired follows the money. If you like me to further explain, please call - It's a shame what happened!

23. Paying taxes for 30 years and no road maintenance. Zoning is a priority. highly for zoning

24. Need to get rid of the junk yard and junk trailer houses on N. Garner Lake Rd and I-90. The terrible mess there on the corner. What do tourists think of this when they pull off the interstate and see this mess?

25. I am worried about the junior high schools. I am always hearing about something bad happening there it makes me want to send my children somewhere else when the time comes, but I think the elementary schools are the best ever. Also, in my opinion, of the Campbell County had

a "Bass Pro Shop" and a Sonic, it would be the greatest county in the country!

26. We need more retail stores. The county needs to become more active in getting it cleaned up! Going after businesses and construction sites. Imposing fines if that's what it takes. We need to be proud of how clean our state was. Now more populated states like New York are way cleaner.

27. I feel the growth is coming whether we want it or not. We just need to take care of our water, agriculture and wildlife in the area. If is not just about money but the generations of people who live here.

28. The field of dreams sounds nice, but with the way the economy is right now I don't know if it would be a good idea.

29. Born Gillette 73 years ago. Lived Campbell & Weston counties. Always amazed by the changes over my time period. The development of Campbell County is a model few other areas can emulate. With growth comes change! Has been fairly well done in Campbell County.

30. Get county government out of private business. All your county employees think they are god and are belligerent. They need to remember they are public servants and we the tax payers pay their wages. They need to pull their heads out of their a\*\*



## COMPREHENSIVE PLAN CITIZEN SURVEY #2

### ***Introduction***

The Campbell County Comprehensive Plan Citizen Survey #2 was intended as a follow up to the first survey. The second survey was conducted later in the planning process and focused on particular issues that emerged as the planning process neared conclusion.

### ***Survey Methods***

The survey was a sample survey of landowners in unincorporated areas of Campbell County. A sample consisting of 711 landowners was randomly drawn from a list of Campbell County landowners. The sample constituted 15.5% of the total number of county landowners (4,569). The survey process began in October, 2012 following the same process as the first survey.

### ***Survey Accuracy***

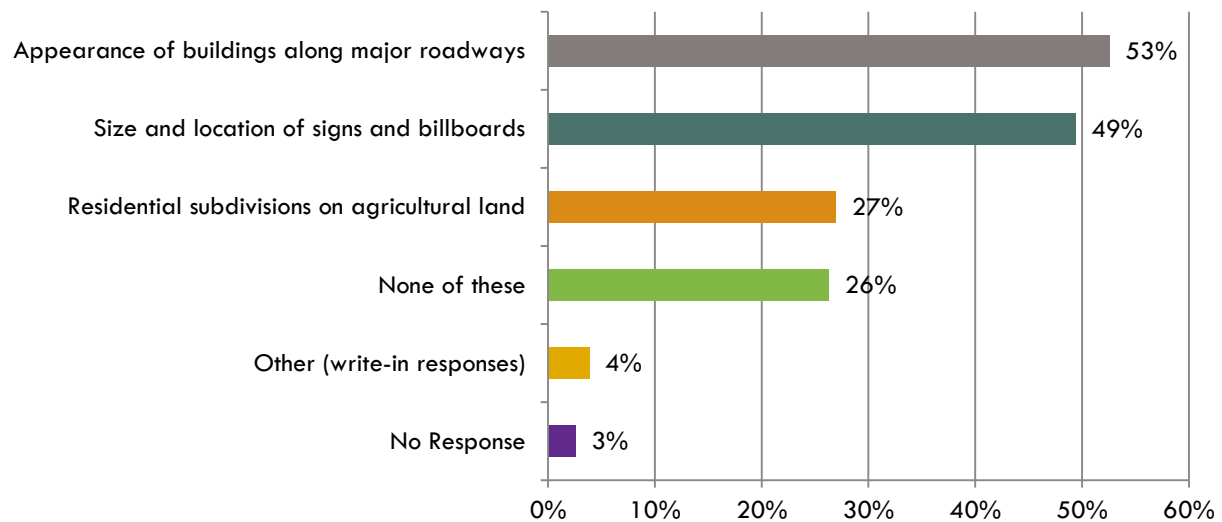
This second survey was designed to achieve a higher accuracy level than the first survey (+/- 5% instead of 10%). For the Campbell County Survey #2, achieving this level of accuracy is dependent on receiving at least 354 responses. Because only 156 survey questionnaires were completed and returned, the survey did not this accuracy goal. The actual accuracy level achieved is +/- 7.5.

