

SHERIDAN COUNTY

land use and planning survey results

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I. Introduction

This survey was the result of extensive discussion between the Sheridan County Commissioners, the Planning and Zoning Office, the Planning and Zoning Board and the Department of Agricultural and Applied Economics, University of Wyoming. It took further shape based on comments and discussion that occurred in two local focus groups: one of private citizens and another of public officials, over two weekly meetings. The focus group meetings took place in October 1998. The focus group participants were chosen as individuals knowledgeable about county land use and planning issues. They were to represent a wide spectrum of land use interests and were chosen by the County Commissioners. The survey was administered in April and May of 1999.

The following report consists of several sections. The report begins with an introduction to the county and to land use issues (Part I). Part II indicates the response rates by respondent type (place of residence). Part III provides discussion concerning the extent to which the responding individuals are representative of the county as a whole. Part IV shows tables of summary results of the Sheridan County Land Use and Planning Survey. The tables and associated text are grouped by section as they appear in the survey. Each table is preceded by the survey question. A summary of notable outcomes is provided before each table. The conclusion is Part V and provides discussion of the relevance and usefulness of the survey results. The complete set of survey results can be found in Appendix One (tables). Reported occupations categorized by Bureau of Labor Statistics major occupational groups are listed in Appendix Two. Appendix Three

provides a summary of open-ended comments. Appendix Four has a copy of the mail survey.

Purpose of the research

The rural Rocky Mountain West is experiencing rapid growth. Rural open space is being developed in order to meet housing needs for the rising population. Rapid unplanned development of rural landscapes, or rural residential sprawl (hereafter referred to as sprawl), has become a problem for several reasons. Sprawl reduces the agricultural land base of the Rocky Mountain West. It may create costs for county services over and above the tax benefits generated. It may damage wildlife habitat or water resources and may diminish scenic views. Each of these implications of sprawl presents potentially significant economic and quality of life impacts upon the communities that face this rapid unplanned development.

The Sheridan County Commissioners, in 1998-99, wanted to gather information on resident and landowner preferences for rural land use. Information gathered can be used to develop a long-term plan for Sheridan County to make certain that the adverse effects of sprawl are minimized. Such a long-term plan would have to meet the approval of the residents of Sheridan County. Guidelines for the acceptable levels, patterns, and locations of development can be established from information gathered. The Sheridan County Commissioners and Department of Planning and Zoning can create an updated Sheridan County Master Land Use Plan using these guidelines. Such a plan is intended to ensure the prolonged existence and enjoyment of the attractive features that characterize Sheridan County, Wyoming while avoiding the adverse outcomes of unplanned development.

Sheridan County

Pressure to convert ranch lands in Sheridan County comes not so much from population growth, but from resident relocation, non-resident second home development, and land sales for conversion to other high-end uses such as exclusive golfing communities or polo grounds. Long-time city residents are moving out into the countryside in search of quieter country living. An additional threat comes from sale of key ranch lands bordering the Big-horn National Forest. New residents have bought ranches bordering the forest, sealing broad-based access to public lands. This forces longtime residents to enter the forest at designated public entry points.

Residents of Sheridan County have some knowledge of, and support for, conservation programs such as land trusts, purchase of development rights, and conservation easements. The Nature Conservancy is actively negotiating conservation easements

and fee purchases in and around Sheridan County. Pressure will only increase from residents and newcomers seeking to relocate in the western part of the county, where most of the scenic amenities and arable land are located. Agricultural lands in this area will continue to be in danger of conversion, especially with the mild climate and influx of outside money.

Population trends

Population trends in Wyoming indicate that growth is occurring over the past decade, especially in Teton and Sublette Counties (Figure 1). Sheridan County has similar, though not identical, scenic beauty and outdoor amenities. Sheridan is more accessible than either Sublette or Teton County by virtue of Interstate 90 connecting Casper, Wyoming to Billings, Montana. Sheridan County is also on a popular route (state road 14) that crosses the Big-horn Range and leads to Cody and

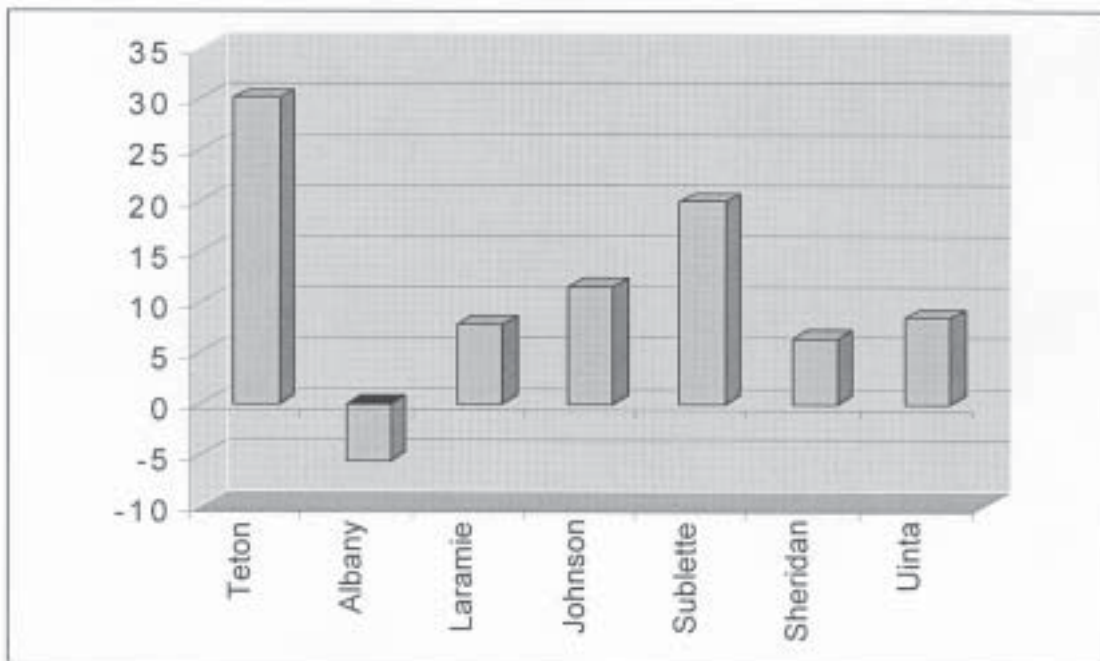


Figure 1. Percent change in population for selected Wyoming counties: 1990-1999

Yellowstone National Park. Coalbed methane development in Sheridan County and nearby Campbell County may also lead to population growth.

Each of these Wyoming counties, except Albany, exhibited higher growth than the state average of 5.7 percent and the national average of 1 percent between 1990 and 1999 (U.S. Census, 2000). Recent growth along the front range of Colorado, the Gallatin Valley of Montana, Teton County, Idaho, and the Wasatch Mountains in Utah suggest that areas offering open space, scenic vistas, and outdoor recreation attract immigration and rural residential development. Rural open spaces located in agricultural areas are targeted for development. Level ground, good soil, and other features of agricultural lands make them attractive for development.

Other factors lead to the conversion of agricultural land or open space into residential development. Declining agricultural prices increase the economic benefits of subdividing. Escalating property values or estate taxes may force landowners to sell to development interests.

The planning process

Emphasis on participatory planning brings residents into the planning process. Citizen participation gives planners and government officials information about citizens' views and preferences for a variety of land use management options. Participation, in turn, gives residents information about, and direct access to, the planning process and particular planning issues.

Appropriate analytical methods are needed to develop effective rural land use policy. Planning in rural areas has historically been more informal, relying on personal relationships in which peer and third party

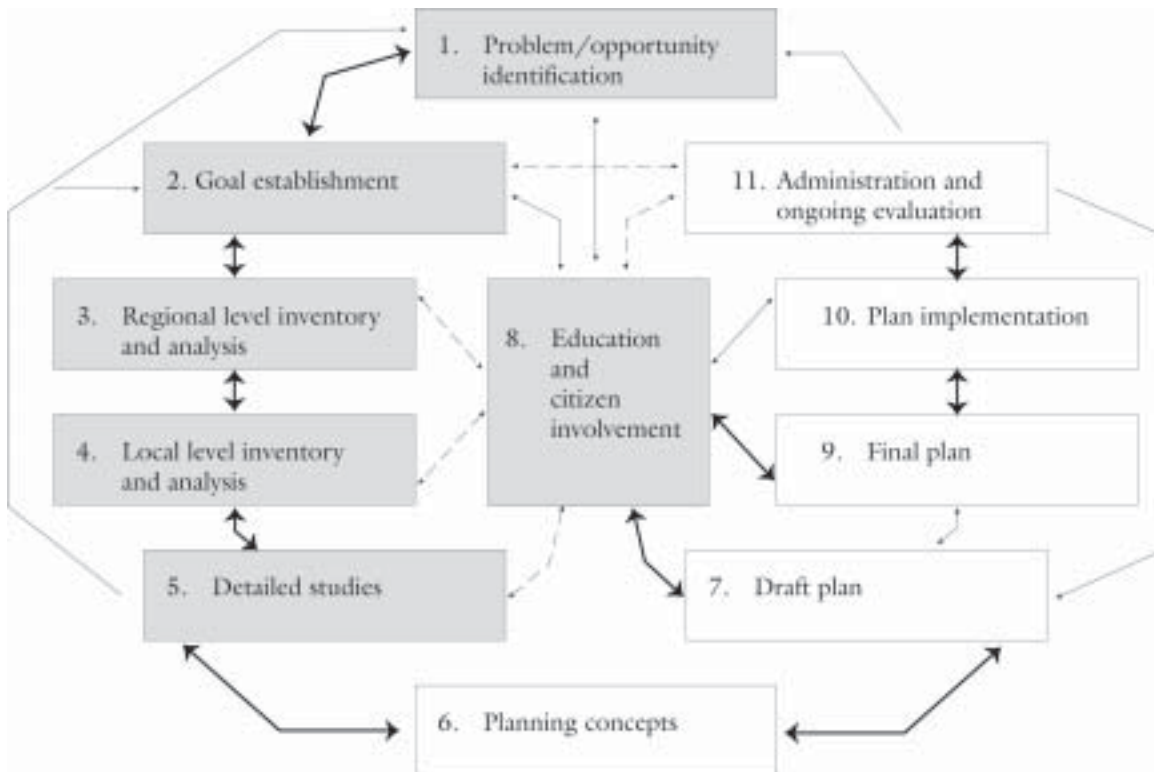
pressure affects decisions in face-to-face encounters (Rudel 1989). Growth trends in much of the Rocky Mountain West have resulted in an influx of new residents to rural areas. Long-term residents in these areas now encounter new neighbors and untested relationships. Trust, that has in the past been built on long association, is yet to be established. This, in turn, inhibits cooperative efforts and makes more formal planning efforts necessary.

Steps in the planning process

The planning process has traditionally been presented as a linear progression of steps planners take to develop a comprehensive community plan (see, for instance, Brower et al. 1984, Daniels et al. 1995, Zube 1980). These steps generally include problem identification, determination of goals and objectives, inventory of existing conditions, planning and design, and plan implementation (adapted from Brower 1984 and Zube 1980). This process follows a model of planning that depends largely on professional expertise. The planning process has changed, however, as planners have realized a greater need for community input. A continuously evolving framework with feedback from later segments of the process to adapt and refine earlier steps is better suited to include citizen participation and input (see Figure 2). Citizen education and involvement become a central focus in this model of the planning process. Residents inform, and in turn are informed by, all steps of the process.

The University of Wyoming Land Use Planning Project supports land use planning efforts in 6 of the 11 areas listed in Figure 1. Focus groups, including city officials and county residents from all backgrounds and areas of the county, aided in

Figure 2. Planning process model (adapted from Steiner 1991:10).



Note: Shaded areas indicate where the University of Wyoming Land Use Planning Project fits into the planning process. Darker arrows indicate flow from step 1 through step 11. Lighter arrows suggest feedback between earlier and later steps. Dashed arrows indicate other potential modifications in the planning process.

the process of identifying problems and opportunities (1). Both focus group and survey results contributed to formation of goals and objectives in planning (2). Population comparisons provided regional level inventory and analysis (3). Detailed studies (5)—cost of services assessment, GIS mapping, and the survey of preferences—provided information for local inventory and analysis (4) of existing social, economic, and physical conditions in the area. The focus groups and the citizen survey provided citizen education, feedback, and involvement (8).

The data and information gathered in this process play a vital role in county planning.

Planners and government officials can design specific land use management strategies compatible with both resident preferences for the future of their county and the type and location of natural resources and existing land uses currently found in the county. Involving citizens throughout the planning process ensures development of issues and goals that are tied to and grounded in real life experiences of county residents. Such a process is likely to result in development of a land use plan that will be supported by the citizens most affected by it.

II. Survey sample, sub-samples, and response rates

The Sheridan County survey sample consisted of 2,104 addresses. These were chosen at random from two sources. The state of Wyoming provided a list of households owning land in Sheridan County from property tax rolls. Non-landowner household addresses were identified and obtained from the August 1998/99 US WEST white pages for Sheridan County.

Four sub-samples were identified: residents of the City of Sheridan*, residents living in the remainder of Sheridan County, out-of-county landowners (adjacent county, in-state, out-of-state, or international), and focus group participants. These sub-samples were chosen due to perceived differences between in- and out-of-county

residents and different locations within the county. The proportions sampled for each sub-sample were based on the percentage of the total population.

The in-county surveys that could not be delivered (those who moved or had incorrect addresses, for example) exceeded 10 percent. These non-deliverable surveys were subtracted from the total sent. The remainder was divided into those returned for the percent return rate.

Table 1 indicates that the response rate was good given the length of the survey and the amount of work required of the respondent to fill it out. Out-of-county individuals tended to respond more often, as did focus group participants, when compared to other Sheridan County residents.

Table 1. *Return rates for Sheridan County survey by group*

	Total	Undeliverable	Returned	Percent return
Sheridan*	1,544	165	620	44.96
County	360	43	170	53.63
Out-of-county	171	15	88	56.41
Focus groups	29	0	21	72.41
ALL	2,104	223	899	45.61

* Note that the population identified, and therefore the respondents who cooperated by filling out the survey, from the City of Sheridan may either have had a residence or may only have had a mailing address (PO Box) in town. There was no way to separate rural residents with in-town PO boxes from urban residents. This explains several apparent oddities concerning response rate, land ownership patterns, and land use preferences, by place, in the county.

III. Representativeness and adequacy of the sample

A sample of households, not all households, was surveyed. Response rate of a survey is important. The higher the response rate, the more likely the sample of households' responses is representative of all Sheridan County landowner and resident households.

Two concerns arise when assessing the response rate of a mail survey: validity and accuracy. Accuracy (precision) of the survey results is related to the total number of responses. It would be helpful to examine an example to illustrate this concept. Question 17 asks whether respondents support (YES) or not (No) a land use district program in Sheridan County. The formula for determining the standard error is

$$se(p) = 2 * \sqrt{\frac{(\text{fraction of yes}) * (\text{fraction of no})}{n}}$$

where $se(p)$ = the standard error of a sample proportion, fraction of "yes" and fraction of "no" = the proportions of our sample that support land use districts and do not support land use districts, n = the number of elements in the sample or number of respondents (Salant and Dillman, 1994: 73).

22.3 percent opposed the program and 77.7 percent supported it out of 669 who replied, leaving a standard error of +/- 3.2 percent. This means that between 74.5 and 80.9 percent of all households who live in or own land in Sheridan County would support a Sheridan County land use district program. If the number of respondents on this question had been 1,338 (twice as much), then the error would have been +/- 2.3 percent. The error would have been smaller or the outcome

more accurate with more responses. Accuracy measures are based on the assumption that the responses are valid.

Validity of the responses is important because it indicates how representative the survey answers are of the targeted population. Out-of-county individuals tended to respond more often, as did focus group participants when compared to other Sheridan County residents. All respondents' age, education, and income were compared with US Census statistics for Sheridan County in Table 2, to determine how well the sample of households represents the targeted population as a whole.

Age, education and income were used to compare full-time resident respondents with U.S. Census statistics for Sheridan County. Averages computed from those responding were comparable to Census figures. The 1990 Census figures are probably not completely representative of the current landowner and resident profiles. Post-1990 Census figures are estimates that are forecasted from 1990 data. It may be that growth trends, as well as resident and landowner profiles, differ from those of 1990. There is no reason to believe that the survey respondents are not generally representative of the county as a whole.

