500 South Gillette Avenue
Suite 1500
Gillette, Wyoming 82716
(307) 682-1970
(307) 687-6468 Fax

PUBLIC WORKS DEPARTMENT

CAMPBELL COUNTY PLANNING COMMISSION MEETING AGENDA
August 20, 2020
7:00 P.M.

A. APPROVAL OF MINUTES

I. July 2020 Minutes

Documents:

JULY 2020 MINUTES.PDF

B. COMMUNICATION

C. PUBLIC HEARINGS

I. Standley CUP

Documents:

STANDLEY CUP.PDF

500 South Gillette Avenue
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(307) 685-8061
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DEPARTMENT OF PUBLIC WORKS

JULY 16, 2020
PRE-MEETING WORKSHOP
CAMPBELL COUNTY PLANNING COMMISSION

The July 16, 2020 pre-meeting workshop of the Campbell County Planning Commission began at 6:00 P.M. in the Commissioner's Chambers. Members present were: Bob Jordan, Todd Hildebrand, Harry Averett and Kurt Siebenaler. Staff present were Megan Nelms, Planner and Zoning Administrator and Clark Melinkovich, Senior Engineer & County Recorder.

No official action was taken.

The workshop adjourned at 7:00 P.M.

Megan Nelms, AICP
Planner and Zoning Administrator

MEMBERS PRESENT	MEMBERS ABSENT
Todd Hildebrand, Chairman	Marc Matlick Member
Bob Jordan, Vice Chair	
Harry Averett, Member	
Kurt Siebenaler, Member	

STAFF MEMBERS PRESENT
Megan Nelms, Planner and Zoning Administrator
Clark Melinkovich, Senior Engineer & County Recorder

The meeting was brought to order by Chairman Hildebrand at 7:00 p.m.

Election of Officers for 2020-2021 Planning Commission Term

Chairman Hildebrand opened the meeting by stating the Commission needed to elect officers for the 2020-2021 term. He first asked for a motion for Vice-Chair.

Chairman Hildebrand nominated Bob Jordan to serve as Vice-Chair for the 2020-2021 Planning Commission term. Harry Averett seconded. All voted aye. Motion carried.

Chairman Hildebrand then asked for nominations for Chairman. Bob Jordan nominated Todd Hildebrand to serve as Chairman for the 2020-2021 Planning Commission term. Kurt Siebenaler seconded. All voted aye. Motion carried.

Approval of Minutes

Chairman Hildebrand called for a motion for the approval of the minutes from the June 18, 2020 County Planning Commission meeting. Kurt Siebenaler motioned; Bob Jordan seconded. All voted aye. Motion carried.

Case No. 20.02 COZ – Standley Rezoning
David Standley/Nick Dillinger, Lubnau Law

Chairman Hildebrand introduced the case and asked staff to present. Megan Nelms presented the case, and stated staff is recommending denial of the rezoning request.

Chairman Hildebrand asked if there were any public comments received for the case? Nickalaus Dillinger, the applicant's representative stated he agrees with staff that the non-conforming use on the property has been terminated, Mr. Standley purchased the property after the fact, and wishes to re-establish the non-conforming use. As stated in the application, Mr. Standley is disabled but wishes to remain in his own home. Allowing a second home on the property for Mr. Standley to live in, while his granddaughter can live in another home on the same lot would allow him more independence. Mr. Dillinger stated

he understands the County's land use map calls for this area to be low-density, but even with a second home, if divided, each home parcel would be approximately 1.5-acres in size, which is still above the minimum lot size for the R-R zoning district, which is 1-acre. He noted that as stated in the staff report, Mr. Standley purchased this property in March of 2020 and unfortunately, they did not to do their due diligence to see if their intended purpose was allowed on this lot. That is what brings us here tonight. Mr. Standley would like to remain in his own home and near his family, while getting assistance because of his disability.

Commissioner Siebenaler asked Mr. Dillinger what he meant by saying Mr. Standley wants to remain independent in his home? And where is Mr. Standley living now? Mr. Dillinger replied that the second mobile home has already been placed on the lot and Mr. Standley is staying in it, however it has no utilities hooked up. He is using the facilities at his granddaughter's home, the other home on the lot. They have expended money in moving the trailer and getting a gas hook up, prior to finding out they were not allowed to place a second home on the property. However, come winter, the home will no longer be habitable without utilities.

Mr. Siebenaler then asked what his plan was for the sewerage system. Mr. Dillinger stated he believed they would hook-up to the existing system, but deferred to Mr. Dillinger's granddaughter, as they are more informed about the current infrastructure situation on the property.

Heather Huntley, Mr. Standley's granddaughter addressed the Commission and stated that the lot was originally set up as 34A & 34B that had water and sewer. Each home site is supposed to have its own septic and water connection. She also mentioned that the County had granted a gas permit and came out and inspected it and gave it a green tag. They were then denied an electrical permit. Mr. Hildebrand then asked if they were sure the sewer system is functional, as often abandoned systems, or ones that have not been used in a long time. Ms. Huntley stated yes.