How representative the survey results are is also affected by the survey response rate. The response rate is the percentage of the surveys that are completed and returned. As a general rule, when the response rate reaches 50% "self-selection bias" is not a concern. Self-selection bias is where the survey respondents are not representative of the entire population and have biased the survey results in one way or another. In mailed surveys with low response rates such as 10%, self-selection bias is almost certain. In the Campbell County Survey #2, the response rate was 22%, indicating that the survey sample has a significant risk of not representing the whole population.

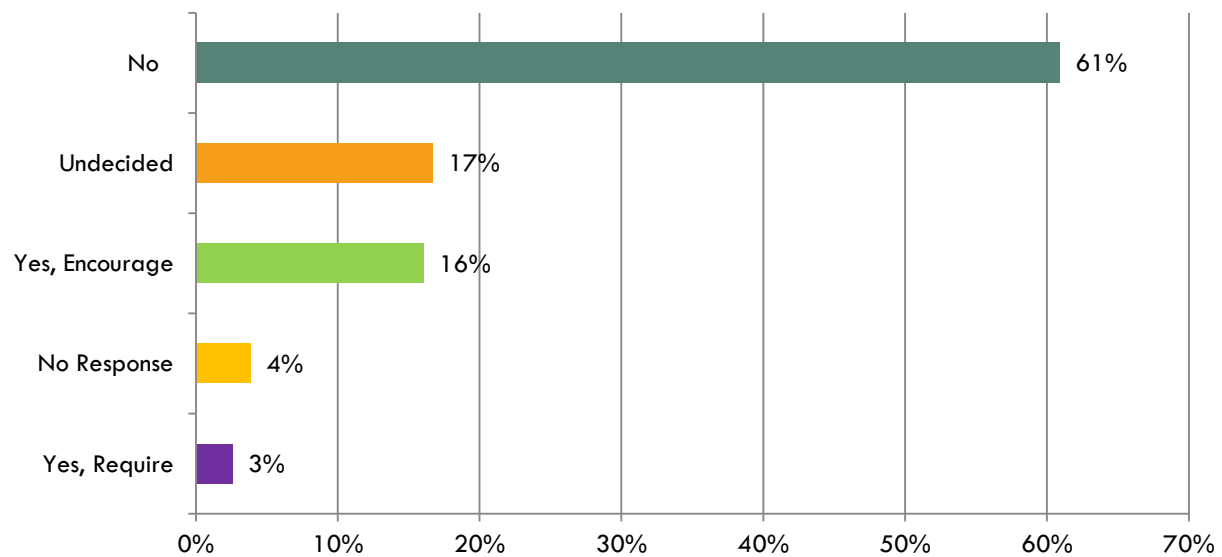
### ***Survey Results***

Survey results are presented beginning on the next page. The results are mostly reported as percentages. The percentages represent the percent of 156 surveys that were returned. For example, 67% equal 105 survey responses. 62 survey respondents provided responses to an open-ended question asking for any comments regarding future growth and development in Campbell County. The complete text of these responses is also provided in this report.

