

Friends of Park County

P.O. Box 23, Pray, Montana 59065

Promoting thoughtfully planned growth in order to protect and enhance Park County's vibrant communities, sustainable working lands, and healthy natural resources.

Testimony Presented to the Park County Planning Board Clarifying Rural Land Uses and Developments of Concern to Friends of Park County

March 12, 2021

In the course of your discussions about the nature and significance of land development trends in Park County, you have heard from staff about the increasing significance of recreational developments of different types, including recreational cabins, tents and glamping facilities and resorts.

We have focused and will continue to give top priority to addressing rural residential development as the biggest threat to the lands and resources of Park County. That threat is starkly evident from what is happening less than 20 miles away in Gallatin County and in other counties in the region that share our amenities and development pressures, including Teton County, Idaho and Teton County, Wyoming.

Are we concerned about recreational development of cabins, tents, glamping facilities and resorts? Of course we are. We are concerned about all of the different forms of residential and recreational development.

We are also concerned about the high impact low frequency land uses and developments, like gold mines, gravel pits and tire dumps, that inspired the work on the Conflict Mitigation Zoning District Regulations.

We believe the only effective way of understanding these various uses' cumulative impacts and determining the extent to which they should be allowed, where they should be allowed and according to what standards - is through traditional zoning.

Finally, we have been asked by your staff to define what we mean by "rural residential" development. Our definition is this: Building new houses outside the city limits of Livingston, the town limits of Clyde Park and outside Gardiner, Silver Gate, Cooke City, Jardine, Wilsall and the other settlements in Park County that have the character and form of a small town or village.

We hope these clarifications are helpful.