Age: Median age of the full-time resident respondents (aged 18 and older) is 53. This figure is somewhat higher than 1999 Census median age estimate (46) for Sheridan County for the same group.

Education: The full-time resident respondents were above average in education (see Table 2). The survey respondent measure was for 1999 and only 1990 census figures were available for Sheridan County. Estimates for the state of Wyoming for 1993 and 1995 were slightly higher than Sheridan County's 1990 figures.

Table 2. Education levels of Sheridan County residents and survey respondents

	Survey Respondents 1998	Census for Sheridan 1990	Census for Wyoming 1990	Census for Wyoming 1995	Census for United States 1993
Percent 25+ with H.S. diploma or higher	94.4	81.6	83.0	89.3	80.2
Percent 25+ with B.A., B.S. or higher	37.11	17.6	18.8	21.2	21.9

The survey respondent high school diploma figure in the first row is more than 10 percent higher than the Sheridan and Wyoming 1990 census rates and five percent higher than the 1995 Wyoming rate. If this is the case, the respondents' sample is a bit high for this category. The figures for Bachelors degrees, in the second row, increased statewide between 1990 and 1995. A part of the higher figures for the respondents, in both high school and Bachelors degree categories, may be due to increased rates of degree achievement in general. This discrepancy could also be the result of higher levels of education of individuals who moved into or bought property in Sheridan County since the 1995 U.S. Census education estimate. Mail surveys tend to select for respondents who are interested in the topic and are comfortable with the printed format. Telephone and personal interviews tend to increase the response rate. The research budget did not permit the latter two data gathering techniques.

Income: Estimated median household income for Sheridan County in 1997, ac-

ording to the U.S. Census, was \$33,000. An approximate measure (due to the use of income ranges) of 1998 median household income for full-time resident respondents was between \$40,000 and \$49,999. This discrepancy could be due to an increase in average income for individuals living or owning property in Sheridan County since the 1995 U.S. Census estimates.

Respondents overall were slightly better educated, slightly older, and had somewhat higher household incomes as compared to available U.S. Census estimates. Note that U.S. Census data for Sheridan County is from 1993 for education and 1997 for income. There is no way of telling to what extent the county median incomes and education levels have changed. The responses were not tested any further for reliability. Although general population mail surveys rarely have response rates above 30 percent (Alreck and Settle, 1995), the results provided here need to be interpreted cautiously.

IV. Survey results

The survey results are reported for selected important land use policy questions. The complete set of answers to all survey questions can be found in Appendix One. The responses are given as percents by place of residence and for all respondents. Out indicates respondents that live outside the county. County stands for those that live in the un-incorporated parts of Sheridan County. Sheridan is for those who live in the City of Sheridan.

Section 1: Attractive features that draw people to Sheridan County

This question was designed to identify what respondents currently like and value about their county. All of the county attributes were deemed at least important by over 50 percent of the respondents with the exception of family and employment reasons by respondents from outside of Sheridan County. Over 80 percent of the respondents identified opportunities for wildlife viewing, solitude, scenic beauty, and air and water quality, as well as the friendliness of the residents as important attributes of the county.

Percent = those who responded Important, Very important, Extremely important

Question #	Reference	Out	County	Sheridan	All
1a	Family	49	70	78	74
1b	Health/safety	56	67	80	75
1c	Employment	18	72	61	56
1d	Recreation	75	79	80	80
1e	Wildlife	84	84	84	84
1f	Solitude	89	90	83	85
1g	Friendly	87	84	88	87
1h	Scenic beauty	92	94	94	93
1i	Rural/western	65	73	60	63
1j	Air/Water quality	92	94	95	95
1k	Cost of living	70	80	86	83
1l	Low population	79	94	86	87

Section 2: Visions for the future

New residential development

The county wanted to see how citizens felt about the relation of new to existing residential development. All but the issue of development along paved roads was important to over 60 percent of all respondents. The exception was deemed at least important by over 40 percent of all respondents. The location of new residential development was preferred near existing improved development by a majority of respondents, regardless of group.

Responses indicated that a majority of all respondent groups did not agree with development along dirt roads or dispersed development.

Percent = those who responded Agree, Strongly agree

Question #	Reference	Out	County	Sheridan	All
2a	In cities/towns	74	69	71	71
2c	Near existing development	71	63	68	67
2e	Along paved roads	51	44	59	55

Percent = those who responded Disagree, Strongly disagree

Question #	Reference	Out	County	Sheridan	All
2d	Away from existing dev't	70	66	59	61
2f	Along dirt roads	57	57	50	52

New industrial/commercial development

The County had wanted to see how citizens felt about the relation of new to existing commercial/industrial development. Location (near other like development or adjacent to towns) appeared to be an important consideration for the placement of new industrial/commercial development. Respondents also showed a preference for development along paved roads rather than dirt roads.

Percent = those who responded Agree, Strongly agree

Question #	Reference	Out	County	Sheridan	All
3a	Incorporated city/towns	79	76	68	71
3c	Near existing development	68	65	70	68
3e	Along paved roads	68	63	69	68

Percent = those who responded Disagree, Strongly disagree

Question #	Reference	Out	County	Sheridan	All
4d	Dispersed rural areas	65	60	57	59
4f	Along dirt roads	74	66	59	61

Issues with dispersed development

The intent was to see if respondents thought the following considerations were important when dispersed development was to occur. All of the above dispersed development issues were deemed at least important by over 80 percent of the respondents, with the exception of out-of-county respondents regarding landowners’ right to develop (65 percent). It appears respondents want to balance landowner rights with public costs and the quality of, or access to, existing resources in the county.

Percent = those who responded Important, Very important, Extremely important

Question #	Reference	Out	County	Sheridan	All
4a	Cost of infrastructure	96	97	98	98
4b	Water conflicts	98	99	98	98
4c	Providing emergency services	95	94	94	94
4d	Conflicts with agriculture	95	92	89	90
4e	Change in property values	97	94	92	93
4f	Freedom in rural areas	86	92	86	87
4g	Peace & quiet in rural areas	99	96	93	94
4h	Wildlife conflicts	96	91	93	93
4i	Impact on historic sites	97	88	88	89
4j	Landowners’ right to develop	65	80	81	79
4k	Access to public lands	86	86	92	90
4l	Cost of services	96	94	95	95

Requirements for developers who subdivide

The central issue being pursued through this question is in what ways should the developer be responsible for development, if at all. Over 65 percent of respondents, regardless of group, indicated all of the given subdivision attributes should be required of the developer save landscaping and park areas for family recreation. A majority of respondents across all groups agreed with the provision of landscaping and park areas.

Percent = those who responded Agree, Strongly agree

Question #	Reference	Out	County	Sheridan	All
5a	Paved roads	80	71	78	77
5b	Buried utilities	91	85	89	88
5c	Curb/gutter	71	61	68	67
5d	Landscaping	64	58	55	56
5e	Drinking water	90	88	91	90
5f	Park areas/family recreation	65	55	57	57

Subdivision permits prior to 1985

Concerns were expressed in the focus groups about subdivision permits issued before 1985. Seventy percent of the respondents agreed that permits issued before 1985 should meet current zoning regulations. At least 55 percent agreed that permits should either be used before a certain date or be relinquished. A majority of the respondents disagree that permits should stand as they are. The provision exchanging tax benefits or forfeiture without compensation for subdivision permits issued before 1985 has no clear majority opinion.

Percent = those who responded Agree, Strongly agree

Question #	Reference	Out	County	Sheridan	All
6a	Meet current zoning regulation	78	74	78	77
6d	Have expiration dates	56	57	56	56

Percent = those who responded Disagree, Strongly disagree

Question #	Reference	Out	County	Sheridan	All
6e	Allowed to stand as they are	66	51	57	57

Future subdivision permits

Focus group participants voiced concerns about how the county should treat future subdivision permits. At least 57 percent of all survey respondents agreed that there needed to be time limits as well as a limit on the total number of subdivision permits effective at one time. Issuance of new permits appeared to be contentious. A minority of respondents disagreed with following current permitting practices in the future.

Percent = those who responded Agree, Strongly agree

Question #	Reference	Out	County	Sheridan	All
7a	No new permits	55	52	46	48
7b	Set time limits on all permits	80	76	73	74
7c	Limit total number of permits – old and new	58	61	57	58

Preventing impacts of development

Focus group participants expressed concern over potential development impacts and their effects on the landscape. The prevention of development impacts on land, view, water and agricultural production resources were deemed at least important by over 80 percent of the respondents, regardless of group.

Percent = those who responded Important, Very important, Extremely important

Question #	Reference	Out	County	Sheridan	All
8a	Hillside erosion	98	94	96	95
8b	Creek sedimentation	98	99	98	99
8c	Loss of scenic view from ridge top development	90	80	86	85
8d	Loss of hay meadows	87	89	86	87
8e	Loss of stream side vegetation	91	96	93	93
8f	Loss of winter range/habitat	96	93	91	91

Section 3. Agricultural lands: Planning for the future

Importance of agricultural land

The survey indicated that agricultural lands have various uses and qualities in addition to livestock, crop, and forage production. This question was included to establish preferences for various kinds of agricultural lands. Respondents as a whole felt that conservation of a wide variety of agricultural landscapes with different resources was important to Extremely important.

Percent = those who responded Important, Very important, Extremely important

Question #	Reference	Out	County	Sheridan	All
9a	Irrigated crop/hay meadows	88	91	88	89
9b	Dry-land crop/hay meadows	83	87	82	83
9c	Pasture/grazing lands	88	86	85	86
9d	Surrounded by undev'd land	87	90	82	84
9e	Streams/streamside vegetation	96	94	95	95
9f	Wildlife habitat	97	92	94	94
9g	Forested lands	95	94	94	94
9h	Land with scenic views	94	89	90	90
9i	Land near public lands	88	84	85	85
9j	Cultural/historical sites	90	82	87	87
9k	Land with water rights	91	90	91	91

Agricultural land uses

This question examined respondent preferences for types of agricultural land use. At least 87 percent of all respondents felt working farms and ranches and cultural or historic farms and ranches were important. At least 68 percent agreed that agricultural lands were important for recreation or tourism. At least 60 percent thought that agricultural lands should left available for future development.

Percent = those who responded Important, Very important, Extremely important

Question #	Reference	Out	County	Sheridan	All
10a	Working farms/ranches	93	95	92	93
10b	Cultural/Historic ranches	87	87	87	87
10c	Recreation or tourism	81	68	71	71
10d	Left for future development	60	62	63	63

Section 4: Conservation Easements

This question was used to determine if respondents agreed with various statements, both supportive and critical, about Conservation Easements (CEs). A majority of respondents indicated that CEs aided in preserving wildlife habitat. Over 60 percent of the respondents agreed that CEs provided both ranching income and open space for the county, and over 50 percent agreed that CEs aided in keeping ranches viable. A sizable portion of respondents indicated that CEs lead to landowners' loss of property control, increases in property values as well as taxes, are hard to finance and enforce and could lead to loss of economic opportunity. However, a sizable minority felt that they needed more information about CEs.

Percent = those who responded Agree, Strongly agree

Question #	Reference	Out	County	Sheridan	All
11a	Win-win solution	84	59	59	61
11b	Wildlife preservation	91	74	76	77
11c	Hard to finance	21	27	26	26
11d	Increase taxes	38	34	35	35
11e	Allow ranching	64	55	53	54
11g	Take away property control	37	36	40	39
11h	Need information	30	34	40	38

Would you like to see a Conservation Easement program operating in Sheridan County?

This question examines support for a CE program in Sheridan County. Three-fourths of all respondents favored a CE program operating in Sheridan County.

Question #	Reference	Out	County	Sheridan	All
12	Percent Yes	92	71	76	77

What organization would you choose to operate/administer the CE program in Sheridan County?

Respondents were asked to choose their **most preferred alternative** concerning operation of a CE program in Sheridan County. Respondents, regardless of group, favored a variety of entities to operate CEs in the county. A CE program operated by a local non-profit organization and/or a board of elected citizens appeared to be the most preferred.

Percent that prefer the provider to be...

Question #	Reference	Out	County	Sheridan	All
14a	Local non-profit	31	30	34	33
14b	Regional non-profit	18	11	12	13
14c	National non-profit	8	6	6	6
14d	Board of elected citizens	26	29	23	24
14e	Planning and zoning board	10	9	13	12
14f	State agency	4	3	5	4
14g	Federal agency	0	1	2	2
14h	Other	4	12	6	7

Would you donate money to the organization or agency to operate the CE program?

Of the respondents, the only majority that would donate money was out-of-county residents. Only 30 percent of residents from Sheridan County would donate money.

Question #	Reference	Out	County	Sheridan	All
15	Percent Yes	53	33	27	31

What is the maximum annual donation you would make to the CE program?

Out-of-county respondents were willing to donate twice as much money as Sheridan County residents.

Question #	Reference	Out	County	Sheridan	All
16	Avg. max. annual donation (\$)	280	133	124	150

Range: \$0 - \$5,000

Would you donate your time to work for the CE program?

Out-of-county respondents were more likely to donate their time than Sheridan County respondents. A sizable minority of respondents from all groups would donate their time to work for a CE program.

Question #	Reference	Out	County	Sheridan	All
17	Percent Yes	43	38	33	35

How would you most like to donate your time?

Of the respondents who would donate time to work for the CE program, 50 percent chose to spend that time with land evaluation and fact-finding, and 25 percent would contribute general office help.

Percent that preferred option

Question #	Reference	Out	County	Sheridan	All
18a	Expenditure committee	6	9	11	10
18b	Land evaluation/fact finding	47	50	50	50
18c	Contract development	9	4	3	4
18d	General office help	26	27	24	25
18e	Other	12	11	12	12

What is the maximum amount of your time you would volunteer in hours per month?

Respondents would donate an average of 13 hours per month to volunteer for a CE program in Sheridan County.

Question #	Reference	Out	County	Sheridan	All
19	Max. hours per month	13	13	14	13

Range: 0 - 120 hours per month

If you own land outside any town in Sheridan County, would you consider putting that land into a CE program?

A plurality of respondents indicated that they would consider putting their rural land into a CE program. Respondents from unincorporated areas were more likely to make the consideration than those from Sheridan or outside of Sheridan County. More than 30 percent of respondents claimed that they didn't own land in Sheridan County.

Question #	Reference	Out	County	Sheridan	All
20	Percent Yes	39	47	30	34
	Percent No	24	20	11	14
	Percent Don't own land	37	33	59	52

How many acres would you consider putting into a CE program?

Those who live outside the County would put more acres in a CE program than would in-County residents.

Question #	Reference	Out	County	Sheridan	All
21	Average number of acres	258	153	168	177

Range: 0 - 3,000 acres

Reasons to participate in a CE program

Various incentives or compensation methods are available for participants in a CE program. It was of interest to determine which methods were most favorable to respondents. A plurality of respondents was at least likely to participate in a CE program with the provision of payment for development rights and/or tax benefits. At least 65 percent of in-county respondents were unlikely to voluntarily participate, and at least 50 percent of out-of-county respondents were unlikely to voluntarily participate.

Sheridan County residents were at least 50 percent unlikely to participate for payment for development rights only, while only 35 percent of out-of-county respondents would participate for payment for development rights only. An overall plurality preferred reduced estate/inheritance or federal income taxes. There are currently federal tax incentives, for example, the Taxpayer Relief Act of 1997 reduces estate taxes and capital gains taxes for owners of land placed under conservation easements. This is worthy of further research by the county.

Percent = those who responded Likely, Very Likely

Question #	Reference	Out	County	Sheridan	All
22b	Reduced property taxes only	35	50	42	44
22e	Payment for development rights and tax breaks	53	54	41	47

Percent = those who responded Unlikely, Very unlikely

Question #	Reference	Out	County	Sheridan	All
22a	Payment for dev't rights only	35	51	55	52
22c	Reduced inheritance taxes	29	37	40	38
22d	Reduced federal income taxes	29	43	49	45
22f	Voluntary – no compensation	53	76	65	66

What is the minimum one-time price you would accept per acre for the development rights to your land?

Respondents from unincorporated areas in Sheridan County were willing to accept a much lower price per acre for the development rights to their land than were City of Sheridan or out-of-county landowners.