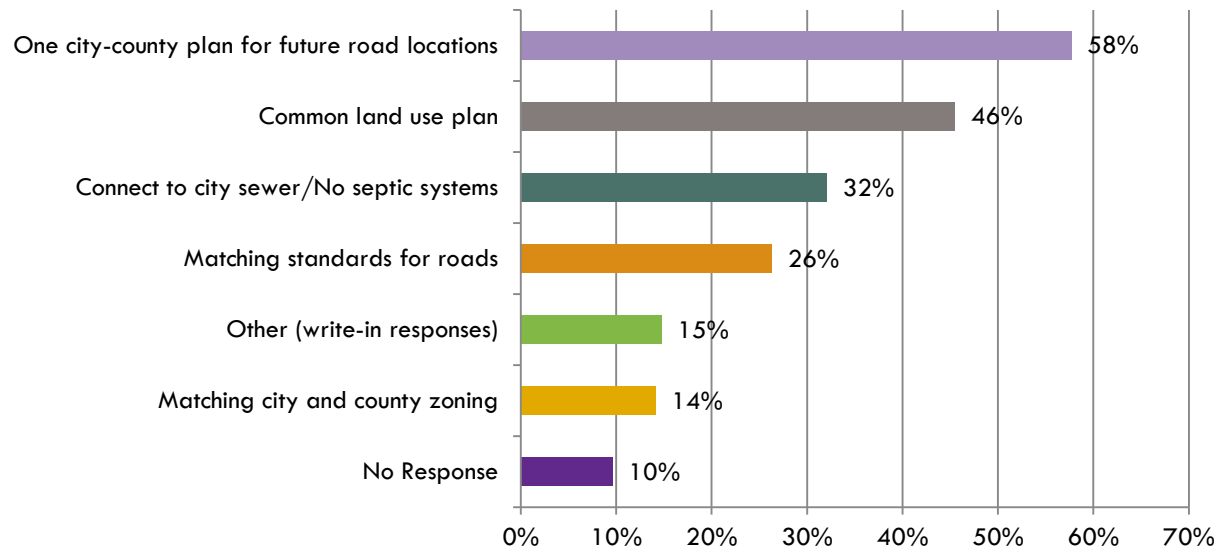
**Should Campbell County have regulations addressing any of the following?**



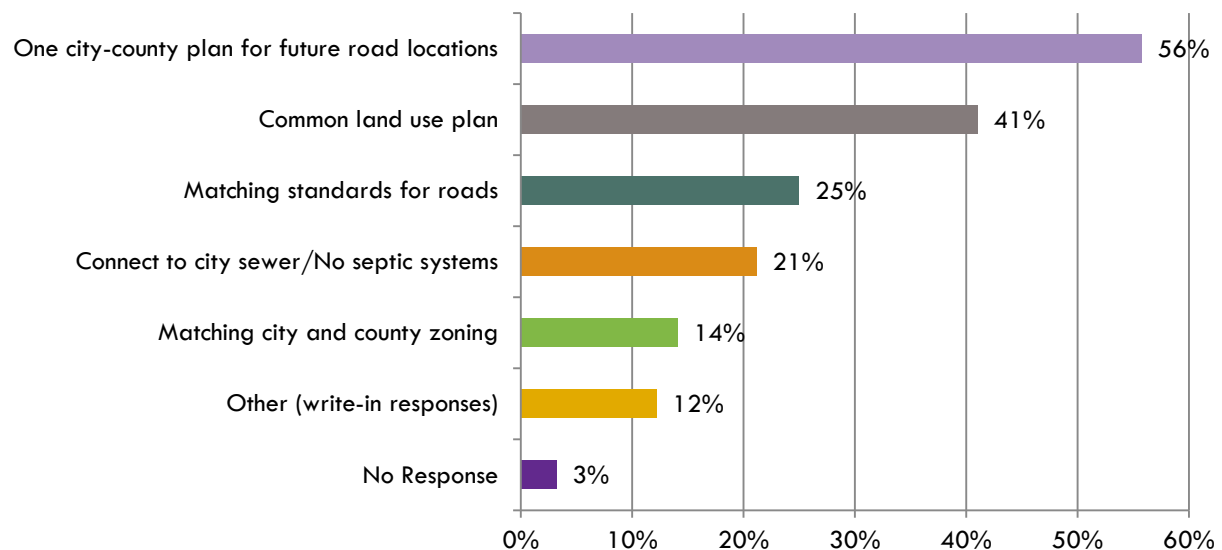
**Should the County support "cluster subdivision" designs?**