Megan then stated that the second home was last set on the property in 2009. There is no record of a second septic on the property, so it was assumed it was unpermitted. At that time, County staff allowed the second home to be placed if the owner pumped the tank of the unpermitted system to try to verify the tank size. Once they do that, the County has previously allowed owners to utilize unpermitted septic systems until they fail. However, as stated in the staff report, the second home was removed in 2011 and the system has probably not been used in the time since then.

Commissioner Jordan asked if we had any idea about the size of the leach field of the system. Megan stated no, there are no records of the system in the address file. Mr. Siebenaler asked Ms. Huntley if she had any idea on the size of the leach field. She stated no, but she could find out.

Mr. Sibenaler then asked about the water connection and if they had separate taps. Ms. Huntley said yes, it was from Quail Meadows. Megan clarified that the American Road Water District serves the subdivisions in the area, so a tap would be granted by the district.

Mr. Jordan asked about he gas service and when it was installed. Megan then clarified that the permit was inadvertently issued. It was during a time of staff transition in the office and the new administrative assistant was not familiar with the process to issue new permits. The permit was requested under the address of 34 Quail Meadows, which is a valid address in the system. Since this is a new home, a new address should have been requested, and then a flag would have been raised in the workflow process. However, since the applicants provided the existing address, the permit issuer was not aware of the second home placement on the lot and was not informed it was a new home.

Mr. Averett then asked Ms. Huntley about the property purchase and her intent. She bought this property with one existing home on it, with the intent of putting another home on it to house her grandfather. He asked if the people who sold it to her gave her any information about the lot or the subdivision or where to go to get it? Ms. Huntley stated that Sharon Anton, the seller and previous owner of the property told her she could have a second home. Mr. Averett asked if it was the realtor who said that? Ms. Huntley stated yes, everyone told her she could do it.

Mr. Hildebrand then stated that this situation is not something the Commission is unfamiliar with, not even theirs specifically. They have had multiple cases in recent years where misinformation is provided to a purchaser, or a lack of information. And unfortunately, the Commission ends up backed into a corner. In this case, they are asking to rezone a parcel in the middle of the subdivision. If they grant that, they have now set a precedent and anyone that comes before them in the future, they either must allow them to rezone or they look like hypocrites. And if they start doing it for everyone, then what is the point of zoning. He sympathizes with the situation, but it puts them in a hard spot.

Mr. Averett inquired about expanding or adding on to the existing home on the lot? Then her grandfather could still have his own area and they wouldn't be faced with the issue we have now. Ms. Huntley replied that she is a single mom with two children, and they have already spent the money buying the lot and moving the mobile home out there. Mr. Averett stated that he really sympathizes and wants to allow this, but there are many issues. He knows from history in Campbell County that when you put two leach fields this close together, one day, you will have problems. Mr. Averett gave an example of people he has known in town that have had issues with leach fields that were too close together. He just doesn't feel comfortable granting the exception, because when does it stop? Next there will be requests for third homes on these lots because of someone's latest hardship.

Mr. Jordan stated he understands the situation, but as you look at the lot, there is barely room for one system, let alone two. Megan then stated that she is reviewing the original address file and that the original system was permitted in 1984. She also corrected that the

previous owner had the second system's tank pumped in 2004, not 2009. She reiterated that the pumping only verifies the tank size, not the functionality of the system.

Mr. Jordan pointed out that the original system was permitted in 1984, it is over 35 years old.

Mr. Dillinger then stated that he understands where the Commission is coming from in that they don't want to set a precedent or seem arbitrary and capricious in their decision making process, however he thinks this request is a little different and doesn't have that danger because it was a previous non-conforming use. He understands that the non-conforming status was terminated, but that it was not through any fault of Mr. Standley or Ms. Huntley. As far as the septic concerns, they can look at alternative avenues, such as tying into a joint system, but at this point in his life, Mr. Standley would like to retain as much independence as possible. He doesn't necessarily need assistance hourly, but he does throughout the day, and that was the purpose of bringing the second home there.

Megan then interjected and stated the only compromise she could think of in this situation, if the Commission and the Standleys are open to it, is to grant a Conditional Use Permit allowing the second home until such time that Mr. Standley no longer resides there. Then the permit would expire, and the second home would need to be removed. It would not be allowed to continue as a rental property or house another family member. Megan stated staff is generally not in favor of this type of condition on a permit, as it is difficult to regulate and enforce provisions regarding who is living in a house. But it could be allowed under the regulations.

There was general discussion regarding the approval process for a conditional use. Ms. Huntley stated that the only reason she is pushing for this is because she made a promise to her grandmother when she died that she would take care of her grandfather and this is her only way of doing that. Mr. Averett then asked Ms. Huntley if she realized that if that septic system starts giving her trouble, she could potentially be out a lot of money trying to fix it. She said she understands that.

There was further discussion by the Commission and the applicants regarding the availability of information to potential purchasers of property. Chairman Hildebrand stated that the commission gets very frustrated in these types of situations because all of this could have been avoided by some honesty upfront by the sellers of the property. He also stated that the public, before buying any piece of property, should always pick up the phone and call the County and find out the correct information and ensure that your desired use of the property is acceptable. That then avoids all of this.