Question #	Reference	Out	County	Sheridan	All
23	Average minimum price	6,602	2,698	5,188	4,936

Range: \$0 - \$30,000

Section 5: Land use districts

The question was asked to explore whether land uses should be separated by type to protect various activities and resources. A majority of all respondents favored all types of land use districts, particularly for commercial and industrial use, for wildlife migration corridors and crucial winter range, for recreation access, and for residential use. A sizable minority needed more information on land use districts.

Percent = those who responded Agree, Strongly agree

Question #	Reference	Out	County	Sheridan	All
24a	Commercial & industrial	79	69	70	71
24b	Agricultural	61	62	56	57
24c	Wildlife – winter range/habitat	79	67	71	71
24d	Scenic view districts	58	53	50	51
24e	Residential districts	74	60	64	64
24f	Recreation access	75	63	69	68
24g	Historic	59	50	51	52
24h	Need more information	25	46	39	39

Would you like to see a land use district program operating in Sheridan County?

Over 70 percent of all respondents would like to see land use districts in Sheridan County.

Question #	Reference	Out	County	Sheridan	All
25	YES	85	72	78	78

Section 5: Transfer of Development Rights (TDRs)

The question was asked to determine if respondents agreed with various statements, both supportive and critical, about Transfer of Development Rights (TDRs). Respondents thought TDRs can be an effective way of preserving open space and keeping ranching operations viable without putting too much of a burden on developers. At least 50 percent of Sheridan County respondents, however, would like more information concerning the use of TDRs to manage development of open space. This was further evidenced by the mixed reactions to TDRs. Respondents thought TDRs are hard to finance, that they do not reduce the costs of providing infrastructure, and that they take away control from the landowner.

Percent = those who responded Agree, Strongly agree

Question #	Reference	Out	County	Sheridan	All
27a	Win/win solution	47	35	36	37
27b	Hard to finance/coordinate	30	29	33	32
27c	Help ranchers keep ranching	46	31	30	31
27e	Reduce landowners' control	29	44	37	37
27g	Need more information	41	53	53	52

Would you like to see a TDR program operating in Sheridan County?

While over 55 percent of out-of-county respondents would favor a TDR program in Sheridan County, the majority of Sheridan County residents would not.

Question #	Reference	Out	County	Sheridan	All
28	Percent Yes	56	44	49	48

Section 6: Land ownership

Do you own land in Sheridan County, outside of any city or town?

Nearly two-thirds of out-of-county respondents own rural land in Sheridan County.

If 40 percent of respondents with Sheridan mailing addresses own land in the county, then it seems that a portion of these actually **live out in the county**.

Question #	Reference	Out	County	Sheridan	All
30	Percent Yes	63	67	40	47

Do you live on the land you own?

Most city and county residents live on the land that they own in Sheridan County, while fewer out-of-county landowners do.

Question #	Reference	Out	County	Sheridan	All
31	Percent Yes	34	92	80	77

In what part of Sheridan County is your land?

Over 75 percent of all respondents, regardless of group, own land west of Interstate 90. If 24 percent of respondents with Sheridan mailing addresses own land in the east part of the county, then it seems that many of these actually **live out in the east part of the county**.

Question #	Reference	Out	County	Sheridan	All
32	Percent East	19	25	24	24
32	Percent West	81	75	76	76

How long have you owned land in Sheridan County?

Longtime landownership is characteristic of the survey respondents, on average.

Question #	Reference	Out	County	Sheridan	All
33	Average yrs owned land	15	22	19	20

Range: 0 - 100 years

How many acres do you own in Sheridan County?

In-county landowners tend to have more acres than non-resident landowners and residents living in the City of Sheridan. If respondents with Sheridan mailing addresses own parcels of land averaging 180 acres, then it seems that a portion of these actually **live out in the county**.

Question #	Reference	Out	County	Sheridan	All
34	Avg. acres owned	124	584	180	281

Range: 0 - 7,000 acres

Do you earn your primary income from farm/ranch activities?

A minority of landowners earn their primary income from production agriculture.

Question #	Reference	Out	County	Sheridan	All
35	Percent Yes	6	24	6	10

About what percent of your income comes from the following sources:

Landowners earn a majority of their income from off-farm activities.

Question #	Reference	Out	County	Sheridan	All
36	Percent agricultural income	8	25	10	13
	Percent recreation/tourism income	0	5	1	2
	Percent off-farm activities income	77	50	68	64

Would you consider developing part of your land for the income it could provide?

A small minority of landowners would definitely consider giving up part of their land for income opportunities. This figure rises substantially when those who might consider developing (the “Maybe response”) are added to those who are definite. A majority across all respondent groups would not consider developing at this time.

Question #	Reference	Out	County	Sheridan	All
37	No	63	67	74	71
	Maybe	24	28	19	22
	Yes	12	6	8	8

Section 7: Demographics

How long have you lived in Sheridan County?

The respondents, regardless of group, tend to have lived in the county for a long time, on average.

Question #	Reference	Out	County	Sheridan	All
39	Average yrs in county	11	30	31	29

Range: 0 - 87 years

How many months per year do you live in Sheridan County?

A majority of out-of-county respondents lives in the county less than 5 months annually.

Question #	Reference	Out	County	Sheridan	All
		Less than 5	12	12	12
40	Percent	78	84	95	85

Do you live within an incorporated area in Sheridan County?

A majority of respondents live in incorporated areas. It appears that 27 percent of respondents with Sheridan mailing addresses **live in unincorporated areas**.

Question #	Reference	Out	County	Sheridan	All
41	Percent Yes	15	32	73	60

What is your age (in years)?

Question #	Reference	Out	County	Sheridan	All
42	Average age	53	57	56	56

Range: 20 - 97 years

What is your highest level of education? (Percent of those having some education beyond high school)

Question #	Reference	Out	County	Sheridan	All
43	Percent H.S. diploma or more	87	77	74	76

What is your current occupation?

Question #	Reference	Out	County	Sheridan	All
44	Percent white collar	51	29	37	37
	Percent blue collar	9	9	9	9
	Percent service (except personal household)	6	6	4	4
	Percent other (student, retired, homemaker)	28	38	44	42
	Percent government (local, county, state)	0	1	0.49	0.57
	Percent miner/rancher/farmer	6	17	5	8

About how much was your 1998 household gross annual income?

More non-resident respondents make higher incomes than in county respondents.

Question #	Reference	Out	County	Sheridan	All
45	Percent less than \$40,000	10	47	51	46
	Percent more than \$40,000 up to \$100,000	51	46	41	36
	Percent more than \$100,000	39	7	8	11

About what percent of your income comes from wages, salaries, tips, and or commissions?

A majority of respondents, regardless of group, earn their income from wages, salaries, tips, and or commissions.

Question #	Reference	Out	County	Sheridan	All
46	Percent Income from wages, etc.	62	52	61	59

About what percent of your income comes from interest, dividends, rent, investments, and or pensions?

Question #	Reference	Out	County	Sheridan	All
47	Percent income from interest, etc.	27	32	31	31

V. Conclusion

- i. **Importance:** The importance of the results is that they address several questions that the Sheridan County Planning Office and County Commissioners have posed.
 1. The in-county respondents from the sample appear similar as a whole to the population of Sheridan County based on a comparison of U.S. Census estimates with respondent average age, education level, and income level. Results should be compared with 2000 Census data when available. Otherwise results given here should be viewed cautiously.
 2. Results to questions 1, 9, and 10 indicate what respondents like about the county and about the rural lands.
 3. Responses to questions 2 and 3 identify preferences for new residential and industrial/commercial development in Sheridan County. Answers indicate that residential and industrial/commercial development should occur near to where it already exists, especially near municipalities.
 4. Question 4 results reveal preferences respondents have with issues of dispersed development. Both private ownership issues and public goods issues were deemed important. It appears respondents want to balance landowner rights with public costs and the quality of, or access to, various resources existing in the county.
 5. Question 5 responses indicate the features developers should be required to provide in new rural subdivisions.
 6. Responses to questions 6 and 7 reveal respondents' preferences for existing and future subdivision permits. Respondents thought that all permits should meet current zoning regulations and be regulated by time limits.
 7. Question 8 reveals the importance of preventing various development impacts. Respondents overwhelmingly indicated the importance of avoiding natural resource damages that may occur in development.
 8. Wide spread support for conservation easements (CEs) can be seen from the responses to question 12, given the considerations in question 11, even though many would like more information about the program.
 9. Question 14 reveals preferences for the administration of a CE program in Sheridan County. A majority of respondents would prefer local management.
 10. Questions 15 through 19 illustrate respondents' preferences for donating time and/or money for the operation of a CE program in Sheridan County. The amounts indicated are nontrivial and may be useful for leveraging additional money and or time.
 11. Questions 20 through 23 identify landowner respondents' preferences for participating in a CE program.

12. Question 24 reveals that residents in rural Sheridan County would accept almost 50 percent as much money for the development rights to their land as would residents in Sheridan or outside of the county.
 13. Wide spread support for land use districts can be seen from the responses to question 25, given the considerations in question 24, even though many would like more information about the program.
 14. Mixed support for TDRs can be seen from the responses to question 28, given the responses indicated in question 27. Most need more information about the program.
 15. Respondents who own land tend to be longtime landowners, with large parcels, on average. They tend to not rely on income from production agriculture. They are not likely to sell a part of their land at this time.
- ii. Usefulness:** The results of the survey may be useful in discussions concerning county land use policy development, re-writing of the Sheridan County Land Use and Planning Master Plan, and for initiating strategies of implementation of land use management strategies.
- A. County officials may become more informed of land use and planning preference by various respondent groups through the survey results.
 - B. Respondents favor conserving various natural resources from the impacts of development. Many of these resources were deemed important to preserve for future generations. The availability of these resources is currently related to agricultural land uses and functions. This outcome may guide how development is to proceed and indicate the objectives of land use management strategies.
 - C. Opportunities exist for managing how residential and industrial/commercial development takes place on the landscape, based on the survey responses. Respondents indicated that dispersed development has strengths and weaknesses. This may be input that is useful to determine where what kind of uses might occur where, especially when combined with the Cost of Community Service Study for Sheridan County.
 - D. Expressed preferences could be used as a basis to pursue land use planning strategies that the citizenry would favor, especially with respect to locating future development, regulating subdivisions, public-private strategies for conserving agricultural lands, conservation easements programs and land use districts.
 - E. The county has an opportunity to inform, and provide information to, citizens about various land use management strategies, given the percentage of respondents who needed more information to decide. This information should result in better-informed citizens and permit informed participation in the land use planning process. This will be a critical procedure if the Sheridan County chooses to act on the results from this data gathering effort.

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APPENDIX ONE:

Summary tables from Sheridan Land Use and Planning Survey

SECTION 1. Sheridan County

1. What draws you here?

Key:

1=Not at all important

2=Somewhat important

3=Important

4=Very important

5=Extremely important

a. Family reasons

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	35	45.45	33	21.29	84	14.38	152	18.63
Somewhat important	4	5.19	14	9.03	43	7.36	61	7.48
Important	14	18.18	41	26.45	123	21.06	178	21.81
Very important	8	10.39	26	16.77	124	21.23	158	19.36
Extremely important	16	20.78	41	26.45	210	35.96	267	32.72

b. Personal health and safety

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	26	34.67	25	15.92	54	9.26	105	12.88
Somewhat important	7	9.33	27	17.20	61	10.46	95	11.66
Important	20	26.67	41	26.11	202	34.65	263	32.27
Very important	13	17.33	35	22.29	142	24.36	190	23.31
Extremely important	9	12.00	29	18.47	124	21.27	162	19.88

c. Business and/or employment opportunities

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	43	56.58	41	26.62	133	23.09	217	26.92
Somewhat important	19	25.00	30	19.48	89	15.45	138	17.12
Important	9	11.84	36	23.38	143	24.83	188	23.33
Very important	3	3.95	24	15.58	102	17.71	129	16.00
Extremely important	2	2.63	23	14.94	109	18.92	134	16.63

d. Recreation opportunities

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	12	15.58	13	8.39	50	8.58	75	9.20
Somewhat important	7	9.09	20	12.90	64	10.98	91	11.17
Important	11	14.29	34	21.94	164	28.13	209	25.64
Very important	22	28.57	52	33.55	175	30.02	249	30.55
Extremely important	25	32.47	36	23.23	130	22.30	191	23.44

e. Wildlife and wildlife habitat

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	8	10.53	9	5.84	39	6.67	56	6.87
Somewhat important	4	5.26	16	10.39	56	9.57	76	9.33
Important	11	14.47	25	16.23	143	24.44	179	21.96
Very important	25	32.89	47	30.52	178	30.43	250	30.67
Extremely important	28	36.84	57	37.01	169	28.89	254	31.17

f. Opportunities for solitude

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	6	7.89	8	5.10	45	7.69	59	7.21
Somewhat important	2	2.63	7	4.46	53	9.06	62	7.58
Important	18	23.68	32	20.38	157	26.84	207	25.31
Very important	20	26.32	46	29.30	166	28.38	232	28.36
Extremely important	30	39.47	64	40.76	164	28.03	258	31.54

g. Friendly communities

	Respondent hroup						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	6	7.79	11	7.05	31	5.26	48	5.84
Somewhat important	4	5.19	14	8.97	42	7.13	60	7.30
Important	20	25.97	48	30.77	182	30.90	250	30.41
Very important	27	35.06	51	32.69	212	35.99	290	35.28
Extremely important	20	25.97	32	20.51	122	20.71	174	21.17

h. Scenic beauty and/or mountain views

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	4	5.13	4	2.56	13	2.20	21	2.55
Somewhat important	2	2.56	6	3.58	25	4.24	33	4.00
Important	12	15.38	23	14.74	96	16.27	131	15.90
Very important	20	25.64	51	32.69	187	31.69	258	31.31
Extremely important	40	51.28	72	46.15	269	45.59	381	46.24

i. Rural and/or Western livestock culture

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	18	23.08	25	15.92	123	20.95	166	20.19
Somewhat important	9	11.54	17	10.83	114	19.42	140	17.03
Important	15	19.23	36	22.93	150	25.55	201	24.45
Very important	23	29.49	33	21.02	106	18.06	162	19.71
Extremely important	13	16.67	46	29.30	94	16.01	153	18.61

j. Air and water quality

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	4	5.19	5	3.18	11	1.87	20	2.43
Somewhat important	2	2.60	5	3.18	18	3.06	25	3.04
Important	11	14.29	25	15.92	126	21.43	162	19.71
Very important	28	36.36	52	33.12	179	30.44	259	31.51
Extremely important	32	41.56	70	44.59	254	43.20	356	43.31

k. Cost of living

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	14	18.18	15	3.82	33	5.62	62	7.56
Somewhat important	9	11.69	16	10.26	51	8.69	76	9.27
Important	26	33.77	50	32.05	222	37.82	298	36.34
Very important	22	28.57	42	26.92	161	27.43	225	27.44
Extremely important	6	7.79	33	21.15	120	20.44	159	19.39

l. Low population

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	10	13.16	6	3.82	34	5.79	50	6.10
Somewhat important	6	7.89	3	1.91	47	8.01	56	6.83
Important	15	19.74	35	22.29	142	24.19	192	23.41
Very important	20	26.32	47	29.94	171	29.13	238	29.02
Extremely important	25	32.89	66	42.04	193	32.88	284	34.63

m. Other

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	2	9.09	1	2.86	7	7.07	10	6.41
Somewhat important	1	4.55	1	2.86	4	4.04	6	3.85
Important	1	4.55	6	17.14	9	9.09	16	10.26
Very important	4	18.18	3	8.57	12	12.12	19	12.18
Extremely important	14	63.64	24	68.57	67	67.68	105	67.31

SECTION 2. Visions for the future

2. Where would you like to see new residential development to occur? Do you agree or disagree with the following locations?