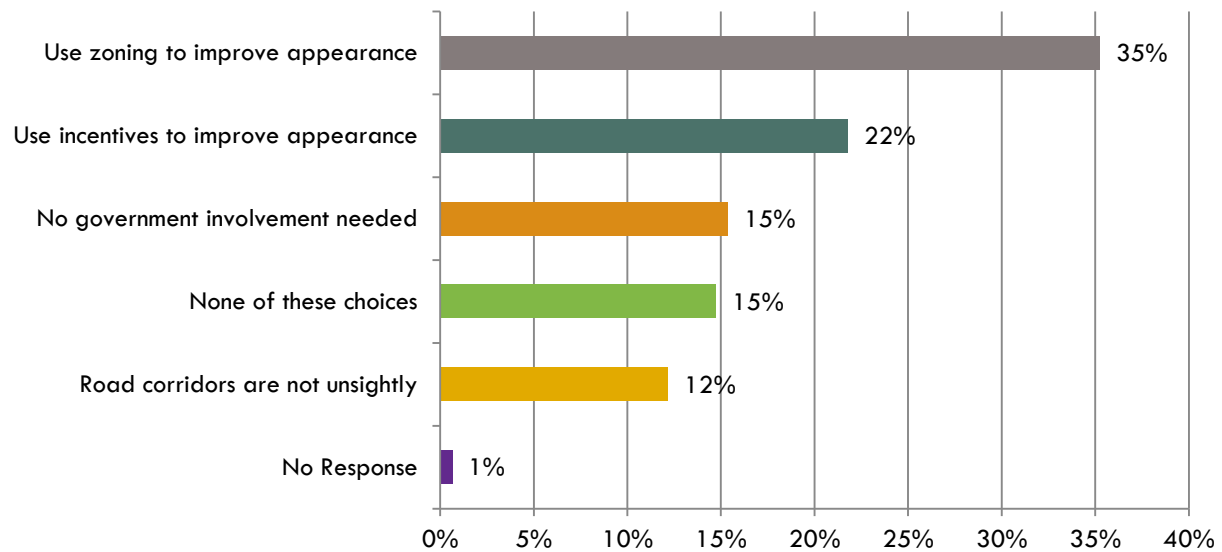
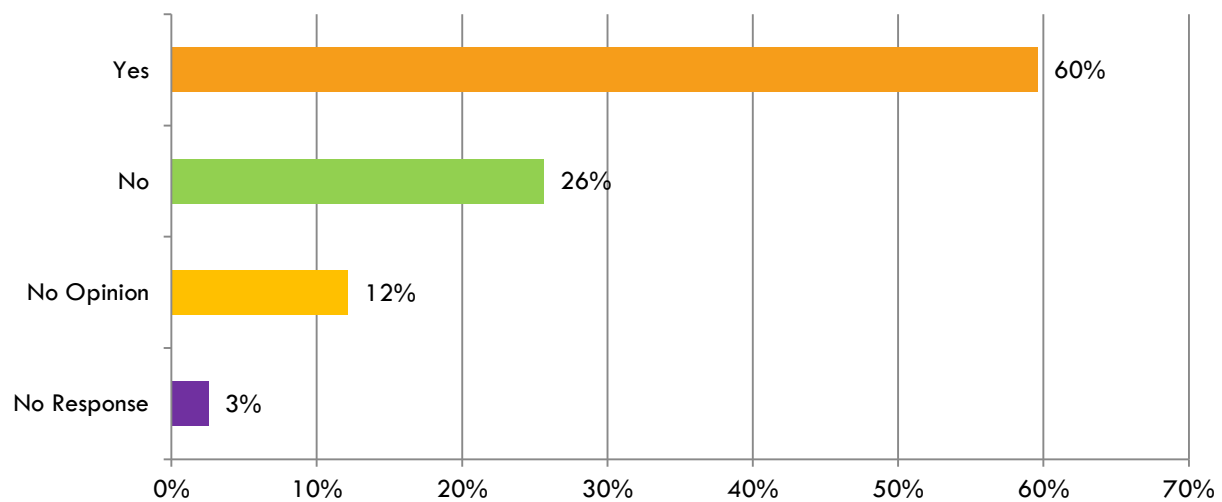


