

Attorney Cohen stated that the property has belonged to the Dew family since the early twenties and that they have always had access over a particular dirt road to what is now Wyoming State Highway No. 352. Richard and Peyton Dew acquired the land as a gift from their parents in 1968 and have used it mainly as a summer home. They now wish to sell the property and all negotiations to obtain legal access have failed. He introduced various exhibits as proof that the application was filed in accordance with the statute governing private roads and called the following witnesses: Ed Adams, abstractor for First American Title Guaranty Co., of Pinedale, who testified that his company was unable to issue title insurance on the land as requested due to lack of legal access; and Richard Dew who testified that all attempts to obtain legal access over the long established access route and also via the alternate route described in his application have failed and that the requested private road was now his only alternative.

Following a short recess the hearing resumed and Chairman Johnston announced that the County Commissioners found that the application was filed in accordance with the law and that the property was landlocked. Therefore the County Commissioners shall appoint three disinterested landowners and electors as viewers and appraisers to proceed to locate and mark out a private road in accordance with the application not exceeding 30 feet in width, and assess damages sustained by the owners over land on which the road is to be established. They will then make a full report to the Board of County Commissioners, at which time interested landowners may again appear and be heard. If the Commissioners are satisfied that such report is just they shall order the road to be established. They will then make a full report to the Board of County Commissioners, at which time interested landowners may again appear and be heard. If the Commissioners are satisfied that such report is just they shall order the report confirmed and declare the road a private road. Any aggrieved person may appeal to the District Court within 30 days after such road is established. Because the area is now covered with snow the Commissioners will decide on a date when it can be properly viewed and interested landowners will be notified that they may appear and be heard at that time. The hearing was then adjourned.

Bid proposals to paint a portion of the basement of the law enforcement center were reviewed by the commissioners as follows:

Floyd Oxner, Pinedale	\$1830.25
A&B Signs, Big Piney	\$2060.00
TAD Enterprises, Pinedale	\$1992.00
TAD Enterprises, omit acoustical ceilings	\$1782.00

Commissioner Tomassi moved to accept the bid received of Floyd Oxner. Motion seconded by Commissioner Bousman and carried.

The Commissioners issued a letter of authorizing MDF Detention/Corrections Facilities, Inc. to proceed with the construction of the jail facility as described in bid proposal dated February 11, 1985, in the total amount of \$238,000., to be completed within 116 days. A formal contract will be executed upon return of the County Attorney.

By unanimous decision the commissioners elected not to accept the reimbursable Mineral Royalty Tax Grant which was approved by the Farm Loan Board on March 13, 1985. By cancelling other scheduled projects the county will construct the required additional jail facilities without acquiring a debt obligation.

Having been published in the PINEDALE ROUNDUP on March 14, 1985, public hearing was held for the following:

1. It was moved by Commissioner Tomassi that the Board accept and act upon the recommendation of the Planning and Zoning Commission and approve the preliminary plat of Emigration Ranches Subdivision, V. L. Looney developer, with the following stipulations:
  - a. Notification be placed on the plat regarding mineral rights and giving notice that exploration could occur within the subdivision.
  - b. A homeowners association be formed for maintenance of roads and control of water right apportionment and ditch maintenance.
  - c. Statement be placed on the plat as to who is responsible for the installation of utilities.
  - d. Legal access be obtained from the BLM.
  - e. Covenants be written to control the following:
    - 1) No fencing which would restrict antelope migration.
    - 2) Pets must be restricted to lot owners property and kept leashed during the months of February, March and April to prevent harassment of wildlife.
    - 3) No big game hunting within the subdivision.
    - 4) Outside storage of materials must be screened.

Commissioner Bousman seconded the motion and upon vote it was carried and passed.

2. It was moved by Commissioner Tomassi that the Board accept and act upon the recommendation of the Planning and Zoning Commission. Commissioner Bousman seconded the motion and upon vote it was carried and passed and the following resolution was adopted.

#### RESOLUTION NO. 85-15J

A RESOLUTION ADOPTING THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION AND APPROVING THE APPLICATION OF DONALD R. AND JANE S. DRIGGS FOR A ZONING DISTRICT BOUNDARY CHANGE FROM CH-1 DISTRICT TO I-L DISTRICT FOR 2.05 ACRES, BEING PART OF SECTION 32, T34N, R109W, SUBLETTE COUNTY, WYOMING.

3. It was moved by Commissioner Tomassi that the Board accept and act upon the recommendation of the Planning and Zoning Commission and approve the application of Sublette County to locate a sanitary landfill in the NE1/4, Section 2, T33N, R110W. The motion was seconded by Commissioner Bousman and upon vote it was carried and passed.

Mike Johnson, owner of Western Sun Electric, talked with the commissioners regarding a setback variance for gas pumps. He was referred to the county planning and zoning commission and also to the Town of Marbleton.