a. In cities and/or towns

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	3	3.70	7	4.38	21	3.58	31	3.74
Somewhat important	2	2.47	4	2.50	17	2.90	23	2.78
Important	16	19.75	38	23.75	131	22.32	185	22.34
Very important	29	35.80	44	27.50	176	29.98	249	30.07
Extremely important	31	38.27	67	41.88	242	41.23	340	41.06

b. Outside of cities and/or towns

	Respondent group						All	
	Out of County		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	23	29.49	54	34.84	134	23.02	211	25.89
Somewhat important	17	21.79	38	24.52	118	20.27	173	21.23
Important	23	29.49	44	28.39	194	33.33	261	32.02
Very important	8	10.26	17	10.97	94	16.15	119	14.60
Extremely important	7	8.97	2	1.29	42	7.22	51	6.26

c. Near existing development

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	3	3.85	10	6.33	27	4.63	40	4.88
Somewhat important	1	1.28	8	5.06	23	3.95	32	3.91
Important	19	24.36	40	25.32	139	23.84	198	24.18
Very important	34	43.59	52	32.91	250	42.88	336	41.03
Extremely important	21	26.92	48	30.38	144	24.70	213	26.01

d. Away from existing development

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	32	42.11	74	47.44	198	34.49	304	37.72
Somewhat important	21	27.63	29	18.59	139	24.22	189	23.45
Important	18	23.68	36	23.08	167	29.09	221	27.42
Very important	4	5.26	11	7.05	47	8.19	62	7.69
Extremely important	1	1.32	6	3.85	23	4.01	30	3.72

e. Along paved roads

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	2	2.53	15	9.62	19	3.24	36	4.38
Somewhat important	5	6.33	13	8.33	18	3.07	36	4.38
Important	32	40.51	59	37.82	204	34.81	295	35.93
Very important	25	31.65	38	24.36	223	38.05	286	34.84
Extremely important	15	18.99	31	19.87	122	20.82	168	20.46

f. *Along dirt roads*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	27	34.18	50	31.85	153	26.66	230	28.40
Somewhat important	18	22.78	39	24.84	135	23.52	192	23.70
Important	29	36.71	57	36.31	231	40.24	317	39.14
Very important	4	5.06	10	6.37	44	7.67	58	7.16
Extremely important	1	1.27	1	0.64	11	1.92	13	1.60

g. *Spread out on large lots (35 acres or more)*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	18	22.50	57	36.54	180	30.56	255	30.91
Somewhat important	15	18.75	22	14.10	108	18.34	145	17.58
Important	20	25.00	37	23.72	167	28.35	224	27.15
Very important	15	18.75	22	14.10	75	12.73	112	13.58
Extremely important	12	15.00	18	11.54	59	10.02	89	10.79

h. *Clustered on small lots with undeveloped land in between clusters*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	22	27.85	44	29.14	138	23.51	204	24.97
Somewhat important	14	17.72	30	19.87	83	14.14	127	15.54
Important	23	29.11	41	27.15	183	31.18	247	30.23
Very important	13	16.46	21	13.91	113	19.25	147	17.99
Extremely important	7	8.86	15	9.93	70	11.93	92	11.26

i. *Other*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	3	8.11	5	6.58	8	6.67
Somewhat important	1	14.29	0	0	1	1.32	2	1.67
Important	1	14.29	9	24.32	19	25.00	29	24.17
Very important	2	28.57	1	2.70	6	7.89	9	7.50
Extremely important	3	42.86	24	64.86	45	59.21	72	60.00

3. Where would you like to see new industrial and/or commercial development occur? Do you agree or disagree with the following locations?

a. In cities and/or towns

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	4	5.26	8	5.03	55	9.50	67	8.23
Somewhat important	3	3.95	7	4.40	45	7.77	55	6.76
Important	9	11.84	23	14.47	84	14.51	116	14.25
Very important	18	23.68	37	23.27	171	29.53	226	27.76
Extremely important	42	55.26	84	52.83	224	38.69	350	43.00

b. Outside of cities and/or towns

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	30	38.96	61	38.85	151	25.90	242	29.62
Somewhat important	19	24.68	32	20.38	99	16.98	150	18.36
Important	12	15.58	32	20.38	118	20.24	162	19.83
Very important	9	11.69	17	10.83	133	22.81	159	19.46
Extremely important	7	9.09	15	9.55	82	14.07	104	12.73

c. Near existing development

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	7	9.09	15	9.62	37	6.30	59	7.20
Somewhat important	4	5.19	11	7.05	37	6.30	52	6.34
Important	14	18.18	29	18.59	105	17.89	148	18.05
Very important	28	36.36	55	35.26	250	42.59	333	40.61
Extremely important	24	31.17	46	29.49	158	26.92	228	27.80

d. Away from existing development

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	31	39.74	56	36.36	180	31.47	267	33.21
Somewhat important	20	25.64	37	24.03	147	25.70	204	25.37
Important	13	16.67	34	22.08	139	24.30	186	23.13
Very important	6	7.69	18	11.69	58	10.14	82	10.20
Extremely important	8	10.26	9	5.84	48	8.39	65	8.08

e. *Along paved roads*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	6	7.59	11	7.01	20	3.45	37	4.54
Somewhat important	2	2.53	10	6.37	13	2.25	25	3.07
Important	17	21.52	37	23.57	147	25.39	201	24.66
Very important	26	32.91	49	31.21	225	38.86	300	36.81
Extremely important	28	35.44	50	31.85	174	30.05	252	30.92

f. *Along dirt roads*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	41	53.25	66	42.58	203	35.61	310	38.65
Somewhat important	16	20.78	36	23.23	131	22.98	183	22.82
Important	19	24.68	41	26.45	182	31.93	242	30.17
Very important	0	0	8	5.16	40	7.02	48	5.99
Extremely important	1	1.30	4	2.58	14	2.46	19	2.37

g. *Other*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	4	17.39	6	8.00	10	9.43
Somewhat important	0	0	0	0	3	4.00	3	2.83
Important	2	25.00	8	34.78	24	32.00	34	32.08
Very important	1	12.50	0	0	5	6.67	6	5.66
Extremely important	5	62.50	11	47.83	37	49.33	53	50.00

4. Please indicate how important to the county each of the following issues should be when land is being considered for dispersed development.

a. *Cost of infrastructure (road surface and maintenance, drinking water, waste treatment)*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	2	2.47	2	1.29	5	0.84	9	1.08
Somewhat important	1	1.23	2	1.29	8	1.35	11	1.33
Important	13	16.05	24	15.48	94	15.82	131	15.78
Very important	14	17.28	35	22.58	141	23.74	190	22.89
Extremely important	51	62.96	92	59.35	346	58.25	489	58.92

b. *Water use conflicts*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	0	0	4	.68	4	0.49
Somewhat important	2	2.47	1	0.64	9	1.54	12	1.46
Important	12	14.81	18	11.46	97	16.58	127	15.43
Very important	21	25.93	40	25.48	165	28.21	226	27.46
Extremely important	46	56.79	98	62.42	310	52.99	454	55.16

c. *Ease or difficulty in providing emergency services*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.23	2	1.29	10	1.70	13	1.58
Somewhat important	3	3.70	7	4.52	23	3.90	33	4.00
Important	23	28.40	50	32.26	162	27.50	235	28.48
Very important	28	34.57	43	27.74	179	30.39	250	30.30
Extremely important	26	32.10	53	34.19	215	36.50	294	35.64

d. *Conflicts with agricultural production*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.27	3	1.94	21	3.56	25	3.03
Somewhat important	3	3.80	9	5.81	43	7.29	55	6.67
Important	19	24.05	26	16.77	120	20.34	165	20.02
Very important	19	24.05	38	24.52	158	26.78	215	26.09
Extremely important	37	46.84	79	50.97	248	42.03	364	44.17

e. *Change in neighboring property values*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.30	2	1.28	14	2.37	17	2.06
Somewhat important	1	1.30	8	5.13	33	5.58	42	5.10
Important	20	25.97	27	17.31	133	22.50	180	21.84
Very important	22	28.57	37	23.72	160	27.07	219	26.58
Extremely important	33	42.86	82	52.56	251	42.47	366	44.42

f. *Individual freedom in rural areas*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	2	2.60	3	1.94	30	5.11	35	4.27
Somewhat important	9	11.69	9	5.81	50	8.52	68	8.30
Important	21	27.27	25	16.13	144	24.53	190	23.20
Very important	19	24.68	41	26.45	142	24.19	202	24.66
Extremely important	26	33.77	77	49.68	221	37.65	324	39.56

g. *Peace and quiet in rural areas*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.30	2	1.27	16	2.71	19	2.30
Somewhat important	0	0	4	2.55	24	4.06	28	3.39
Important	12	15.58	18	11.46	105	17.77	135	16.36
Very important	20	25.97	40	25.48	174	29.44	234	28.36
Extremely important	44	57.14	93	59.24	272	46.02	409	49.58

h. *Human/wildlife conflicts*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	4	2.55	15	2.54	19	2.31
Somewhat important	3	3.95	10	6.37	29	4.91	42	5.10
Important	11	14.47	25	15.92	117	19.80	153	18.57
Very important	20	26.32	43	27.39	150	25.38	213	25.85
Extremely important	42	55.26	75	47.77	280	47.38	397	48.18

i. Impact on cultural and/or historic sites

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	4	2.56	17	2.88	21	2.55
Somewhat important	2	2.60	15	9.62	52	8.80	69	8.37
Important	19	24.68	34	21.79	127	21.49	180	21.84
Very important	21	27.27	39	25.00	174	29.44	234	28.40
Extremely important	35	45.45	64	41.03	221	37.39	320	38.83

j. Right of rural landowners to develop land

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	10	12.82	14	9.21	42	7.14	66	8.07
Somewhat important	17	21.79	17	11.18	72	12.24	106	12.96
Important	25	32.05	45	29.61	185	31.46	255	31.17
Very important	14	17.95	26	17.11	130	22.11	170	20.78
Extremely important	12	15.38	50	32.89	159	27.04	221	27.02

k. Access to public lands

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	4	5.13	9	5.88	20	3.41	33	4.04
Somewhat important	7	8.97	12	7.84	29	4.95	48	5.88
Important	16	20.51	34	22.22	121	20.65	171	20.93
Very important	18	23.08	35	22.88	136	23.21	189	23.13
Extremely important	33	42.31	63	41.18	280	47.78	376	46.02

l. Cost of services (snow removal, law and fire protection, school busing, more classrooms and teachers)

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.25	2	1.27	8	1.36	11	1.33
Somewhat important	2	2.50	7	4.46	22	3.74	31	3.75
Important	25	31.25	29	18.47	127	21.56	181	21.91
Very important	21	26.25	48	30.57	168	28.52	237	28.69
Extremely important	31	38.75	71	45.22	264	44.82	366	44.31

m. Other

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	0	0	2	4.26	2	2.90
Somewhat important	0	0	0	0	1	2.13	1	1.45
Important	0	0	4	23.53	9	19.15	13	18.84
Very important	2	40.00	1	5.88	5	10.64	8	11.59
Extremely important	3	60.00	12	70.59	30	63.83	45	65.22

5. Should developers be required to provide the following items in new rural subdivisions?

a. Paved roads

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	2	2.53	9	5.59	33	5.52	44	5.25
Somewhat important	2	2.53	11	6.83	14	2.34	27	3.22
Important	12	15.19	26	16.15	86	14.38	124	14.80
Very important	22	27.85	40	24.84	127	21.24	189	22.55
Extremely important	41	51.90	75	46.58	338	56.52	454	54.18

b. Buried utilities

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	3	1.86	6	1.01	9	1.07
Somewhat important	1	1.25	2	1.24	7	1.17	10	1.19
Important	6	7.50	19	11.80	53	8.88	78	9.31
Very important	22	27.50	35	21.74	139	23.28	196	23.39
Extremely important	51	63.75	102	63.35	392	65.66	545	65.04

c. Curb and gutters

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	4	5.00	12	7.50	33	5.55	49	5.87
Somewhat important	5	6.25	7	4.38	30	5.04	42	5.03
Important	15	18.75	44	27.50	128	21.51	187	22.40
Very important	19	23.75	30	18.75	132	22.18	181	21.68
Extremely important	37	46.25	67	41.88	272	45.71	376	45.03

d. Landscaping

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	4	5.00	9	5.59	39	6.54	52	6.21
Somewhat important	7	8.75	12	7.45	46	7.72	65	7.77
Important	18	22.50	47	29.19	183	30.70	248	29.63
Very important	20	25.00	33	20.50	128	21.48	181	21.62
Extremely important	31	38.75	60	37.27	200	33.56	291	34.77

e. Drinking water

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	7	4.32	15	2.52	22	2.63
Somewhat important	2	2.50	0	0	8	1.34	10	1.19
Important	6	7.50	13	8.02	33	5.54	52	6.21
Very important	16	20.00	31	19.14	138	23.15	185	22.08
Extremely important	56	70.00	111	68.52	402	67.45	569	67.90

f. Park areas for family recreation

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.25	13	8.07	33	5.58	47	5.65
Somewhat important	5	6.25	11	6.83	45	7.61	61	7.33
Important	22	27.50	48	29.81	177	29.95	247	29.69
Very important	23	28.75	30	18.63	149	25.21	202	24.28
Extremely important	29	36.25	59	36.65	187	31.64	275	33.05

g. Other

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	0	0	2	3.28	2	2.25
Somewhat important	0	0	0	0	0	0	0	0
Important	0	0	3	12.50	10	16.39	13	14.61
Very important	1	25.00	3	12.50	7	11.48	11	12.36
Extremely important	3	75.00	18	75.00	42	68.85	63	70.79

6. Do you agree or disagree with the following statements about subdivision permits issued before 1985?

These permits should be:

a. Required to meet current zoning regulations

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	7	8.86	13	8.18	42	7.11	62	7.48
Somewhat important	4	5.06	8	5.03	22	3.72	34	4.10
Important	6	7.59	21	13.21	65	11.00	92	11.10
Very important	15	18.99	34	21.38	136	23.01	185	22.32
Extremely important	47	59.49	83	52.20	326	55.16	456	55.01

b. Given up in exchange for tax benefits

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	10	13.16	52	33.55	155	26.50	217	26.59
Somewhat important	11	14.47	22	14.19	81	13.85	114	13.97
Important	35	46.05	58	37.42	255	43.59	348	42.65
Very important	12	15.79	15	9.68	63	10.77	90	11.03
Extremely important	8	10.53	8	5.16	31	5.30	47	5.76

c. Given up without compensation

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	28	35.90	47	30.32	181	31.05	256	31.37
Somewhat important	12	15.38	22	14.19	106	18.18	140	17.16
Important	25	32.05	56	36.13	195	33.45	276	33.82
Very important	4	5.13	8	5.16	50	8.58	62	7.60
Extremely important	9	11.54	22	14.19	51	8.75	82	10.05

d. Required to be used before a certain date or given up

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	12	15.38	22	14.10	79	13.44	113	13.75
Somewhat important	9	11.54	9	5.77	42	7.14	60	7.30
Important	13	16.67	36	23.08	139	23.64	188	22.87
Very important	20	25.64	39	25.00	158	26.87	217	26.40
Extremely important	24	30.77	50	32.05	170	28.91	244	29.68

e. *Allowed to stand as they are*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	43	56.58	53	33.97	225	39.13	321	39.78
Somewhat important	7	9.21	27	17.31	105	18.26	139	17.22
Important	14	18.42	46	29.49	147	25.57	207	25.65
Very important	5	6.58	13	8.33	43	7.48	61	7.56
Extremely important	7	9.21	17	10.90	55	9.57	79	9.79

f. *Other*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	0	0	4	8.16	4	5.56
Somewhat important	0	0	0	0	1	2.04	1	1.39
Important	1	14.29	5	31.25	19	38.78	25	34.72
Very important	1	14.29	1	6.25	3	6.12	5	6.94
Extremely important	5	71.43	10	62.50	22	44.90	37	51.39

7. **What should Sheridan County do with regard to future subdivision permits?**

a. *Make no new permits until existing permitted subdivisions are built or taken back*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	13	16.25	28	17.83	84	14.26	125	15.13
Somewhat important	8	10.00	17	10.83	71	12.05	96	11.62
Important	15	18.75	31	19.75	163	27.67	209	25.30
Very important	18	22.50	30	19.11	119	20.20	167	20.22
Extremely important	26	32.50	51	32.48	152	25.81	229	27.72

b. *Set time limits on all new subdivision permits*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	9	5.77	30	5.08	39	4.72
Somewhat important	5	6.25	6	3.85	29	4.92	40	4.84
Important	11	13.75	23	14.74	102	17.29	136	16.46
Very important	27	33.75	46	29.49	205	34.75	278	33.66
Extremely important	37	46.25	72	46.15	224	37.97	333	40.31

c. *Allow only a set number of subdivisions to be built at one time (including old and new permits)*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	5	6.33	17	10.69	68	11.53	90	10.87
Somewhat important	11	13.92	15	9.43	58	9.83	84	10.14
Important	17	21.52	30	18.87	129	21.86	176	21.26
Very important	21	26.58	48	30.19	150	25.42	219	26.45
Extremely important	25	31.65	49	30.82	185	31.36	259	31.28

d. *Follow current permitting practices*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	17	22.37	27	17.88	86	15.19	130	16.39
Somewhat important	12	15.79	22	14.57	75	13.25	109	13.75
Important	34	44.74	46	30.46	238	42.05	318	40.10
Very important	10	13.16	28	18.54	91	16.08	129	16.27
Extremely important	3	3.95	28	18.54	76	13.43	107	13.49

e. *Other*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	1	4.00	2	3.03	3	3.16
Somewhat important	0	0	1	4.00	4	6.06	5	5.26
Important	1	25.00	3	12.00	19	28.79	23	24.21
Very important	1	25.00	0	0	6	9.09	7	7.37
Extremely important	2	50.00	20	80.00	35	53.03	57	60.00

8. Below are possible impacts from residential development, if houses were placed on a hillside, ridge top, or valley floor. Please indicate how important it is to prevent these impacts when developing land in Sheridan County.