### Which Gillette and County coordination should be done?

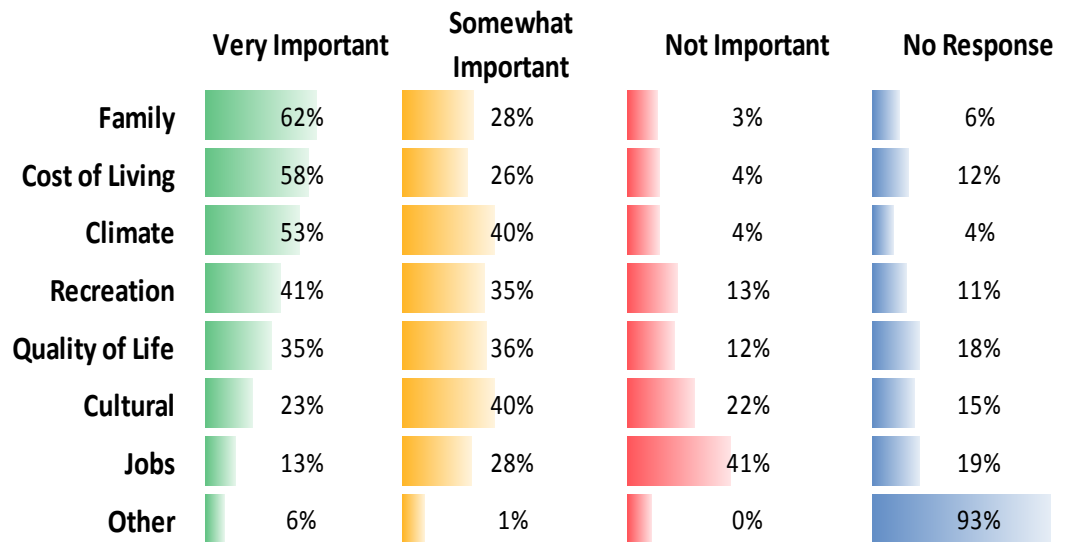


### Which Wright and County coordination should be done?



**Improve the appearance of road corridors outside Gillette?****Use zoning to limit subdivisions in path of coal mine expansion?**

### Reasons retired people move away?



### **Survey #2 Written Comments.**

1. If you want to establish city zones outside of city limits, or “plan” for future growth—the goal needs to be established then. I don’t agree with making residents comply with “possible” regulations. Make the proposed land city limits if that’s what you wish, don’t take away or cause unnecessary adjustments later. There are many unsightly areas surrounding the city. The county needs more regulations—but the residents will need help, \$, from the county.

2. We don’t need regulations in the county. This is why people move to the county.

3. Water and sewer to country for many miles esp. along existing Madison line.

4. I think it’s important to plan development with future road use in mind. It seems that some roads aren’t laid-out efficiently as they could have been if there was more consideration of future growth in earlier planning stages. My family loves living here.

5. Lower taxes, lower spending.

6. Less government is better. Many people choose to live in the county for this reason. Let’s not turn into Denver and force people to park in the garage just because it makes the neighborhood look better. Part of the attraction of Wyoming is that we pride ourselves in being free and self-sufficient.

7. Zoning should only be used in areas where the majority of the residents or land owners request it. Not county wide.

8. Gillette is missing out on a lot of money by not allowing big name restaurants and

stores to come in to town. Just sit on the outskirts of Rapid City and Casper on weekends and count the number of county 17 plates going out of town. Gillette is not a small town anymore it’s time to grow up.