Mr. Jordan asked how someone could find out exactly what the septic system is capable of? There was discussion on the fact that you cannot evaluate an existing, installed septic system. It would just be used until such time that it fails. There was general discussion about the length of time the septic system has been there, how much it has been used and functional, as well as the historical use of the property. Ms. Huntley stated that they have

cleaned up a lot of the property; there was a lot of junk on the property when they purchased it.

Mr. Jordan asked what provisions the county has for when or if the septic fails? Megan stated that generally, the county allows people to use unpermitted systems until they fail and when they do, the use ceases. They are generally not allowed to install a new system, and if they are, it must be permitted. Megan stated that is probably something that needs to be addressed in a conditional use permit; if the septic fails while Mr. Standley is still living in the home, what would they do to replace it? Engineer Melinkovich addressed some of the comments regarding the system and stated that if the tank was still functional, it could be re-routed to a new leach field. There was discussion about the layout of the property and where replacement leach fields could be placed. Megan also noted there is a 30' drainage easement along the eastern boundary of the property.

There was further discussion on the historical site plans in the address file and where all the infrastructure is located. Chairman Hildebrand stated he had serious concerns about a 30-year-old septic system, especially being located next to a 30' drainage easement.

James Slattery, 32 Willow St. approached the Board. He stated he had been kind of following this because about three years ago, he came into the Public Works Office to request a separate service for a mobile home/RV for his parents to live in on his parcel and was denied. He said that there are multiple people in the area who have moved stuff off their property and were not aware they would lose the ability to bring it back. He stated he knows of other people in the area who have had leach field issues and solutions they came up with. There was further discussion by the Board and staff about the costs of replacing a leach field, different potential solutions and what types of septic systems can be permitted in the County.

Chairman Hildebrand stated that if they decide to apply for a conditional use permit, they should be prepared to turn in a detailed, highly accurate site plan completed by a licensed surveyor or engineer. He stated there are multiple site plans in the current file that show the septic in different locations on each one; none of them seem to accurately depict what is on the ground.

Chairman Hildebrand then stated he would be willing to review an application for a Conditional Use Permit and advised the Mr. Standley and Ms. Huntley to work with the Planning Office to do so. He then asked if there were any further questions or comments on the zoning case. There were none.

With that, Chairman Hildebrand asked for a motion. Commissioner Siebenaler moved to approve case number 20.02 COZ the Standley rezoning request. Commissioner Jordan seconded.

Voting was as follows:

Bob Jordan	No
Todd Hildebrand	No
Kurt Siebenaler	No
Harry Averett	No
Motion Fails	4/0.

Adjournment

There being no further business to come before the Board, Chairman Hildebrand adjourned the meeting at 7:52 p.m.

_____
Todd Hildebrand, Planning Commission Chairman
mn

NOTE: Campbell County Planning Commission meeting minutes contain a summary of discussions and are not intended to be verbatim.

ENCLOSURE 1

20.01 CUP

STANDLEY CONDITIONAL USE PERMIT

Campbell County
wyoming

DEPARTMENT OF PUBLIC WORKS
500 S. Gillette Avenue, Suite 1400
Gillette Wyoming 82716
Phone 307-685-8061 Fax 307-687-6349

Standley
Conditional Use Permit
Lot 19, Quail Meadows Subdivision
34 Quail Meadows St.

August 13, 2020

Planning Commission Meeting
August 20, 2020

County Commission Meeting
N/A

Applicant: David Standley

Case Number: 20.01 CUP

Agent: Nicklaus Dillinger, Lubnau Law

Summary: The applicant is requesting to place a second mobile home on a 2.5-acre parcel within the R-R (Rural Residential District). They would like to house an elderly relative to allow for easy access of care; a Conditional Use Permit is required.

Legal Description: Lot 19, Quail Meadows Subdivision

Location: The property is located on the north side of Quail Meadows St. within the Quail Meadows Subdivision, west of American Road, with a physical address of 34 Quail Meadows St.

Current Zoning: R-R (Rural Residential District)

Existing Land Use: There is an existing double-wide mobile home on the property and the second home, a single-wide mobile home, has been set but not yet occupied.

Adjacent Land Use: North: Golden Meadows Subdivision (R-R)
South: Carefree Estates (R-R)
East: Quail Meadows Subdivision (R-R)
West: Quail Meadows Subdivision (R-R)

Section 10.55 of the Zoning Regulations outlines requirements for a Conditional Use Permit (CUP). A CUP is required for uses that would otherwise not be allowed in a zoning district, under these regulations. The Planning Commission may approve, approve with conditions, or deny an application for a CUP under this section. The Planning Commission may impose conditions that are found necessary to ensure that the use is compatible with other uses in the vicinity and that the negative impact of the proposed use on the surrounding uses and public facilities is minimized.

The subject property is part of Quail Meadows Subdivision. The average lot size in Quail Meadows and surrounding subdivisions is 2.5 acres. Approximately six lot splits were allowed in the area in the early 1990's, with resulting parcels being roughly 1.10-acres in size. Developments this dense have historically shown to be problematic, with numerous septic system failures and inadequate land area for replacement leach fields. Currently, the minimum lot size for new subdivisions utilizing on-site septic systems is 2.5-acres.