How important is it to prevent:

a. *Soil erosion from hillside development*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	1	0.62	8	1.34	9	1.07
Somewhat important	2	2.50	8	4.97	19	3.17	29	3.45
Important	5	6.25	25	15.53	89	14.86	119	14.17
Very important	21	26.25	28	17.39	115	19.20	164	19.52
Extremely important	52	65.00	99	61.49	368	61.44	519	61.79

b. *Creek pollution and/or sedimentation from valley development*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	0	0	4	0.67	4	0.48
Somewhat important	2	2.50	1	0.63	5	0.84	8	0.96
Important	2	2.50	20	12.50	45	7.55	67	8.01
Very important	14	17.50	27	16.88	107	17.95	148	17.70
Extremely important	62	77.50	112	70.00	435	72.99	609	72.85

c. *Loss of scenic view from ridge top development*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.25	13	8.18	25	4.19	39	4.67
Somewhat important	7	8.75	19	11.95	60	10.07	86	10.30
Important	9	11.25	37	23.27	142	23.83	188	22.51
Very important	25	31.25	25	15.72	142	23.83	192	22.99
Extremely important	38	47.50	65	40.88	227	38.09	330	39.52

d. *Loss if irrigated crop or hay land from valley development*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.27	8	5.00	23	3.87	32	3.84
Somewhat important	9	11.39	10	6.25	58	9.75	77	9.23
Important	18	22.78	26	16.25	119	20.00	163	22.06
Very important	16	20.25	33	20.63	135	22.69	184	22.06
Extremely important	35	44.30	83	51.88	260	43.70	378	45.32

e. *Loss of stream-side vegetation from valley development*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.25	2	1.26	9	1.52	12	1.44
Somewhat important	6	7.50	5	3.14	34	5.74	45	5.42
Important	10	12.50	30	18.87	97	16.39	137	16.49
Very important	18	22.50	33	20.75	151	25.51	202	24.31
Extremely important	45	56.25	89	55.97	301	50.84	435	52.35

f. *Loss of crucial winter range and/or habitat from valley development*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.25	3	1.89	14	2.37	18	2.17
Somewhat important	2	2.50	8	5.03	41	6.95	51	6.15
Important	13	16.25	26	16.35	83	14.07	122	14.72
Very important	21	26.25	32	20.13	138	23.39	191	23.04
Extremely important	43	53.75	90	56.60	314	53.22	447	53.92

g. *Other*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	1	5.00	2	4.08	3	4.17
Somewhat important	0	0	0	0	0	0	0	0
Important	0	0	3	15.00	11	22.45	14	19.44
Very important	1	33.33	0	0	6	12.24	7	9.72
Extremely important	2	66.67	16	80.00	30	61.22	48	66.67

SECTION 3. Agricultural lands: Planning for the future

9. How important to you is preservation of the following kinds of agricultural and rural land in Sheridan County?

a. *Irrigated crop and hay meadows*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	3	3.85	2	1.24	19	3.19	24	2.88
Somewhat important	6	7.69	12	7.45	51	8.57	69	8.27
Important	19	24.36	33	20.50	153	25.71	205	24.58
Very important	24	30.77	34	21.12	119	20.00	177	21.22
Extremely important	26	33.33	80	49.69	253	42.52	359	43.05

b. *Dry-land crop and hay meadows*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	3	3.85	3	1.90	24	4.05	30	3.62
Somewhat important	10	12.82	18	11.39	84	14.19	112	13.53
Important	23	29.49	40	25.32	174	29.39	237	28.62
Very important	21	26.92	41	25.95	135	22.80	197	23.79
Extremely important	21	26.92	56	35.44	175	29.56	252	30.43

c. *Pasture and grazing lands*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	3	3.85	5	3.14	23	3.87	31	3.73
Somewhat important	6	7.69	17	10.69	64	10.77	87	10.47
Important	19	24.36	39	24.53	175	29.46	233	28.04
Very important	26	33.33	40	25.16	142	23.91	208	25.03
Extremely important	24	30.77	58	36.48	190	31.99	272	32.73

d. *Land surrounded by undeveloped land*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	2	2.60	2	1.29	29	4.95	33	4.03
Somewhat important	8	10.39	14	9.03	77	13.14	99	12.10
Important	17	22.08	43	27.74	159	27.13	219	26.77
Very important	19	24.68	31	20.00	144	24.57	194	23.72
Extremely important	31	40.26	65	41.94	177	30.20	273	33.37

e. *Land with streams and stream-side vegetation*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	1	0.64	8	1.35	9	1.09
Somewhat important	3	3.75	8	5.13	22	3.72	33	3.99
Important	6	7.50	22	14.10	112	18.92	140	16.91
Very important	21	26.25	39	25.00	149	25.17	209	25.24
Extremely important	50	62.50	86	55.13	301	50.84	437	52.78

f. *Land with wildlife habitat*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	4	2.53	12	2.02	16	1.93
Somewhat important	2	2.53	8	5.06	22	3.71	32	3.86
Important	11	13.92	24	15.19	104	17.54	139	16.75
Very important	16	20.25	36	22.78	153	25.80	205	24.70
Extremely important	50	63.29	86	54.43	302	50.93	438	52.77

g. *Forested land*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.27	1	0.63	10	1.69	12	1.45
Somewhat important	3	3.80	9	5.70	27	4.57	39	4.71
Important	9	11.39	22	13.92	95	16.07	126	15.22
Very important	20	25.32	45	28.48	156	26.40	221	26.69
Extremely important	46	58.23	81	51.27	303	51.27	430	51.93

h. *Land with scenic views*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	2	2.53	6	3.85	12	2.03	20	2.42
Somewhat important	3	3.80	11	7.05	47	7.94	61	7.38
Important	11	13.92	40	25.64	157	26.52	208	25.15
Very important	20	25.32	38	24.36	155	26.18	213	25.76
Extremely important	43	54.43	61	39.10	221	37.33	325	39.30

i. Land bordering or near public land

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.28	7	4.46	22	3.73	30	3.64
Somewhat important	8	10.26	18	11.46	65	11.02	91	11.03
Important	18	23.08	36	22.93	168	28.47	222	26.91
Very important	18	23.08	43	27.39	142	24.07	203	24.61
Extremely important	33	42.31	53	33.76	193	32.71	279	33.82

j. Land bordering cultural and/or historic sites

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.27	6	3.80	21	3.54	28	3.37
Somewhat important	7	8.86	23	14.56	54	9.11	84	10.12
Important	18	22.78	35	22.15	171	28.84	224	26.99
Very important	18	22.78	37	23.42	144	24.28	199	23.98
Extremely important	35	44.30	57	36.08	203	34.23	295	35.54

k. Land with water rights

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.25	5	3.23	11	1.88	17	2.07
Somewhat important	6	7.50	10	6.45	42	7.17	58	7.06
Important	13	16.25	29	18.71	133	22.70	175	21.32
Very important	18	22.50	34	21.94	152	25.94	204	24.85
Extremely important	42	52.50	77	49.68	248	42.32	367	44.70

l. Other

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	0	0	3	7.32	3	5.08
Somewhat important	0	0	0	0	0	0	0	0
Important	0	0	2	12.50	7	17.07	9	15.25
Very important	1	50.00	2	12.50	5	12.20	8	13.56
Extremely important	1	50.00	12	75.00	26	63.41	39	66.10

10. How important to you are the following uses of rural and agricultural land in Sheridan County?

a. Working farms and ranches

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.25	3	1.89	16	2.67	20	2.39
Somewhat important	5	6.25	5	3.14	32	5.34	42	5.01
Important	13	16.25	21	13.21	128	21.37	162	19.33
Very important	16	20.00	27	16.98	110	18.36	153	18.26
Extremely important	45	56.25	103	64.78	313	52.25	461	55.01

b. Cultural and historic farms, ranches, and rural lands

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.27	1	0.64	19	3.19	21	2.53
Somewhat important	9	11.39	20	12.74	58	9.75	87	10.47
Important	14	17.72	33	21.02	165	27.73	212	25.51
Very important	17	21.52	36	22.93	136	22.86	189	22.74
Extremely important	38	48.10	67	42.68	217	36.47	322	38.75

c. Farms and ranches used for recreation and/or tourism

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	5	6.25	19	12.18	58	9.76	82	9.88
Somewhat important	10	12.50	31	19.87	114	19.19	155	18.67
Important	28	35.00	39	25.00	188	31.65	255	30.72
Very important	19	23.75	34	21.79	123	20.71	176	21.20
Extremely important	18	22.50	33	21.15	111	18.69	162	19.52

d. Lands held for future development

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	12	15.19	23	14.94	94	16.12	129	15.81
Somewhat important	20	25.32	35	22.73	120	20.58	175	21.45
Important	26	32.91	43	27.92	188	32.25	257	31.50
Very important	8	10.13	24	15.58	96	16.47	128	15.69
Extremely important	13	16.46	29	18.83	85	14.58	127	15.56

e. *Other*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	0	0	7	21.88	7	15.56
Somewhat important	1	33.33	2	20.00	3	9.38	6	13.33
Important	0	0	2	20.00	5	15.63	7	15.56
Very important	1	33.33	0	0	4	12.50	5	11.11
Extremely important	1	33.33	6	60.00	13	40.63	20	44.44

11. Do you agree or disagree with the following statements about conservation easement programs (CEs)?

a. *CEs provide a win-win solution: ranchers gain income, and county residents gain open space*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	19	12.93	43	7.69	62	7.94
Somewhat important	3	4.00	13	8.84	29	5.19	45	5.76
Important	9	12.00	29	19.73	157	28.09	195	24.97
Very important	27	36.00	39	26.53	172	30.77	238	30.47
Extremely important	36	48.00	47	31.97	158	28.26	241	30.86

b. *CEs help to preserve wildlife habitat from development*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	11	7.38	19	3.37	30	3.82
Somewhat important	0	0	7	4.70	21	3.73	28	3.56
Important	7	9.46	20	13.42	97	17.23	124	15.78
Very important	30	40.54	55	36.91	190	33.75	275	34.99
Extremely important	37	50.00	56	37.58	236	41.92	329	41.86

c. *CEs are hard to finance and enforce*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	7	9.86	10	6.85	30	5.47	47	6.14
Somewhat important	11	15.49	16	10.96	58	10.58	85	11.11
Important	38	53.52	80	54.79	317	57.85	435	56.86
Very important	12	16.90	22	15.07	88	16.06	122	15.95
Extremely important	3	4.23	18	12.33	55	10.04	76	9.93

d. *CEs increase neighboring property values and taxes*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	2	2.78	15	10.34	30	5.44	47	6.12
Somewhat important	7	9.72	21	14.48	52	9.44	80	10.42
Important	36	50.00	60	41.38	276	50.09	372	48.44
Very important	15	20.83	27	18.62	131	23.77	173	22.53
Extremely important	12	16.67	22	15.17	62	11.25	96	12.50

e. *CEs help ranchers to keep ranching*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	13	8.72	30	5.45	43	5.56
Somewhat important	3	4.05	14	9.40	38	6.91	55	7.12
Important	24	32.43	39	26.17	193	35.09	256	33.12
Very important	23	31.08	46	30.87	160	29.09	229	29.62
Extremely important	24	32.43	37	24.83	129	23.45	190	24.58

f. *CEs reduce economic opportunity for landowners*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	12	16.44	23	15.56	61	11.28	96	12.61
Somewhat important	15	20.55	26	17.69	92	17.01	133	17.48
Important	31	42.47	60	40.82	233	43.07	324	42.58
Very important	11	15.07	23	15.65	107	19.78	141	18.53
Extremely important	4	5.48	15	10.20	48	8.87	67	8.80

g. *CEs reduce landowners' control of their property*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	8	10.67	18	12.33	64	11.76	90	11.76
Somewhat important	12	16.00	30	20.55	86	15.81	128	16.73
Important	27	36.00	46	31.51	178	32.72	251	32.81
Very important	21	28.00	25	17.12	144	26.47	190	24.84
Extremely important	7	9.33	27	18.49	72	13.24	106	13.86

h. I don't understand CEs - need more information

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	18	28.13	19	14.39	61	12.60	98	14.41
Somewhat important								
Important	16	25.00	47	35.61	164	33.88	227	33.38
Very important	4	6.25	13	9.85	94	19.42	111	16.32
Extremely important	15	23.44	32	24.24	100	20.66	147	21.62

i. Other

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	0	0	1	1.49	1	1.04
Somewhat important								
Important	2	33.33	4	17.39	18	26.87	24	25.00
Very important	1	16.67	0	0	9	13.43	10	10.42
Extremely important	3	50.00	18	78.26	37	55.22	58	60.42

12. Would you like to see conservation easement program operating in Sheridan County?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
No	6	8.11	38	29.01	121	24.15	165	23.37
Yes	68	91.89	93	70.99	380	75.85	541	76.63

14. If a conservation easement program were started in Sheridan County, what kind of organization would you like to see operate or administer it?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
1	24	30.77	46	30.07	189	33.87	259	32.83
2	14	17.95	17	11.11	68	12.19	99	12.55
3	6	7.69	9	5.88	35	6.27	50	6.34
4	20	25.64	44	28.76	126	22.58	190	24.08
5	8	10.26	13	8.50	70	12.54	91	11.53
6	3	3.85	5	3.27	27	4.84	35	4.44
7	0	0	1	0.65	12	2.15	13	1.65
8	3	3.85	18	11.76	31	5.56	52	6.59

15. Would you donate money to the organization or agency of your choice for the operation of the conservation easement program?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
No	35	46.67	95	67.38	408	72.86	538	69.33
Yes	40	53.33	46	32.62	152	27.14	238	30.67

16. What is the maximum amount you would donate per year for the conservation easement program?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Per Donation	30	279.67	39	133.33	127	124.02	196	149.69

17. Would you volunteer your time to work for the conservation easement program?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
No	45	56.96	90	62.07	369	66.85	504	64.95
Yes	34	43.04	55	37.93	183	33.15	272	35.05

18. How would you most like to volunteer your time?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Exp Comm	2	5.88	5	8.93	21	11.23	28	10.11
Land eval.	16	47.06	28	50.00	94	50.27	138	49.82
Contract	3	8.82	2	3.57	6	3.21	11	3.97
Office	9	26.47	15	26.79	44	23.53	68	24.55
Other	4	11.76	6	10.71	22	11.76	32	11.55

19. What is the maximum amount of time you would volunteer in hours per month?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Hrs Volunteer	30	13.47	45	12.82	169	13.67	244	13.49

20. If you own land outside of any town in Sheridan County, would you consider putting your land into a conservation easement program?