9. I do not agree with many of the projects C.C. has spent taxpayer money on. I think it was wrong to build the Rec Center that used taxpayer money too unfairly to compete with private business! We do not need more parks or taxpayer funded beautification projects. We need to stop spending like there is no tomorrow! Especially now that Obama has been re-elected. We don’t know what will happen with the gas and coal industry. Mayor Murphy is not one that I feel is fiscally responsible.

10. I appreciate you for asking for citizen’s input. Thank you.

11. Enforce the rules the county has.

12. It is sad that Campbell County is one of the wealthiest counties in Wyoming but properties do not reflect this. The unsightly properties within Campbell County should have been addressed years ago. The county should follow the City of Gillette’s code compliance practices.

13. I believe that some county roads like Chad Road and Duffy Road should be paved because they are used more by workers going to mines and the dust and lack of proper grading make the people who actually live on the roads ridiculous.

14. Many people who move into the area are opportunists. They are here for jobs. Community ties may encourage retirees to stay but many, unfortunately, are only here

for the opportunity, even after spending their entire career here. The county and city are doing wonderfully trying to encourage community ties, but in the end it will depend on the individuals. The way the economy is, they may have no choice but to stay because of difficulty in selling their home, finding other jobs, their dependents, etc.

15. The county needs to adopt building codes for residential homes in all subdivisions without Ag. zoning.

16. We are lifelong residents of Campbell County and at this time, have no intention of ever leaving. However, if our community leaders continue on their path of financial irresponsibility, we could be forced out because the blessing of a lower cost of living could be going away. We are all in favor of infrastructure maintenance & improvement—Madison Water Supply, streets, sewer, etc., but the ridiculousness of \$56,000,000 Rec Center (I use it every day—way over done) \$55,000,000 addition to Complex (started at \$22,000,000) and the insanity of the Field of Dreams project that has already been rejected but they push it through—whether we want it or not and then expect us to pay for it.

17. As taxpayers there should be walking/bike paths out in subdivisions—American Ranch Road area needs this with the amount of kids on bikes, walking etc. Would also like to see bus routes in subdivisions paved as elsewhere in CC. Example: Sleepy Hollow vs. Golden Meadows or Nicholson's etc.

18. Depending upon the presidential election, the future of coal mining hangs in the balance. I believe this question can be better answered after the election. Thank you for considering the opinions of Campbell County Residents.

19. I would love to see more for kids to do. They have nothing to do in Gillette.

20. Better preservation of historical items.

21. Growth of Campbell County comes in up swings and down swings. We are in a major down swing at this point. Major growth for Campbell County should be looked at closely. There are two houses for sale on every block and we are still building. When the census was taken we had the most people in town that I have personally seen in the 35 years I've lived here. But they all left for better work in other boom areas.

22. We need to save \$ for the future, not spend everything that comes in!

23. Residents in the immediate area of Wright should only be making decisions about the Wright area. Thank you.

24. I think we should create walking paths in & around Gillette. Model--Parker Colorado. NOT FOR DOGS, PEOPLE ONLY!! Would help to make a community of healthy citizens.

25. #4—county roads leaving Gillette should have zoning regulations, screens, etc. on roads such as the Echeta. Junk cars etc. are an eye sore. This topic needs attention. Many residents have spoken of this w/C.C. Commissioners and have been ignored.

26. Covenants: The county should make subdivisions separate the covenants from the road, sewer & water, there is no connection between the two. Covenants are not laws so they cannot sue, so they are combining the two to sue a person over the covenants. I concur (?) only the sewer, water & roads; it is a government law and can sue only on those items. Covenants are not laws so they combine them & use the

water, streets & water law to sue a person over the covenants which is illegal. They sued me that way over my dogs. They made me give away \$48,000 worth of rare & registered dogs or go to jail. Now they say I owe them an additional \$5,000. The law makers in Cheyenne say they can't do that, but they did. The law says if they take personal property they have to pay you for them, but they didn't. According to the law, dogs are personal property. The law says when property is conveyed from one person to another the covenants don't go with it. Do something about this please. Herbert A. Johnson, Crestview Estates

27. I think this town needs to stop growing. It has been growing at an exponential rate and all elements of a town are out of whack. Everything should level out before more growth. We like living here but the costs to live here are ridiculous. People think all these energy jobs pay so well so everything else should be inflated. I can buy things cheaper elsewhere. Also, activities for kids cost so much. If they were reasonable then more kids would be involved. It would be nice to see more businesses here, but I doubt that will work because everyone goes to Rapid or Billings or even Sheridan. If shopping was here, they would still go because so many people want out of here on days off. They don't like Gillette. Maybe you should fix the problem as to why people don't want to be here before concern with future growth.

