

Official County Commissioners Proceedings, continued.....

April 12, 1973

Mr. Angelo Kaumo's application and certificate from the Planning and Zoning Commission requesting a denial on this zone change application was read by Mr. Marincic. Mr. Kaumo requests a zone classification from Agriculture to Seasonal Residential on a tract of land containing 60 acres located in Section 15, NW $\frac{1}{4}$ NW $\frac{1}{4}$ and W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, T.32N., R. 108 W., 6th P.M.. Having been advertised, and two hearings held by the Planning and Zoning Commission, Mr. Marincic asked for questions from the floor. Mr. Angelo Kaumo asked how come the Zoning Board came up with 60 acres of land when all he had originally requested was his acreage around his trailer. Michael Marincic stated that the Zoning Board felt that the 60 acres around this request be zoned, and asked Bill Clark for an explanation, who stated the Zoning Commissioners are against spot zoning, or the rezoning of small areas. The W $\frac{1}{2}$ of this tract is 20 acres, Boulder Townsite next to this 20 acres is 40 acres, which makes up the 60 acres. This was explained to you in complete detail before you signed the application. Mr. Kaumo stated he did not understand this, you said sign it and I signed. Joe Bousman: Would it not be easier to give him a variance, and wait on the Subdivision Resolution before you made a Zone Change? Mike Marincic, People objected to our variance. Jake Pfisterer, wanted to know if this area was drawn out on a map, that the total acres involved should qualify.

Mr. Darrell Walker, stated the reason we don't want a Zone Change right now, is should the New Subdivision Resolution be passed we don't want $\frac{1}{2}$ acre plots. We are in a high water table. If this is changed to SR that can do a lot of damage to water wells and sewers. This isn't what we want down there. Jake Pfisterer, stated you will have to meet Health Standards regarding your water table. Mr. Walker stated that the State allows and has allowed Out-Houses in the area. With this high water table I don't think that very good. How many square feet needed for sewage disposal. Bill Clark, 10,000 square feet for one bedroom for sewage and water systems, fewer square feet for central water and sewage. Mr. Walker, what determines water and sewer requirements. Bill Clark, percolation of soil. Nothing smaller than one acre allowed with alternate types of sewer. Mr. Walker, if zone changed, Mr. Pennock has more lots, he could sell a lot more land in the Boulder area, and we could really have problems. Paul Hagenstein, State Health Department would probably recommend ways to handle this. Michael Marincic, the State recommends types of sewer systems determined by types of soil in the acreages, and number of bedrooms in the home using the proposed sewer. Could even take as high as 3 or 5 acres for the sewer systems. This is what we are waiting for. Mr. Walker, Mr. Pennock will not conform to zoning, and we don't want the zone change now. Jake Pfisterer, how many $\frac{1}{2}$ acre tracts are there in this area now? Bill Clark, Sylvia Tronquet has $\frac{1}{2}$ acre, Mrs. Thompson $\frac{1}{2}$ acre and Fred W. Lewis who is using old well and has no sewer, he is using outside facilities, however, he is seasonal, and the Boulder townsite where the lots are 40'x135'. Joe Bousman; Settle subdivision resolution, before you make this zone change.

Phil Marincic, in January you stated you would hold off to consider subdivision proposal. Michael Marincic, we have held off too long now, and must make a decision. If there isn't any more questions we will take this under advisement and go on to other questions.

Petition by the Planning and Zoning Commission to amend the zoning district name and number "Seasonal Residential (S-R-1)" to read "Recreational Residential (RR-1)", and to amend the zoning resolution by incorporating word change to Article II Section 9b to include compliance with the water well minimum construction standards as issued by the State Engineer's Office, for the State of Wyoming. Jake, Paul is this your proposal? Paul Scherbel; We used the State Board of Health requirements as our advisers on water wells and did not know the State Engineers requirements were mandatory, more specific standards, nor that he had control of this area in water. Bill Clark; This was revised in 1971. State Engineer handles State water problems and has good standards, I do hope his standards become county standards as well. Michael Marincic, anything else? We will take this under advisement.

Burleigh Binning application to amend zoning map on 620 acres of land from Agricultural 1 Zone to Seasonal Residential SR 1 Zone. Lands located in Section 29, E $\frac{1}{2}$ SE $\frac{1}{4}$, Section 28; SW $\frac{1}{4}$, Section 32, NE $\frac{1}{4}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 33 T. 35N., R. 110 6th P.M.

Bob Harrower stated he was representing Ed Thomas. Bill Clark said Mr. Jackson, as agent for Burleigh Binning, who in turn listed developers as Terra Corp, who is Terra Corp.? Bob Harrower, this will be developed by Terra Corp., and I believe, Ed Thomas is President, I don't know who the Vice-President is, I believe someone from Zions Bank in Salt Lake City, and William Jackson is Sec-Treas.

Jim Noble, what size acreage under SR-1. Bill Clark, 10,000 square feet minimum or one acre, determined by Perc test. Jim Noble, percolation into the hill right in my field 1000 sewers thru the hill makes quite a mess for me. Bob Harrower; Lots are small 1.4 acres up to 40 acres. Jim Noble, where are these lands? Bob Harrower: North & West side of land. 10 acre to 40 acre tracts down next to snowmobile race tract. Jake Pfisterer, do you have a Platt? Bob Harrower; Not really, just still preliminary. Would you like to see them? After much discussion and viewing of the map. Mr. Burleigh Binning stated that Mr. Thomas wants to develop a good clean community out there.

A question from Jake Pfisterer regarding the Planning and Zoning Commission list of requirements to be incorporated in the Covenants and Restrictions for Antelope Hill, this was read and the answer to this request from Ed Thomas was also read, where by he (Mr. Thomas) promises to include these demands in his covenants and restrictions.

Jim Noble; I believe a complete study should be made of water and sewage. Don't think they should all be made into ten acre plots, but I would like to work with Bob Harrower to show him where springs have all ready broken thru the hill.

Bill Clark, this is the type of thing the State Public Health Engineer looks into. There is not a sewer system that will not clean itself within 10 feet of the out let unless there is 10' of water flowing to fast to purify itself.

Jim Noble; There is quite a flow of water under this ground.

Bill Clark; Don't think this would let the high and dry spots soak thru. Where ever there is a sewer system suspect we can insist filter bed be lined with plastic so nothing goes thru.

Jim Noble; what about gophers etc. digging, what would seal this off?

Bill Clark; Sediment from sewer seals off a septic tank. Everything seals off.

Mr. Walker; What is the name of this system.

Bill Clark; No name just a method. Nothing gets out of it.

Joe Bousman, I believe the Commissioners would be wise to wait until after subdivision resolution is adopted.

Bill Clark; Their Covenants state any changes adopted in the zoning, these changes would be conformed to.

Joe Bousman; It might be too late, if size is $\frac{1}{2}$ acre.

Bob Harrower; is this the subdivision resolution or planning and zoning resolution?

Michael Marincic; Comply with subdivision resolution.

Jim Noble; I request you have added to the proposed covenants and restricts, that the Commissioners and Planning and Zoning Board study what the impact will be to surrounding land owners.

Burleigh Binning; I would like to put in a little study here. I bought this ground and found it wasn't quite what I needed or wanted so I offered to sell it to Jim Noble for just what I paid for it or trade him like ground for like ground, but he refused. I made the same proposition to Barlows they also rejected the offer and said this is your Baby, you do as you please with it. I have done it and now they have no squack coming.