Yes/No/Don't own land

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
No	28	38.89	65	46.76	163	29.74	256	33.73
Yes	17	23.61	28	20.14	59	10.77	104	13.70
D.O.L	27	37.50	46	33.09	326	59.49	399	52.57

21. How many acres of your land would you consider putting into a conservation easement program?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Acres in CE	14	257.64	23	153.04	58	167.60	95	177.35

22. How likely would you be to put your land into a conservation easement program for the following reasons?

a. For payment for the development rights only

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	4	23.53	10	27.03	33	43.42	47	36.15
Somewhat important	2	11.76	9	24.32	9	11.84	20	15.38
Important	2	11.76	11	29.73	14	18.42	27	20.77
Very important	3	17.65	4	10.81	13	17.11	20	15.38
Extremely important	6	35.29	3	8.11	7	9.21	16	12.31

b. For reduced property taxes only

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	3	17.65	9	22.50	15	19.23	27	20.00
Somewhat important	2	11.76	6	15.00	13	16.67	21	15.56
Important	6	35.29	5	12.50	17	21.79	28	20.74
Very important	3	17.65	11	27.50	18	23.08	32	23.70
Extremely important	3	17.65	9	22.50	15	19.23	27	20.00

c. *For reduction of estate and/or inheritance taxes only*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	2	11.76	10	26.32	20	25.64	32	24.06
Somewhat important	3	17.65	4	10.53	11	14.10	18	13.53
Important	5	29.41	10	26.32	19	24.36	34	25.56
Very important	3	17.65	10	26.32	13	16.67	26	19.55
Extremely important	4	23.53	4	10.53	15	19.23	23	17.29

d. *As a charitable contribution for reduction of federal income taxes only*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	3	17.65	13	35.14	27	35.06	43	32.82
Somewhat important	2	11.76	3	8.11	11	14.29	16	12.21
Important	6	35.29	9	24.32	16	20.78	31	23.66
Very important	3	17.65	6	16.22	15	19.48	24	18.32
Extremely important	3	17.65	6	16.22	8	10.39	17	12.89

e. *For payment for development right and tax breaks*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	5.88	8	20.51	17	22.67	26	19.85
Somewhat important								
Important	5	29.41	8	20.51	19	25.33	32	24.43
Very important	2	11.76	15	38.46	17	22.67	34	25.95
Extremely important	7	41.18	6	15.38	14	18.67	27	20.61

f. *As a voluntary donation with no compensation*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	6	31.58	24	63.16	41	53.25	71	52.99
Somewhat important	4	21.05	5	13.16	9	11.69	18	13.43
Important	5	26.32	7	18.42	13	16.88	25	18.66
Very important	1	5.26	1	2.63	7	9.09	9	6.72
Extremely important	3	15.79	1	2.63	7	9.09	11	8.21

g. Other

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	0	0	0	0	5	50.00	5	31.25
Important	1	33.33	2	66.67	0	0	3	18.75
Very important	1	33.33	0	0	0	0	1	6.25
Extremely important	1	33.33	1	33.33	5	50.00	1	43.75

23. If you sold the development rights to your land (while still owning and having use of your land), what is the minimum one-time price you would accept per acre for the development rights?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Min Price (\$\$)	11	6601.8	11	2698.1	25	5188.2	47	4936.2

24. Do you agree or disagree with the following land use district options for Sheridan County?

Do you think the county should:

a. Create commercial and/or industrial districts

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	3	4.17	13	9.49	34	6.32	50	6.69
Somewhat important	3	4.17	10	7.30	28	5.20	41	5.49
Important	9	12.50	19	13.87	99	18.40	127	17.00
Very important	30	41.67	45	32.85	209	38.85	284	38.02
Extremely important	27	37.50	50	36.50	168	31.23	245	32.80

b. Create agricultural districts

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	5	7.04	14	10.53	46	8.66	65	8.84
Somewhat important	4	5.63	12	9.02	33	6.21	49	6.67
Important	19	26.76	25	18.80	157	29.57	201	27.35
Very important	20	28.17	43	32.33	177	33.33	240	32.65
Extremely important	23	32.39	39	29.32	118	22.22	180	24.49

c. *Create wildlife migration corridors and/or crucial winter range*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	5	6.85	13	9.56	27	5.03	45	6.03
Somewhat important	2	2.74	12	8.82	24	4.47	38	5.09
Important	8	10.96	20	14.71	106	19.74	134	17.96
Very important	19	26.03	34	25.00	160	29.80	213	28.55
Extremely important	39	53.42	57	41.91	220	40.97	316	42.36

d. *Create scenic view districts*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	5	6.94	16	11.94	42	7.81	63	8.47
Somewhat important	8	11.11	14	10.45	46	8.55	68	9.14
Important	17	23.61	33	24.63	183	34.01	233	31.32
Very important	16	22.22	35	26.12	155	28.81	206	27.69
Extremely important	26	36.11	36	26.87	112	20.82	174	23.39

e. *Create residential districts*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	4	5.56	12	8.76	36	6.74	52	7.00
Somewhat important	2	2.78	14	10.22	32	5.99	48	6.46
Important	13	18.06	29	21.17	126	23.60	168	22.61
Very important	29	40.28	46	33.58	218	40.82	293	39.43
Extremely important	24	33.33	36	26.28	122	22.85	182	24.50

f. *Create public access and/or recreational corridors*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	1.39	13	9.56	33	6.13	47	6.30
Somewhat important	5	6.94	11	8.09	28	5.20	44	5.90
Important	12	16.67	26	19.12	108	20.07	146	19.57
Very important	27	37.50	44	32.35	187	34.76	258	34.58
Extremely important	27	37.50	42	30.88	182	33.83	251	33.65

g. Create cultural and/or historic districts

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	5	7.04	13	10.08	33	6.25	51	7.01
Somewhat important	2	2.82	16	12.40	37	7.01	55	7.55
Important	22	30.99	36	27.91	189	35.80	247	33.93
Very important	22	30.99	37	28.68	152	28.79	211	28.98
Extremely important	20	28.17	27	20.93	117	22.16	164	22.53

h. I don't understand land use districts - need more information

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	12	30.00	21	22.83	66	20.18	99	21.57
Somewhat important	8	20.00	10	10.87	37	11.31	55	11.98
Important	10	25.00	19	20.65	95	29.05	124	27.02
Very important	2	5.00	10	10.87	52	15.90	64	13.94
Extremely important	8	20.00	32	34.78	77	23.55	117	25.49

i. Other

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	50.00	0	0	0	0	1	3.03
Somewhat important	0	0	1	20.00	0	0	1	3.03
Important	0	0	1	20.00	10	38.46	11	33.33
Very important	0	0	0	0	2	7.69	2	6.06
Extremely important	1	50.00	3	60.00	14	53.85	18	54.55

25. Would you like to see a land use district program operation in Sheridan County?

Yes/No

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
No	10	15.15	36	28.35	103	21.64	149	22.27
Yes	56	84.85	91	71.65	373	78.36	520	77.73

27. Do you agree or disagree with the following statements about transfer of development rights (TDRs)?

a. *TDRs are a win-win situation: landowners gain income, and development occurs in more appropriate places*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	9	15.25	30	25.86	80	17.43	119	18.77
Somewhat important	6	10.17	9	7.76	37	8.06	52	8.20
Important	16	27.12	36	31.03	177	38.56	229	36.12
Very important	18	30.51	21	18.10	121	26.36	160	25.24
Extremely important	10	16.95	20	17.24	44	9.59	74	11.67

b. *TDRs are hard to finance and coordinate*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	5	8.33	9	7.83	19	4.21	33	5.27
Somewhat important	6	10.00	10	8.70	23	5.10	39	6.23
Important	31	51.67	63	54.78	261	57.87	355	56.71
Very important	12	20.00	14	12.17	92	20.40	118	18.85
Extremely important	6	10.00	19	16.52	56	12.42	81	12.94

c. *TDRs help ranchers keep ranching*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	6	10.17	24	20.34	53	11.70	83	13.17
Somewhat important	6	10.17	12	10.17	53	11.70	71	11.27
Important	20	33.90	45	38.14	213	47.02	278	44.13
Very important	20	33.90	28	23.73	94	20.75	142	22.54
Extremely important	7	11.86	9	7.63	40	8.83	56	8.89

d. *TDRs reduce costs of providing new infrastructure and services*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	7	11.86	25	22.32	56	12.53	88	14.24
Somewhat important	11	18.64	11	9.82	53	11.86	75	12.14
Important	28	47.46	53	47.32	232	51.90	313	50.65
Very important	9	15.25	16	14.29	81	18.12	106	17.15
Extremely important	4	6.78	7	6.25	25	5.59	36	5.83

e. *TDRs reduce landowners' control of their property*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	7	11.86	7	6.14	34	7.42	48	7.61
Somewhat important	13	22.03	41	35.96	74	16.16	103	16.32
Important	22	37.29	41	35.96	182	39.74	245	38.83
Very important	11	18.64	18	15.79	98	21.40	127	20.13
Extremely important	6	10.17	32	28.07	70	15.28	108	17.12

f. *TDRs put too much of the monetary burden for conservation on developers in growth areas*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	11	18.33	23	20.72	76	16.96	110	17.77
Somewhat important	20	33.33	26	23.42	90	20.09	136	21.97
Important	23	38.33	49	44.14	216	48.21	288	46.53
Very important	5	8.33	8	7.21	38	8.48	51	8.24
Extremely important	1	1.67	5	4.50	28	6.25	34	5.49

g. *I don't understand TDRs - need more information*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	10	19.61	17	15.18	35	8.82	62	11.07
Somewhat important	7	13.73	9	8.04	29	7.30	45	8.04
Important	13	25.49	27	24.11	121	30.48	161	28.75
Very important	4	7.84	15	13.39	68	17.13	87	15.54
Extremely important	17	33.33	44	39.29	144	36.27	205	36.61

h. *Other*

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Not at all important	1	50.00	2	15.38	3	6.82	6	10.17
Somewhat important	0	0	1	7.69	0	0	1	1.69
Important	1	50.00	6	46.15	23	52.27	30	50.85
Very important	0	0	0	0	2	4.55	2	3.39
Extremely important	0	0	4	30.77	16	36.36	20	33.90

28. Would you like to see a TDR program operating in Sheridan County?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
No	24	44.44	54	56.25	189	51.36	267	51.54
Yes	30	55.56	42	43.75	179	48.64	251	48.46

Section 4. Land ownership

30. Do you own land in Sheridan County, outside of any city or town?

Yes/No

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
No	29	37.18	51	33.12	349	60.17	429	52.83
Yes	49	62.82	103	66.88	231	39.83	383	47.17

31. Do you live on the land you own?

Yes/No

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
No	35	66.04	9	8.33	54	20.30	98	22.95
Yes	18	33.96	99	91.67	212	79.70	329	77.05

32. In what part of Sheridan County is your land?

a. East (east of Interstate 90) b. West (west of Interstate 90)

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
East	9	19.15	27	25.47	59	23.79	95	23.69
West	38	80.85	79	74.53	189	76.21	306	76.31

33. How long have you owned property in Sheridan County?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Avg	N	Avg	N	Avg	N	Avg
Years owned	49	15.02	109	22.33	243	19.27	401	19.58

34. How many acres do you own in Sheridan County?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Avg	N	Avg	N	Avg	N	Avg
Acres owned	50	123.7 2	103	583.7 1	232	179.9 4	385	280.6 6

35. Do you earn your primary income from farm and/or ranch activities?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
No	48	94.12	84	76.36	237	94.42	369	89.56
Yes	3	5.88	26	23.64	14	5.58	43	10.44

36. About what percent of your income comes from the following sources (N = # responding by group, Prcnt = avg percent of income):

a. Agricultural operations

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
percent income ag	43	7.67	94	24.87	215	9.59	352	13.44

b. Recreation or tourism activities (hunting, fishing, or other fees)

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
percent income recr	43	0.00	93	5.06	210	1.14	346	2.05

c. Non-agricultural activities

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
percent income non-ag	43	76.81	93	50.17	204	67.64	340	64.02

37. Would you consider developing part of your land for the income it would provide?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
No	31	63.27	73	66.97	178	73.55	282	70.50
Yes	6	12.24	6	5.50	19	7.85	31	7.75
Maybe	12	24.49	30	27.52	45	18.60	87	21.75

Section 5. Demographics

39. How long have you lived in Sheridan County (N = # responding)?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Avg	N	Avg	N	Avg	N	Avg
Yrs in Sher Co	69	11.00	160	30.31	593	31.27	822	29.38

40. How many months per year do you live in Sheridan County (N = # responding)?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Avg	N	Avg	N	Avg	N	Avg
Mons in Sher Co	72	2.82	160	11.03	591	11.78	823	10.85

41. Do you live within an incorporated area (Sheridan, Dayton, Ranchester, or Clearmount)?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
No	64	85.33	108	68.35	156	26.58	328	40.00
Yes	11	14.67	50	31.65	431	73.42	492	60.00

42. What is your age (N = # responding)?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Avg	N	Avg	N	Avg	N	Avg
Yrs of age	77	53.08	158	56.72	584	55.56	819	55.55

42. What is your highest level of education (N = # responding)?

1 = <12 yrs

2 = HS Diploma

3 = Some College

4 = Associate Degree

5 = Bachelors Degree

6 = Some Graduate School

7 = Post Graduate Degree

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Avg	N	Avg	N	Avg	N	Avg
Yrs education	79	4.77	158	3.91	592	3.87	829	3.96

45. About how much was your 1998 household gross annual income (N = # responding)?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
1	0	0	6	4.41	24	4.51	30	4.08
2	2	2.99	17	12.50	81	15.23	100	13.61
3	2	2.99	22	16.18	80	15.04	104	14.15
4	3	4.48	19	13.97	84	15.79	106	14.42
5	7	10.45	20	14.71	52	9.77	79	10.75
6	8	11.94	20	14.71	64	12.03	92	12.52
7	3	4.48	9	6.62	38	7.14	50	6.80
8	9	13.43	9	6.62	32	6.02	50	6.80
9	5	7.46	4	2.94	20	3.76	29	3.95
10	2	2.99	1	0.74	12	2.26	15	2.04
11	5	7.46	2	1.47	13	2.44	20	2.72
12	2	2.99	0	0	7	1.30	9	1.22
13	2	2.99	0	0	5	0.94	7	0.95
14	17	25.37	7	5.15	20	3.76	44	5.99

46. About what percent of your income comes form wages, salaries, tips, and/or commissions (N = # responding)?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
percent wages	70	62.11	138	51.88	528	60.96	736	59.36

47. About what percent of your income comes from interest, dividends, rent, investments, and/or pensions (N = # responding)?