28. Garner Lake and I-90 (going north) lots of junk. Old businesses (Little Wash Boy Laundry Mat) not operating in a year should be cleaned up/removed/looks very bad.

29. Encourage diversified economy—example—renewable energy resources.

30. Does the county already have regulations about land development, roads? Are there not more towns or cities in this county that should be considered other than just the county seat, Gillette, regarding standards?

31. Campbell Co. is a ranching, coal, oil, & methane. If not for those it would hardly have any population. The weather is bad too often & the surrounding area is desolate. I have grown to love it, but with all the employment and revenue comes some unsightly areas. Clean up should not be forced, but incentives to do so would be ok. Prevention of future problems would be ok too. This will never be Beverly Hills. It's a blue collar community. I have no opinion on Wright.

32. #5—There are thousands of acres open for coal mines now. If we can't mine the coal there will be no need for houses.

33. More and more people seem to be moving out into the county. So keeping our county roads maintained is important to us. Thank you and keep up the good work.

34. I feel that more regulation is not a better thing.

35. Need to stay on budget. Do not cater to ideas that benefit a few. Listen to the people and quit shoving projects down our throats. Water is vital; do not tax its limits.

36. Campbell County has done a great job planning & keeping up with all aspects of improving our way of life.

37. I would like to see incentives to bring more businesses to Gillette besides energy, but not at the cost of losing energy jobs.

38. Please consider: Light pollution in this area is extensive. I would love to see



incentives for existing businesses to shield their lights, and regulations for new construction to do so. City and county streetlights should also be shielded. Lights need to reflect down, not up into the sky or into drivers' eyes. Too much "sky glow" hides the stars, can effect bird migration, and is simply annoying and ugly. Thank you!

39. Use common sense.

40. In preparing a new Comprehensive Plan it mostly boils down to rules and regulations which simply means restrictions and requirements. To be sure, there have to be certain rules and regulations for health and safety, but how far will they go towards the freedom of life, liberty and the pursuit of happiness? If strict rules are set for appearance, for instance, how soon will it be before it will affect every existing farm and ranch in Campbell County?

41. Campbell County is a great place to live and work. Leave the regulations few and let the people that live in the county have freedom from city regulations.

42. Develop Gillette into a city instead of a big town. Encourage businesses to move in so Gillette can operate more on its own rather than depend on coal—oil—gas to support it.

43. Something needs to be done about the cost of fuel in the Gillette area. City has done well to keep the electricity down, but when much smaller communities have gas/diesel prices .10 to .30 lower—something is crooked and wrong!!!

44. If the coal mines don't want subdivisions in their way, they need to purchase the land or trade. As land owner,

it is our right to be protected. We don't need any more regulations.

46. I feel all businesses along Highway 59 through Antelope Valley should be required to landscape the area facing 59. It sure would improve the beauty of these areas. They are not at all attractive to residents & nonresidents. The first look really sets the attitude taken away from Gillette.

47. I feel that septic systems are a very good way to get rid of waste & should be promoted. Also water wells help to decrease the burden on the system, should be a property tax decrease (at least 50%) for people who have these since their taxes help pay for water & sewer which they get no benefit from. Thank you.

48. Overall, Campbell County is managed well and is a great place to live. However, the Sheriff's Department is bloated and way out of proportion, budget wise. The hospital board is a joke, but the facility if fantastic. Pay for most county employees, especially the courthouse, way out of line compared to work requirements.