In the past, multiple mobile homes had been allowed on lots within Quail Meadows and the nearby subdivisions of Carefree Estates and Golden Meadows Subdivision. Prior to 2011, County Zoning Regulations in the R-R district stated:

> *"For lots already developed to provide for two single-family living units as of March 1, 1994, one single-family living unit per acre, not to exceed two single-family living units per lot."*

In 2011, the County amended the Zoning Regulations and removed this provision. This rule amendment allowed for the continuation of two living units per lot on parcels that currently had two, however, the status of the parcel became non-conforming, as two living units per parcel were no longer allowed in the R-R district. However, as a non-conforming use, the second unit could remain until such time that the use was *discontinued*, or the second living unit was removed.

Historical records show that a second living unit was last on this property in 2010. The second unit was removed in the summer of 2011 and never replaced. At that time, the parcel *lost its non-conforming use status* since second living units were no longer allowed on the property. The Planning Division has consistently enforced the 2011 amendments to the Zoning Regulations and denied other requests to place second homes on lots within Quail Meadows and adjacent subdivisions.

Staff has concerns about the septic system on this property based on the apparent age (1984) and the size (the original permit appears to size the system for a two-bedroom home). If the CUP is granted, staff recommends the property owners take every precaution necessary for proper maintenance of the system, including periodic pumping of the tank and other preventative maintenance measures.

Staff does not recommend granting the conditional use permit. However, if the Planning Commission chooses to approve the permit, staff recommends the following considerations be placed on the permit.

Conditional Use Permit Considerations:

1. The second home shall have its own, separate address and be connected to its own utility services and infrastructure including electrical meter, water connection and septic system, or service to a shared septic system.

2. The Conditional Use Permit is granted solely to David B Standley for his occupancy in the single-wide mobile home and does not run with the land.

3. The Permit shall expire upon termination of Mr. Standley's occupation of the single-wide mobile home.

4. Mr. Standley shall sign an affidavit in a form acceptable to the County Attorney, before a notary public, affirming that he will be the sole occupant of the single-wide mobile home.

5. Mr. Standley shall file a new affidavit affirming he is the sole occupant of the single-wide mobile home no later than September 1st of each year.

6. Public Works staff may complete yearly inspections of the leach field area, at any time during the year.

7. The single-wide mobile home shall be removed upon expiration of the Conditional Use Permit.

8. The single-wide mobile home shall comply with all applicable standards of the R-R (Rural Residential District) and meet all building codes, fire safety and applicable health codes.

9. In the event of failure of the septic system leach field, the system shall be immediately repaired in compliance with all applicable regulations and a new leach field installed and permitted per current regulations.

10. Provide a summary giving details of the existing homes on the parcel including their size, number of bedrooms and number of bathrooms.

11. Revise the Site Plan to show all water infrastructure, including water line connections to each home.

Staff Recommendation:

Staff recommends denial of the conditional use permit.

Planning Commission Decision:

Campbell County
wyoming

Application for **Conditional Use Permit**

Permit Cost: **$200.00**

Primary Code Reference: **Chapter 7, Section 10.55**

Applicant Information

Name of Applicant: David Stanley	
Applicant Phone Number: contact through Counsel	Applicant Fax Number:
Applicant Mailing Address:	
Applicant Email Address:	
Relationship of Applicant to Property:	☒ Owner ☐ Tenant ☐ Lessee ☐ Other
Name of Authorized Agent (if applicable): Nicklaus L. Dillinger	
Agent Phone Number: 307-682-1313	Agent Fax Number:
Agent Mailing Address: P.O. Box 1028, Gillette, WY 82717-1028	
Agent Email: dillinger@lubnawlaw.com	

Property and Use Information

Property Address (if different from applicant): 34 Quail Meadows, Gillette, WY 82716	
Current Zoning: R-R	Current Use: Dwelling, Manufactured Home
Proposed Use(s): Placement of additional Manufactured home for life of Applicant	
Legal Description(s): Quail Meadows, Lot 19	

Project Information

Project Name:

Project Description: *Please describe your project/use in as much detail as you feel necessary. Use extra sheets if required.*

- See typed description attached

FOR USE BY COUNTY STAFF – DO NOT WRITE HERE

Case Name/No.:	Date Received:
Fee/Amount Paid:	
Planning Comm. Date:	PC Decision: ☐ Approved ☐ Denied
Chairman:	Date Signed:

The following items shall be submitted along with this application. Please review Chapter 7, Section 10.55 for the procedures and approvals required for a Conditional Use Permit. Also, review the appropriate section for the zoning designation of the subject property (Sections 15 through 33) and, in the case that the proposed use is listed in Section 45.60, any special regulations for the proposed use listed in that chapter.