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
percent investments	70	26.76	139	31.96	530	30.78	739	30.62

APPENDIX TWO:

Major occupations groups (MOGs) summary table for Sheridan County residents and landowners

	Respondent group						All	
	Out-of-county		County		Sheridan			
	N	Prcnt	N	Prcnt	N	Prcnt	N	Prcnt
Professional, technical, and related occupations	17	20.99	24	12.97	95	15.65	136	15.58
Executive, administrative, and managerial	18	22.22	22	11.89	72	11.86	112	12.83
Sales	3	3.70	3	1.62	32	5.27	38	4.35
Administrative support, including clerical	3	3.70	4	2.16	28	4.61	35	4.01
Precision Production, Craft, and Repair	4	4.94	8	4.32	29	4.78	41	4.70
Machine operators, assemblers, and inspectors	1	1.23	2	1.08	7	1.15	10	1.15
Transportation and material moving	2	2.47	6	3.24	13	2.14	21	2.41
Handlers, equipment cleaners, helpers, and laborers	0	0.00	1	0.54	6	0.99	7	0.80
Service, Except Private Household	5	6.17	11	5.95	23	3.79	39	4.47
Don't know (usually a specific employer) – also student	0	0.00	1	0.54	5	0.82	6	0.69
Government (local, state, county, federal)	0	0.00	2	1.08	3	0.49	5	0.57
Miner—oil fields, coal	1	1.23	0	0.00	12	1.98	13	1.49
Rancher, farmer	4	4.94	31	16.76	18	2.97	53	6.07
Housewife, homemaker	2	2.47	3	1.62	16	2.64	21	2.41
Retired, semi-retired	14	17.28	51	27.57	197	32.45	262	30.01
Student	7	8.64	16	8.65	51	8.40	74	8.48

APPENDIX THREE: SHERIDAN GENERAL SURVEY COMMENTS — SUMMARY

Notes:

- *Total number of persons commenting: 261.*
- *Numbers following major category headings are the total number of times anything related to the major category heading was mentioned. (All sub-comments are added together to make the total for the major heading. Some sub-comments were mentioned more than once.)*
- *There is some overlap in comments from one major heading to another. See sub-comments.*

1. Public Lands (12)

- Access to public land is limited - need public access (for recreation, other)
- Wealthy landowners limit public and/or tourist access to small areas - tourists go to Montana
- Don't sell public lands
- Local representative should monitor use (recreation, agriculture)
- Use tax money to buy land for public use

2. Development and Growth (113)

- Let growth occur elsewhere in Wyoming
- (Strip) development is bad, creates crime, ugliness
- Catch development early before it's too late
- Keep development out of Big Horns
- Against Dry Fork hydroelectric plant
- Leave town/county as is
- Limit growth and high density housing to existing towns and/or developed areas with infrastructure
- Sheridan needs to expand and/or develop
- We are doing it right
- Need more information on options, laws, solutions, evaluation procedures
- Quality development is good (like Powder Horn)
- Controlled, balanced, planned development for sustainable growth is good - unrestricted, over-restricted growth is not good
- Sheridan is growing like Sun Valley, Jackson Hole - for people with money
- Don't build on productive agricultural land
- Regulate development and developers
- More control on planned urban developments (PUDs)
- Future growth should be towards Ranchester
- Develop near golf courses
- Planning board should control direction and/or areas of development
- Slow down growth
- Discourage growth in large open areas with amenities
- Uncontrolled growth increases costs and/or taxes
- Develop housing upward, not outward

- Uncontrolled growth changes rural lifestyles
- Development brings more jobs, and that brings more development; politicians can't resist that
- Landowners should be able to develop wherever they want
- No more development, regulate uncontrolled growth
- Development should not "landlock" neighbors - need access easements
- Growth can be "win-win"
- I'm not planning to develop my land
- Don't mix different development types and/or qualities (mobile homes and/or high end, commercial and residential)
- Concern for impact on neighboring tax rates and/or property values
- "Don't change" attitude is unrealistic
- Development is an eyesore/blight
- Use cluster development
- Avoid development near fishing areas
- Develop the hills, not valleys (opposite of Eastern pattern of development) because this saves trees, water areas, wildlife, makes it worth more
- Avoid flood plane development (lowers disaster costs)
- Let people live where they want as long as scenic areas are undamaged
- Mobile homes are OK - they are affordable for lower income folks
- Stop subsidizing developers (with easements, tax breaks)

3. Government control and/or involvement (33)

- No more government control - keep government out - reduce government involvement
- No new taxes - they're too high already
- Don't tax mountain property the same as areas with infrastructure
- There are too many committees and boards
- Stay out of ranchers' way
- Too much government is bad
- Government control leads to loss of property rights
- Government has no right to control private land
- Keep federal and state government out - support local control
- Keep County Commissioners out
- Balance-help but don't control
- Lack of state income tax results in outsiders "using" Wyoming as a residence

4. Affordability (17)

- Rich get richer; poor get poorer
- Need medium density senior housing: affordable 2 bedroom for \$90,000
- Need affordable, attractive housing in town
- I'm afraid of wealthy favoritism
- Make county affordable for blue collar workers and younger residents
- Keep land with amenities affordable

5. Regulation (53)

- Oppose height restriction: need 35 feet to allow basements on 2 story houses
- Use common sense
- More controls will hurt economy and the community
- Current regulations not adequate
- Regulations need to be flexible
- Simplify and/or clarify rules
- Stick to the rules
- Make regulations that can be followed
- Loosen regulation on agriculture for number of homes built for family use
- Control with state, not county, regulations
- Require screening and/or landscaping with new (commercial) development
- Regulations are pointless when the rich get variances
- Too much regulation on landowners
- Regulation causes property values to rise and fall, widens gap between rich and poor
- Support for balanced regulation (not overkill) - some control is necessary
- Apply regulations to everyone
- Need land use controls
- Separate commercial and residential (see also Development and Growth)
- Tax small acreage (10+) at lower, non-residential rate
- Need regulations and/or standards for junk
- Require 10 percent minimum of any parcel to support green space and/or keep it natural
- Pass law locking in property taxes for older owners (like California Proposition 13)
- 1 percent tax on all new sales, let new owners carry the tax burden
- Look at lot before approving building on it - don't build on wetlands, springs, or wildlife habitat
- Problems with enforcement
- Don't tax recreation and/or residential areas at the same rate as agricultural land; county loses money, and agriculture will lose tax status

6. Subdivision (13)

- People who build should pay for infrastructure
- Limit subdivisions
- Subdivisions burden services and infrastructure
- Don't allow more subdivisions
- Control size, location
- Subdivisions lead to haphazard growth
- Allow subdivision splits
- Use should be determined at time of approval
- Require the developer to sell all lots in a subdivision before starting a new subdivision
- Don't allow ranches to subdivide for profit
- Regulate subdividers

7. Environment (18)

- Preserve natural beauty
- Keep balance/avoid imbalance
- Too many expensive, controlled subdivision communities with covenants out of town (see also Subdivisions)
- Protect environment from special interest groups
- Prevent noise pollution
- Against imminent domain seizures for environmental reasons, compensate land-owners for them
- Stop paving everything; green areas benefit environment and create jobs
- Encourage tree planting, changes barren land to scenic
- Concern about pollution (water, air)

8. Freedom (3)

- Freedom to use land is gone
- Uncontrolled greed limits freedom
- Support individual freedoms

9. Open space (25)

- Preserve beauty
- Once it's gone, there's no going back: it's gone
- Support land conservation
- Damage has already been done
- Preserve open space along highways
- Preserve open space for all, not just the rich
- Preserve on mountains and plains

10. Agriculture (37)

- Protect food source
- Preserve farms and ranches; don't subdivide
- Preserve ranch culture
- Problems with market prices, costs, economy
- Keep farm and families together
- How much agricultural land are we losing (nation wide)?
- Need program for weed control
- Agriculture should be allowed to develop small plots for income
- Ranchers should pay their own way
- Save ranches from environmentalists
- Need incentives to keep ranchers in agriculture
- Development and land markets are greater than ag production markets-temptation is too great
- Agriculture should pay tax share or go

11. Water and air (20)

- Protect water and air quality and quantity
- Have wells for irrigation
- Protect historical water rights
- Concern for water distribution

- Provide public water to all households in one mile radius of incorporated areas
- Reduce pollution and use (air: use cluster development, water: live near source and treatment)
- Need to solve well contamination problems: seal wells between water levels (prevents pollution)

12. Lot size limits (11)

- Support larger acreage limits
- Too much subdivision of property
- Against 35 acre law - cuts up county too much, too small to farm, non-productive
- People with 20 acres can't build to add another home
- More lot sizes 2 to 10 acres are needed
- Limit small lot development
- Raise 35 acre rule to 50 or 100 acres
- Decide on case-by-case basis, make it open to petition

13. Roads (7)

- County should develop and maintain all roads
- Roads attract industry, which creates jobs and raises the tax base
- Roadside view should be pleasant (wildlife, vegetation, green space)
- Dust from dirt roads creates air pollution
- Rights for sand, gravel, and construction, should be kept away from residences

14. Junk (15)

- Too much junk
- 2-35 acre plots turned to junk
- Make them clean it up
- I clean up after myself and others
- An eyesore
- County and/or residents have no authority to enforce cleanup
- Other landowners sue for cleanup
- Problems with "grandfather" clause

15. Survey (47)

- Printing errors - could not complete
- Need more information to adequately respond
- Support survey, thanks for doing it
- Can't fill it out (disabled)
- Decisions are usually made before survey is done
- Need larger print
- Very complete and well done
- Too many questions
- Please send me the survey results
- Issues are controversial
- Survey not much use
- Survey slanted and/or biased
- Survey cons the public into false feeling of control
- Try harder

- Survey on money is not appropriate - do one on feelings
- Difficult to answer
- Questions 45-48 are not relevant to land use planning
- Demographics create potential for biased decision making
- Why send to commercial/residential when survey concerns landowners and ranchers?
- Need “maybe” category (between “yes” and “no”)

16. Conservation easements (CEs) (16)

- Need coordination of policies
- Need more information
- Oppose tax benefit for voluntary participation in CEs
- Support inheritance tax break for CEs
- Educate public about CEs
- What are long-term effects of CEs?
- Only benefit the rich
- Tax payers must reimburse landowners who sacrifice
- Landowners get money for nothing
- Not clear how programs work together
- Won't help keep youth in area
- Not enforced
- Lender must agree and/or sign off
- Money for easement on one property allows second property to be bought and subdivided
- Involve non-profits (incentives)
- Compensate landowners for diminished use-right of land

17. Property Rights (29)

- Landowner rights are being taken (fear vs. reality)
- Let those who own land decide, control, or do whatever they want
- Jackson, Vail, and Aspen preserve rights for the wealthy
- Rights of one must not infringe on rights of another
- Must respect and protect property rights
- Let owner use land if it's kept in good shape
- Erosion of property rights widens gap between rich and poor

18. County services and infrastructure (15)

- Support - need infrastructure built
- Maximize shared infrastructure and services (reduces costs)
- Zone to consider placement of infrastructure and services
- Include costs of infrastructure and services in development costs (i.e., developer pays with impact fee)
- Need better airport services
- Need emergency and/or disaster plan
- Require developers to provide adequate services and infrastructure
- Use municipal bonds to pay for infrastructure
- Need more curb and pavement

- County provision of services leads to wise land development and a greater tax base
- Build infrastructure before lots are sold
- Need phone service for Big Horn Mountain Recreation District
- Supply public sewer wherever there is public water

19. Rural quality of life (QOL) (31)

- Preserve rural lifestyles and quality of life
- QOL as clean air, water, and scenery
- Love county and want to live here
- Return to good ol' days - recreation on private land
- I/many live here for quality of life (environment, scenic view, etc.)
- There are few places left like this
- When it's gone, it's gone: too late
- Preserve rural lifestyle for next generation
- Attraction: ability to own land (developed)
- Landscaping increases quality of life
- Developers and/or outsiders buy, build, and wreck quality of life
- I live here for low taxes

20. County Economy (26)

- Need more jobs (in general and for youth) and higher paying jobs
- Need economic development
- Develop Sheridan as an equestrian center
- Move the county fairgrounds near highway and new arena
- Current wages can't keep up with prices; cost of living is too high
- Pressure for coalbed methane will make changes we can't prevent
- Preserve family operations-they are important to the economy
- We have a good economic base
- County economy is based on subsidies from oil and gas industry
- Agriculture is a small part of the economy, but is perceived as a larger part than it is
- County government hinders economic growth

21. Land use conflicts (9)

- Live in peace and harmony with neighbors
- Keep outsiders out-they reduce opportunities for current residents
- Concern for wildlife conflicts

22. Wildlife (14)

- Preserve wildlife and/or habitat
- Development fragments the landscape

23. Population (8)

- Population is booming and growing
- Too many people change our way of life
- We need to learn to live closer together as population increases
- 1960s population loss due to lack of employment

24. Planning (57)

- Focus on Dooganut (sp?) area
- Need lower range planning
- I support land use planning
- Planning is difficult to enforce
- Keep power, money, and politics out of planning process
- Disagree with current planners-need new ones (not outsiders)
- New comprehensive plan needs input from developers, contractors, residents, and environmentalists
- Need better planned growth
- Let humans be heard, not money
- Plan what's good for residents, not for developers
- Plan for the future (including technology, population)
- Planning costs, lack of planning costs more
- Use integrated approach
- Learn from other communities - work with them
- Planning consolidates development, lowers costs, gives better controls for tax and regulation, and makes valuation easier
- Too much planning gets too complicated
- All work together
- Planning boards are necessary
- Control the planners
- Need landowner participation in planning
- Planning Commission controls future with input from majority of residents
- Against planning that takes control away from landowner
- Avoid planning with special interests involved
- I want to participate in planning (future development, control of junk)
- Anti-change minority has too much influence with planning
- Use planning appropriate to Western landscapes
- Against planning/planners - can't trust 'em
- Need long range growth study and/or planning
- Use incentives (for improvements)
- Growth is occurring without much planning
- Offer opportunity for public input

25. Technology (1)

- Transportation technology will make it possible to commute long distances - people will live anywhere - the limitation will be on amount of water available

26. Education (9)

- Teach people about water and wells
- Need education, skills, and communication for job training and retention
- Send more information - want to understand
- Teach youth work ethic and responsibility
- Education is the road to success and career
- Inform and involve the public in planning

27. Business and industry (30)

- More incoming money (from the rich) means more businesses close
- Don't limit new businesses to 50 employees: bring in big businesses
- Allow progress - need money, ideas
- Limit to existing commercial districts
- Shield business and industry from view of major roads in county
- Encourage business and industry (in general, and small)
- Taxes from businesses bring in income (good!)
- Need clean, high tech businesses
- Business and politics are ruled by a few with advantage
- County can't support large industry

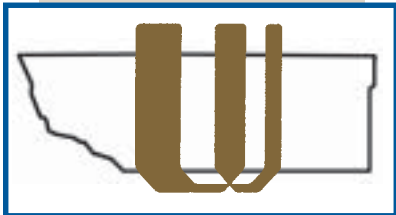
28. County government (18)

- Need more trust in city and county government - no confidence they will do much
- Lack of information from city and county government
- Take back control of county land from city
- County officials and politicians do what they want - comments are no use - they serve the wealthy
- County commissioners are OK on development
- There is conflict of interest with county officials
- County commissioners have too much power - more needs to be given to the people

29. Zoning (29)

- Zoning destroys property rights
- Oppose open-ended zoning with no plan (people just re-zone to increase salability of their land)
- Consider rezoning on a case-by-case basis
- Support zoned development and/or zoning
- There are too many variances, and they are too easy to get
- More flexibility with fewer variances
- County now zoned for everyone but the rich with out-of-state developers and lawyers
- Grandfather in agricultural zoning
- Zoning is inconsistent (smaller acres can be divided while large agricultural parcels can't)
- Zoning has failed - violations
- Get rid of zoning
- Current zoning encourages poor and/or wrong type of development
- Current zoning works
- Zoning increases costs
- Unless enforced, zoning is useless
- Zone mobile homes
- Zone grand pits

UNIVERSITY OF WYOMING



SHERIDAN COUNTY
LAND USE
and
PLANNING
PROJECT

Sheridan County Land Use Survey

Thank you for participating in this survey. You are part of a random sample of Sheridan County residents and/or landowners. Please take the time to read and respond to your county's request for input. All answers are *voluntary* and *confidential* and will be summarized for analysis. None of your responses will be individually reported. Results will be available in a final report to be published later this year.

Performed by the
Department of Agricultural and Applied Economics
University of Wyoming
For
Sheridan County, Wyoming

If you have questions, please contact:

Dr. Donald McLeod or
Dr. Kate Inman
Agricultural and Applied Economics Department
PO Box 3354, University of Wyoming
Laramie, WY 82071-3354
(307) 766-2386

Section 1. Sheridan County: What draws you here?

1. Why do you live or own property in Sheridan County? (Circle one answer for each item. 1=not at all important, 2=somewhat important, 3=important, 4=Very important, 5=Extremely important.)

	Not at all important	2	3	4	Extremely important
a. For family reasons (to be close to loved ones, parental care, raising a family)	1	2	3	4	5
b. Personal health and safety	1	2	3	4	5
c. Business/employment opportunities	1	2	3	4	5
d. Recreation opportunities	1	2	3	4	5
e. Wildlife and wildlife habitat	1	2	3	4	5
f. Opportunities for solitude	1	2	3	4	5
g. Friendly communities	1	2	3	4	5
h. Scenic beauty/mountain views	1	2	3	4	5
i. Rural western livestock culture	1	2	3	4	5
j. Air and water quality	1	2	3	4	5
k. Cost of living	1	2	3	4	5
l. Low population	1	2	3	4	5
m. Other _____	1	2	3	4	5

SECTION 2. VISIONS FOR THE FUTURE. What do you want Sheridan County to look like?

Examples of infrastructure: roads, sewer, power, and water.

Examples of services: emergency services, snow removal, schools and school busing.

Location of development

2. Where would you like to see **new residential** development occur? Do you agree or disagree with the following locations? (Circle one answer for each item. 1=Strongly disagree, 2=disagree, 3=neutral, 4=agree, 5=Strongly agree.)