49. The city and county continue to grow. There needs to be planning done now for future growth.

50. As a 4th generation Campbell County native, I have a tremendous amount of pride in our community—I want our county to have great roads, nice buildings and to plan and build our infrastructure in such a way that the future generations will inherit a well-planned, well developed place to work and live. With that said, I am very hesitant to go overboard on giving too much authority to any govt. entity to direct our personal choices.

51. Encourage local business growth.

52. 1. Would like to see bidding for new equipment for county. 2. See contractor work to be done properly and no buddy system.

53. Less government is good.

54. If the county improves a subdivision, they should help keep the roads up with posted speed limits and have them enforced.

55. In my opinion, I think the public should be better informed on decisions made between the county and the city. Most importantly between business owners & contractors. Thank you for asking for my assistance.

56. 387 to Wright – junked cars, no fences, Golf course next to junk yard

57. County should stay more relaxed than city, that's why people don't live in the city

58. County does not need all the regulations of the city. It just creates more cost for the taxpayers

59. The county puts proposition up for vote, but for the most part do not listen to the people. Same as our federal government, not always for the people

60. Not up the government to tell you to do anything, especially county government

61. County should not take care of roads in subdivisions. County zoning and standards should not be the same as the city neither.

62. Roads may be unsightly, but its private land, so leave it alone if somebody has it that way that's up to them.

63. Campbell County if you ask me has already overbuilt. We live in a place

where people think money grows on trees. What Campbell County needs to do is save money and keep up what buildings and what property they already have, no more building and wasting money. The thing many people don't understand is that someday the mines and oil will be gone and the people who have always been here are going to have to keep up the things that have been built. What really needs done is when Campbell County wants to build something they need to vote on it, not just build whatever they want. Thank you for your time and I hope you will listen.

## CHIP GAME RESULTS

### **Rozet Notes**

- Don't infringe on property rights
- Develop south of rozet/south of the railroad
- Encourage development up near the interstate
- Keep the development near Adon Rd
  - Keep commercial away from the subdivisions
- Need an overpass over the railroad tracks for safety
- Limited septic/sewage availability near Highway 51 & Adon intersection (flood areas)
- High turnover in new subdivisions
  - Expensive mobile homes/hard time finding new financing
- Look at the cost of hooking up to the Madison waterline
  - Cost vs single subdivision & multiple subdivision connections
- Rural lifestyle
- Emergency services on N. & S. Heptner Road
  - Need a connection between the 2
- Parkland in Rozet
  - 350 people in new subdivisions
- Industrial & residential are ok next to each other
- If a train derails, where would the kids at the school be moved to?

### **Wright Notes**

- Want to keep it rural
- Keep things practical
- Lots of development to the western edge of town
  - Multi-family
  - New corrals
- Not a lot of interest by the city to annex subdivision to the south
- Industrial development on the east side
- Utilize natural barriers to separate residential & industrial uses – topography, etc.
- Need more things in Wright
- Community garden
  - For kids
  - Families/low income
- Infill the town open areas before developing outside
- Go north towards Gillette
  - Development of the buffalo ranch
- Infill to the south
  - Finish subdivisions
  - Commercial development to the south
  - “exits” off highway 59 into wright
- Make road connections between southerly subdivision
- “mentalities” of old vs. young

**Recluse Notes**

- County Road maintenance
  - o Cattle guards
  - o Continue road & bridge assistance
  - o SA Road
- Hills, blind corners
  - o Use more funds for rural roads
  - o Northern roads
- They do a good job on school routes
- Need more fire apparatus
  - o Fire truck
  - o More fire protection
- Infrastructure is good
  - o Phone & internet service is provided
- Good idea to regulate large land splits
  - o Roads

**Gillette Notes**

- Gillette syndrome – unplanned urban sprawl
- Encourage infill development
- Develop the belt loop, including Western Dr
- Put in a western drive interstate interchange
- Preserve the pond behind Chara hills as open space
- Field of dreams is a good idea
- Need alternate routes off highway 59
- Need management plan for residential vs. coal mines
  - o Land use best practices
  - o Management for zoning/planning for future mining plan