Required Materials:

a) A general description of the project, including any proposed uses and whether each individual use is conditional or not, the overall intended use of the property, and any details required to ensure compliance with the Regulations.
b) A plan for the subject property showing all buildings and structures and their intended uses as well as any landscaping, signs, lighting, or other features governed by the Regulations.
c) A graphic depiction of any parking and loading areas; fencing, walls, or screening; outdoor display, sales, and storage areas; or signs proposed for the property (see Sections 40.10 through 40.25).
d) The names, addresses, and phone numbers of all property owners within 1,000 feet of the project site.
e) The name and phone number of all services and utilities currently serving the property or those who will once the conditional use is in operation, including any Improvement & Service District, Homeowner's Association, etc.

Updates to These Materials

The Applicant or his/her agent shall notify Campbell County of any changes to the information provided in the application summary that occur while any approval of the Conditional Use Permit application is pending. Notification of any changes to the information provided in the application during or post-construction must be provided to the County for review and approval by the Applicable Director. It is also understood that the Applicant shall submit a revised project plan showing the final location of all facilities.

? Acknowledgement of Right to Appeal

The Applicant herein, or his/her authorized Agent, hereby acknowledges that he/she has been advised of his/her right to appeal the decision of the Applicable Director or the Planning Commission to the County Commission, according to the requirements of Section 10.70 of the Zoning Regulations.

Applicant Signature: _____ Authorized Agent: Nicholas E. Dillinger

Agent Authorization and Request for Notification of Changes

The applicant, if signed below, grants the above noted authorized agent the authority to act on the property owners behalf regarding all matters of this application. Please also check YES if the Applicant requests to receive correspondence from the Planning Division regarding any submittals received or changes made during this application.

Applicant Signature: _____ Date: 7/31/20

☒ Yes, I request to receive notification of submittal changes made during the application review process.

DESCRIPTION OF AMENDMENT

Applicant respectfully requests the Campbell County Planning Commission to rezone Quail Meadows, Lot 19, commonly referred to as 34 Quail Meadows, Gillette, WY 82716 (herein after "Property"), from R-R to R-2 to facilitate the addition of a second, single-wide, manufactured home to the property. As grounds for this request, Applicant states as follows:

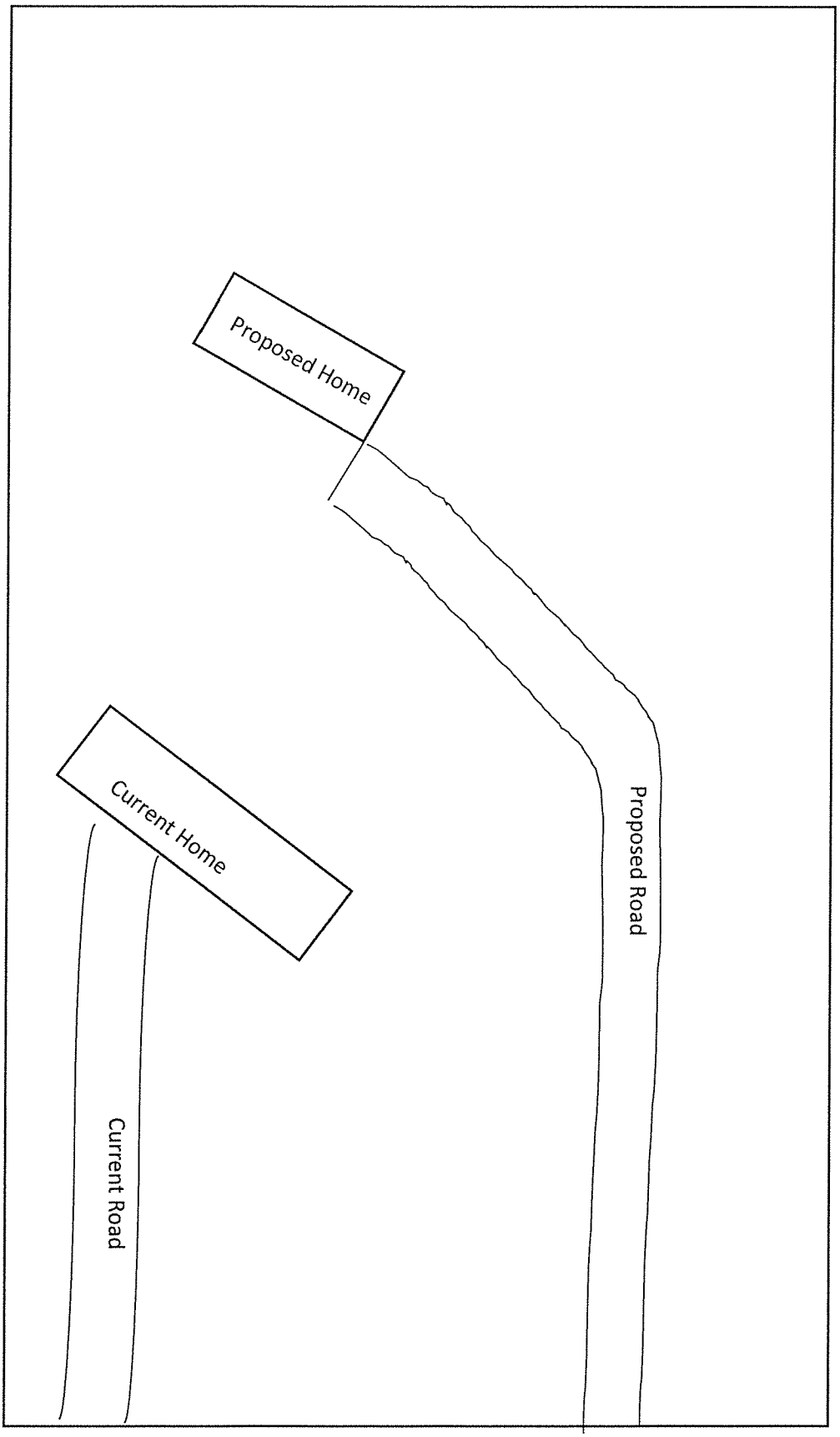
1. David Standley, and his wife of 34 years purchased the mobile home.
2. The mobile home is in good repair.
3. Mr. Standley is a retired veteran of 24 years, and 70/100% disabled as determined by the Veterans Affairs.
4. The purpose of this Conditional Use Permit is to allow Mr. Standley to continue to live on the property under the supervision and care of his Granddaughter Heather Huntley.
5. Heather Huntley and her family currently reside on the front half of the Two and One Half (2.5) acre property.
6. Applicant's proposal would allow for a separate single-wide mobile home to be placed on the back half of the property for David Standley to live in.
7. Mr. Standley's mobile home would have a separate access road.
8. The proposed Conditional Use is consistent with County policy, as this property had a non-conforming use previously, and the Commission has expressed a desire to refrain from rezoning the property.
9. The proposed amendment is not detrimental to the public interest, health, safety, convenience, or welfare of the County. The proposed amendment is meant to facilitate senior care for a disabled veteran while allowing him to maintain an independent lifestyle.
10. The site is physically suitable to be rezoned as R-2 because the lot exceeds the minimum requirements and would not impact the density of the area.