	Strongly disagree	2	3	4	Strongly agree
a. In cities and/or towns	1	2	3	4	5
b. Outside of cities and/or towns	1	2	3	4	5
c. Near existing development	1	2	3	4	5
d. Away from existing development	1	2	3	4	5
e. Along paved roads	1	2	3	4	5
f. Along dirt roads	1	2	3	4	5
g. Spread out on large lots (35 acres or more)	1	2	3	4	5
h. Clustered on small lots with undeveloped land in between clusters	1	2	3	4	5
i. Other _____	1	2	3	4	5

3. Where would you like to see **new industrial and/or commercial** development occur? Do you agree or disagree with the following locations? *(Circle one answer for each item. 1=Strongly disagree, 2=disagree, 3=neutral, 4=agree, 5=Strongly agree.)*

	Strongly disagree		Neutral		Strongly agree
a. In cities and/or towns	1	2	3	4	5
b. Outside of cities and/or towns	1	2	3	4	5
c. Near existing development	1	2	3	4	5
d. Away from existing development	1	2	3	4	5
e. Along paved roads	1	2	3	4	5
f. Along dirt roads	1	2	3	4	5
g. Other _____	1	2	3	4	5

Dispersed Development: Dispersed development occurs when housing or commercial buildings are built out in open rural areas away from other homes or commercial and/or industrial buildings.

4. Please indicate how important to the county each of the following issues should be when land is being considered for dispersed development. *(Circle one answer for each item. 1=not at all important, 2=somewhat important, 3=important, 4=Very important, 5=Extremely important.)*

	Not at all important		Important		Extremely important
a. Cost of infrastructure (road surface and maintenance, drinking water, waste treatment)	1	2	3	4	5
b. Water use conflicts	1	2	3	4	5
c. Ease or difficulty in providing emergency services	1	2	3	4	5
d. Conflicts with agricultural production	1	2	3	4	5
e. Change in neighboring property values	1	2	3	4	5
f. Individual freedom in rural areas	1	2	3	4	5
g. Peace and quiet in rural areas	1	2	3	4	5
h. Human and/or wildlife conflicts	1	2	3	4	5
i. Impact on cultural/historic sites	1	2	3	4	5
j. Right of rural landowners to develop land	1	2	3	4	5
k. Access to public lands	1	2	3	4	5
l. Cost of services (snow removal, law and fire protection, school busing, more classrooms and teachers)	1	2	3	4	5
m. Other _____	1	2	3	4	5

Subdivisions: Responsibility and permitting

5. Should developers be **required** to provide the following items in new rural subdivisions? (Circle one answer per item. 1=Strongly disagree, 2=disagree, 3=neutral, 4=agree, 5=Strongly agree.)

	Strongly disagree		Neutral		Strongly agree
a. Paved roads	1	2	3	4	5
b. Buried utilities	1	2	3	4	5
c. Curb and gutter	1	2	3	4	5
d. Landscaping	1	2	3	4	5
e. Drinking water	1	2	3	4	5
f. Park areas for family recreation	1	2	3	4	5
g. Other _____	1	2	3	4	5

Sheridan County has approved numerous subdivision plats throughout the county that have not yet been developed. Some date back to the early 1900s. Many of these permits were approved before current zoning regulations were in place and do not have to comply with current regulations.

6. Do you agree or disagree with the following statements about subdivision permits issued before 1985? (Circle one answer per item. 1=Strongly disagree, 2=disagree, 3=neutral, 4=agree, 5=Strongly agree.)

These permits should be:	Strongly disagree		Neutral		Strongly agree
a. Reviewed on a case-by-case basis and required to meet current zoning regulations	1	2	3	4	5
b. Taken back in exchange for tax benefits	1	2	3	4	5
c. Taken back without compensation	1	2	3	4	5
d. Required to be used before a certain date or given up	1	2	3	4	5
e. Allowed to stand as they are	1	2	3	4	5
f. Other _____	1	2	3	4	5

7. What should Sheridan County do with regard to future subdivision permits? (Circle one answer per item. 1=Strongly disagree, 2=disagree, 3=neutral, 4=agree, 5=Strongly agree.)

	Strongly disagree		Neutral		Strongly agree
a. Make no new permits until existing permitted subdivisions are built or taken back	1	2	3	4	5
b. Set time limits on all new subdivision permits	1	2	3	4	5
c. Allow only a set number of subdivisions to be built at one time (including old and new permits)	1	2	3	4	5
d. Follow current permitting practices	1	2	3	4	5
e. Other _____	1	2	3	4	5

Development impacts: Development of rural lands creates changes in the landscape. In Sheridan County, residential development can occur on hillside slopes, ridge tops, and valley floors near creeks and rivers.

8. Below are **possible** impacts from residential development, if houses were placed on a hillside, ridge top, or valley floor. Please indicate how important you feel it is to **prevent** these impacts when developing land in Sheridan County? *(Circle one answer for each item. 1=not at all important, 2=somewhat important, 3=important, 4=Very important, 5=Extremely important.)*

How important is it to prevent:	Not at all important	1	2	3	4	5	Extremely important
a. Soil erosion from hillside development	1	2	3	4	5		
b. Creek pollution/sedimentation from valley development	1	2	3	4	5		
c. Loss of scenic view from ridge top development	1	2	3	4	5		
d. Loss of irrigated crop or hay land from valley development	1	2	3	4	5		
e. Loss of stream-side vegetation from valley development	1	2	3	4	5		
f. Loss of crucial winter range/habitat from valley development	1	2	3	4	5		
g. Other _____	1	2	3	4	5		

SECTION 3. AGRICULTURAL LANDS: PLANNING FOR THE FUTURE

Importance of rural and agricultural lands: Sheridan County rural lands that are available and most likely to be developed are ranch and farm lands. These lands are located out of town, and usually have hay/crop land, pasture, barns and/or fences. They may or may not have wildlife, scenic views, forested areas, streams, historical sites or other qualities.

9. How important to you is preservation of the following kinds of agricultural and rural land in Sheridan County? *(Circle one answer for each item. 1=not at all important, 2=somewhat important, 3=important, 4=Very important, 5=Extremely important.)*

	Not at all important	1	2	3	4	5	Extremely important
a. Irrigated crop and hay meadows	1	2	3	4	5		
b. Dry-land crop and hay meadows	1	2	3	4	5		
c. Pasture and grazing lands	1	2	3	4	5		
d. Land surrounded by undeveloped land	1	2	3	4	5		
e. Land with streams and stream-side vegetation	1	2	3	4	5		
f. Land with wildlife habitat	1	2	3	4	5		
g. Forested lands	1	2	3	4	5		
h. Land with scenic views	1	2	3	4	5		
i. Land bordering or near public land	1	2	3	4	5		
j. Land bordering cultural and/or historic sites	1	2	3	4	5		
k. Land with water rights	1	2	3	4	5		
l. Other _____	1	2	3	4	5		

10. How important to you are the following uses of rural and agricultural land in Sheridan County? (Circle one answer for each item. 1=not at all important, 2=somewhat important, 3=important, 4=Very important, 5=Extremely important.)

	Not at all important		Important		Extremely important
a. Working farms and ranches	1	2	3	4	5
b. Cultural/historic farms, ranches, and rural lands	1	2	3	4	5
c. Farms and ranches used for recreation/tourism	1	2	3	4	5
d. Lands held for future development	1	2	3	4	5
e. Other _____	1	2	3	4	5

Planning for growth and development

Conservation easements programs (CEs): Conservation easements are voluntary contracts made between a landowner and another person or organization. They are made to protect natural, scenic, agricultural, or open space features of land parcels by limiting the type and amount of development permitted on the property. The landholder keeps the title and use of the land but gives up the right to develop the land. The landowner then gets tax breaks or monetary payment. The terms of the easement are made with agreement from both the landowner and easement holder. The details of the easement are negotiable. Private or public organizations can run conservation easement programs.

11. Do you agree or disagree with the following statements about **conservation easement programs (CEs)**? (Circle one answer for each item. 1=Strongly disagree, 2=disagree, 3=neutral, 4=agree, 5=Strongly agree.)

	Strongly disagree		Neutral		Strongly agree
a. CEs provide a win-win solution: ranchers gain income and County residents gain open space	1	2	3	4	5
b. CEs help to preserve wildlife habitat from development	1	2	3	4	5
c. CEs are hard to finance and enforce	1	2	3	4	5
d. CEs increase neighboring property values and taxes	1	2	3	4	5
e. CEs help ranchers to keep ranching	1	2	3	4	5
f. CEs reduce economic opportunity for landowners	1	2	3	4	5
g. CEs reduce landowners' control of their property	1	2	3	4	5
h. I don't understand CEs – need more information	1	2	3	4	5
i. Other _____	1	2	3	4	5

12. Would you like to see a **conservation easement program** operating in Sheridan County? (Circle one)

Yes / No

(if yes, skip question 13)

13. If No, why not?

5

Consider large parcels of land (over 100 acres) that is good for farming or ranching, having important wildlife habitat, scenic views, and/or other valuable qualities. These parcels could be along streams or in the foothills of the Bighorn Mountains. Suppose some owners of such land were willing to participate in a **conservation easement program**. Please answer the following questions as if this were the case.

14. If a **conservation easement program** were started in Sheridan County, what kind of **organization** would you like to see operate or administer it? *(Please circle the **one** you would **most like**.)*

- a. Local non-profit organization
- b. Regional non-profit organization
- c. National non-profit organization
- d. County board of elected citizens
- e. County Planning and Zoning Board
- f. State agency
- g. Federal agency
- h. Other _____

15. Would you **donate money** to the organization or agency of your choice for the operation of the **conservation easement program**? *(Circle one).*

Yes / No *(if no, go to question 17)*

16. What is the **maximum amount you would donate per year** for the **conservation easement program**?

\$ _____ per year, maximum

17. Would you **volunteer your time** to work for the **conservation easement program**? *(Circle one)*

Yes / No *(if no, go to question 20)*

18. How would you most like to **volunteer your time**? *(Circle one.)*

- a. Expenditure committee
- b. Land evaluation and/or fact finding
- c. Contract development and/or legal aid
- d. General office help (answering phones, writing letters)
- e. Other _____

19. What is the **maximum amount of time you would volunteer in hours per month**?

_____ hours per month, maximum

20. If you **own land outside of any town** in Sheridan County, would you consider **putting your land into a conservation easement program**? *(Please circle one.)*

Yes / No / Don't own land *(if no or don't own land, go to question 24)*

21. **How many acres** of your land would you consider putting into a **conservation easement program**?

_____ acres

22. How likely would you be to **put your land** into a **conservation easement program** for the following reasons? (*Circle one answer for each item. 1=Very unlikely, 2=unlikely, 3=neutral, agree, have 10 coupons to build one dwelling per 50 acres.*)

	Very unlikely		Neutral		Very likely
a. For payment for the development rights only	1	2	3	4	5
b. For reduced property taxes only	1	2	3	4	5
c. For reduction of estate inheritance taxes only	1	2	3	4	5
d. As a charitable contribution for reduction of federal income taxes only	1	2	3	4	5
e. For payment for development rights and tax break(s)	1	2	3	4	5
f. As a voluntary donation with no compensation	1	2	3	4	5
g. Other _____	1	2	3	4	5

23. If you sold the development rights to your land (*while still owning and having use of your land*), what is the **minimum one-time price you would accept per acre for the development rights?**

\$ _____ per acre, minimum

Land use districts: **Land use districts are the division of a county into districts for the purpose of defining areas of land use. A resolution specifies the permitted uses and processes required to develop property within each district. Typically, districts are based on similar uses and parcel sizes.**

24. Do you agree or disagree with the following **Land use district options** for Sheridan County? (*Circle one answer for each item. 1=Strongly disagree, 2=disagree, 3=neutral, 4=agree, 5=Strongly agree.*)

Do you think the county should:	Strongly disagree		Neutral		Strongly agree
Create commercial and/or industrial districts	1	2	3	4	5
Create agricultural districts	1	2	3	4	5
Create wildlife migration corridors/crucial winter range	1	2	3	4	5
Create scenic view districts	1	2	3	4	5
Create residential districts	1	2	3	4	5
Create public access and/or recreational corridors	1	2	3	4	5
Create cultural and/or historic districts	1	2	3	4	5
I don't understand land use districts – need more information	1	2	3	4	5
Other _____	1	2	3	4	5

7

25. Would you like to see a **Land Use District program** operating in Sheridan County? (*Circle one*)

Yes / No (*if yes, skip question 26*)

26. If No, why not?

Transfer of development rights (TDRs): TDRs can be used in the following way:

- 1) The county government defines areas for preservation and areas for growth. It defines how much development is allowed in each area, as number of dwellings per acre.
- 2) The County government issues development “coupons” to owners in preservation areas based on the number of acres owned. One coupon gives the landowner the right to build one dwelling on a given amount of land. (For example, a rancher with 500 acres might have 10 coupons to build one dwelling per 50 acres.)
- 3) Landowners in a preservation area can either build at the level assigned for their area (1 dwelling per 25, 50, or some other defined number of acres) *or* they can forego development and sell coupons to developers in growth areas.
- 4) Developers in growth areas who want to build at higher densities than are allowed must buy development coupons from landowners in preservation areas.

Transfers of development rights would: a) guide where development occurs, b) compensate landowners in preservation areas for loss of development rights, c) let developers build at higher densities in appropriate growth areas, and d) reduce the need for public funds.

27. Do you agree or disagree with the following statements about **transfer of development rights (TDRs)**? (*Circle one answer for each. 1=Strongly disagree, 2=disagree, 3=neutral, 4=agree, 5=Strongly agree.*)

	Strongly disagree		Neutral		Strongly agree
a. TDRs are a win-win solution: landowners gain income and development occurs in more appropriate places	1	2	3	4	5
b. TDRs are hard to finance and coordinate	1	2	3	4	5
c. TDRs help ranchers keep ranching	1	2	3	4	5
d. TDRs reduce costs of providing new infrastructure and services	1	2	3	4	5
e. TDRs reduce landowners’ control of their property	1	2	3	4	5
f. TDRs put too much of the monetary burden for conservation on developers in growth areas	1	2	3	4	5
g. I don’t understand TDRs – need more information	1	2	3	4	5
h. Other _____	1	2	3	4	5



28. Would you like to see a **TDR** program operating in Sheridan County? (*Circle one*)

Yes / No (*if yes, skip question 29*)

29. If No, why not?

SECTION 4. LAND OWNERSHIP

30. Do you own land in Sheridan County, outside of any city or town? Yes / No (***Circle one***)

(*if no, go to section 5, question 38 on the next page*)

31. Do you live on the land you own? Yes / No (*Circle one*)

32. In what part of Sheridan County is your land? (*Circle one*)

a. East (east of Interstate 90) b. West (west of Interstate 90)

33. How long have you owned property in Sheridan County? _____ years (*oldest property*)

34. How many acres do you own in Sheridan County? _____ acres

35. Do you earn your primary income from farm/ranch activities? Yes / No (*Circle one*)

36. About what percent of your income comes from the following sources:

a. agricultural operations _____ percent income

b. recreation or tourism activities (hunting, fishing, or other fees) _____ percent income

c. non-agricultural activities _____ percent income

37. Would you consider developing part of your land for the income it would provide?

No / Maybe / Yes (Please circle one)

SECTION 5. DEMOGRAPHICS: A little about you.

38. How long have you lived in Sheridan County? _____ *years*

39. How many months per year do you live in Sheridan County? _____ *months*

40. Do you live within an incorporated area (Sheridan, Dayton, Ranchester, or Clearmont)?

Yes / No (Circle one)

41. What is your age? _____ *years*

42. What is your highest level of education? (Please circle one)

- a. less than 12 years
- b. high school diploma
- c. some college
- d. Associate degree (2 years)
- e. Bachelor's degree (4 years)
- f. some graduate school
- g. post-graduate degree (i.e., M.A., Ph.D. D.D.S.)

43. What is your current occupation? _____

44. About how much was your 1998 household gross annual income? (Circle one)

- a. less than \$10,000
- b. \$10,000 – \$19,999
- c. \$20,000 – \$29,999
- d. \$30,000 – \$39,999
- e. \$40,000 – \$49,999
- f. \$50,000 – \$59,999
- g. \$60,000 – \$69,999
- h. \$70,000 – \$79,999
- i. \$80,000 – \$89,999
- j. \$90,000 – \$99,999
- k. \$100,000 — \$109,999
- l. \$110,000 — \$119,999
- m. \$120,000 — \$129,999
- n. \$130,000 or above

45. About what percent of your income comes from **wages, salaries, tips, and/or commissions?**

_____ percent

46. About what percent of your income comes from **interest, dividends, rent, investments, and/or pensions?**

_____ percent

47. Do you have any additional comments or questions about land use and land use planning in the rural (unincorporated) areas of Sheridan County? *(Please use the space below to provide your answer.)*

Thank you!