Applicant respectfully requests that the Campbell County Planning Commission to rezone the Property from R-R, to R-2 and allow Applicant to add a second mobile home to the property.

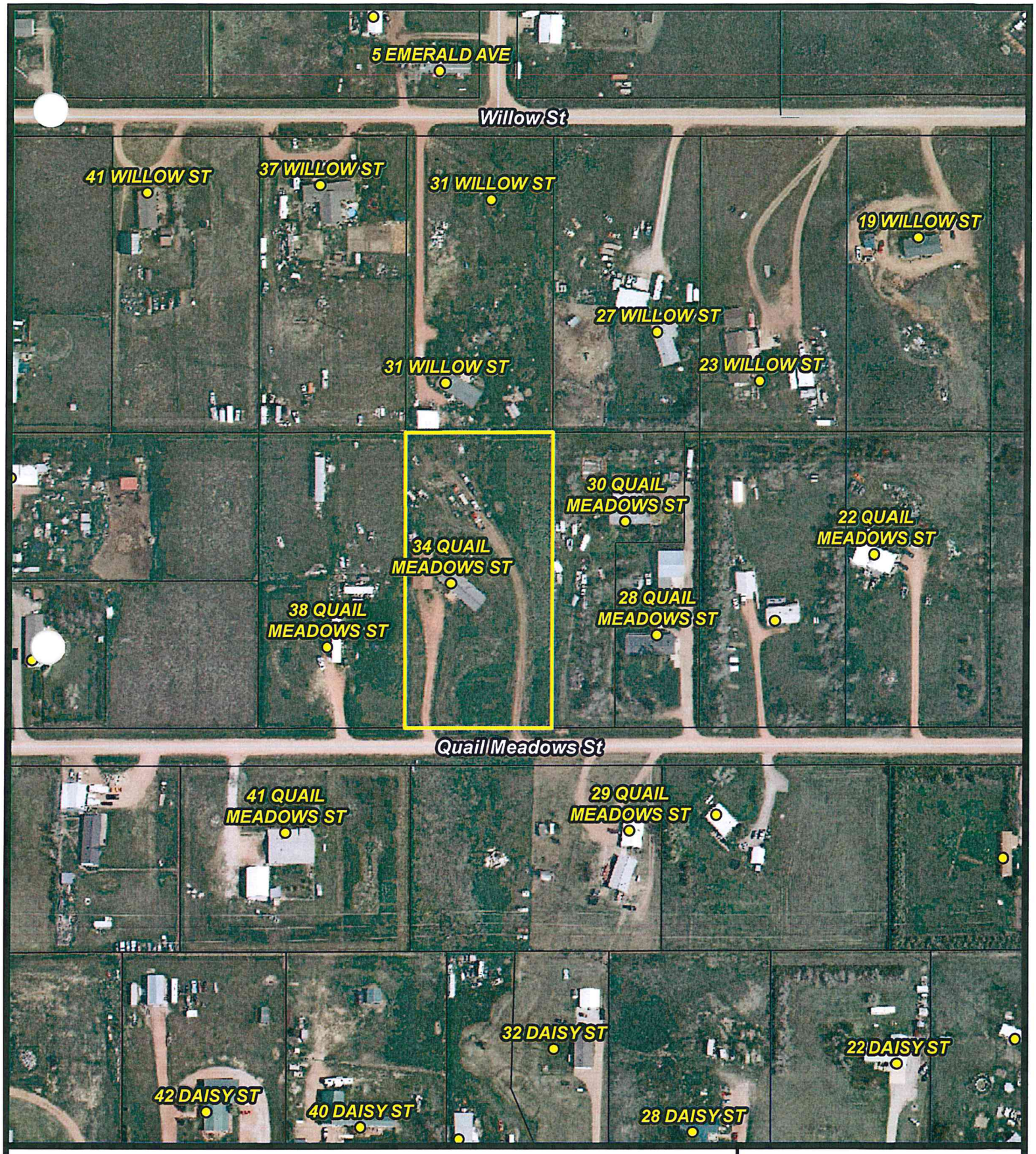
Attached as **Exhibit 1** is a detailed site plan prepared by PCA Engineering, and **Exhibit 2**, is an inspection conducted by

34 Quail Meadow Street
Quail Meadows, Lot 19

34 Quail Meadow Street
Quail Meadows, Lot 19



Quail Meadow Street



Campbell County
wyoming

N

0 130 260 Feet

CAMPBELL COUNTY
DEPARTMENT OF PUBLIC WORKS
500 S. Gillette Ave.Gillette, Wyoming 82716
Phone # 307 685-8061
Fax # 307 687-6349

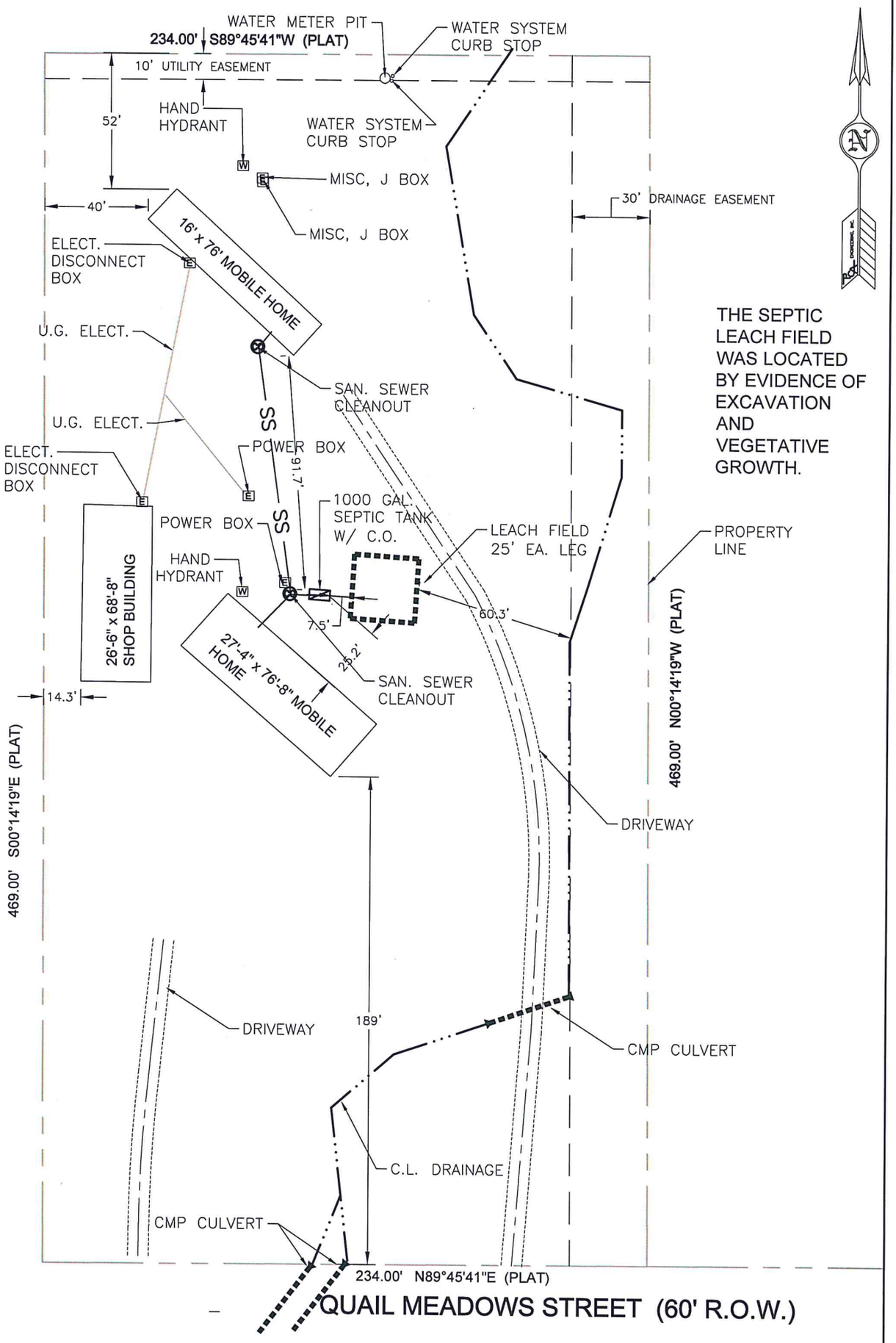
Lot 19, Quail Meadows
Rezoning Request

DATE: 7/2/2020 DRAWN BY: mbl08

PCA ENGINEERING INC.
CIVIL ENGINEERING
SURVEYING
MATERIAL TESTING

SITE PLAN OF SURFACE FEATURES AND SEPTIC SYSTEM

4506 Wigwam Blvd.
P.O. Box 2185
Gillette, Wyoming 82716
Ph. (307) 687-0600



THE SEPTIC LEACH FIELD WAS LOCATED BY EVIDENCE OF EXCAVATION AND VEGETATIVE GROWTH.

Professional Engineer (Civil)
ROBERT P. SWANSON
5732
Date 8/31/20
WYOMING

IMPROVEMENT SITE PLAN
34 AND 34A QUAIL MEADOWS STREET
LOT 19, (2.519 AC.)
QUAIL MEADOWS SUBDIVISION
CAMPBELL COUNTY, WYOMING

FOR:
DAVID STANDLEY
34 QUAIL MEADOWS ST.
GILLETTE, WYOMING 82716

Project No. 203872.011
Scale: 1" = 100'
Drawn By: RPS
Date: JULY 31, 2020

C:\USERS\SWANSONR.PCAENGSUR.000\PCA ENGINEERING\INTRANET - DOCUMENTS\PROJECTS\203872000 MISC SURVEY - 2020\203872011 MISC SURVEY - 34 QUAIL MEADOWS\DESDWGS\MAIN\34 QUAIL CREEK.DWG 8/31/2020 8:02

GLOBESPEC
ONSITE WASTEWATER SYSTEM REPORT

Homeowner: Dave Standley	Age of property: 1985 Occupied: YES	Inspection Co: BIG D SANITATION, INC. P.O. BOX 441 GILLETTE, WY 82718
File #: 0720		Date of Inspection: 7/28/20

Are there any state or local requirements regarding the evaluation/inspection of a septic system? ☐ Yes ☒ No
Does this evaluation/inspection meet the requirements of state and local agencies? ☒ Yes ☐ No ☐ N/A
Has the City, County, State or other governing body been contacted to perform any inspection/evaluation of the Septic System as may be required? ☐ Yes ☒ N/A (If yes, please provide any issued report with your GlobeSpec report.)
If this inspection does not meet state and local requirements please call our office immediately. **DO NOT** *proceed with the inspection.*

RESULTS:

Comments: THIS PROPERTY WAS INSPECTED AND THE SEPTIC TANK WAS PUMPED. THIS TANK IS CONCRETE AND IT WAS MANUFACTURED BY J & D PRECAST FROM RAPID CITY. THE TANK IS 1000 GALLONS AND IT IS A WYOMING APPROVED TANK. THE LEACHFIELD IS NOT BACKFLOWING INTO THE TANK AND SHOWED NO SIGNS OF THIS HAPPENING IN THE PAST. THERE IS CURRENTLY 2 MOBILE HOMES ATTACHED TO THIS TANK. THE LEACHFIELD IS ADEQUATE FOR BOTH HOMES. PERCULATION LOOKED GOOD AND I NOTICED NO STANDING SATUATION.

Section 1

Location of the system: ☒ East ☐ West ☐ North ☒ South	
Was water run into the system for 30 minutes? ☐ Yes ☐ No	
Does the septic tank have a visible riser? ☒ Yes ☐ No	
Estimated size of tank: 1000 gallons	Basis for estimate TANK WAS PUMPED
What is the separation between the well and septic?	
Does the separation of the well and septic meet local requirements? ☒ Yes ☐ No ☐ N/A	

Section 2 Disposal Field

Any evidence of malfunction? ☒ No ☐ Yes (please check all applicable observed conditions)

☐ Wet areas	☐ Unusual green/lush vegetation
☐ Liquid discharges to surface	☐ Discharge pipe of unknown origin
☐ Localized surface settling	☐ Other (described above)

Based on a visual evaluation only – Is system working properly? ☒ Yes ☐ No

If tank is being opened and pumped please answer the following questions:

Septic Tank Material ☒ Concrete ☐ Fiberglass ☐ Other
Liquid level in tank ☒ Normal ☐ Below normal ☐ Above normal
Access openings in tank ☒ One ☐ Two ☐ Three ☐ None
Number of risers ☐ One ☐ Two ☒ Three ☐ None
Condition of baffles and/or sanitary tees: GOOD
Inlet baffle or "T" ☒ Present and functional ☐ Not Functional ☐ None Present ☐ Not visible
Outlet baffle or "T" ☒ Present and functional ☐ Not Functional ☐ None Present ☐ Not visible
Tank was pumped? ☒ Yes ☐ No (if no, explain under comments)
Is tank adequately sized for # of bedrooms? ☒ Yes ☐ No # of Bedrooms 3
Is tank adequately sized for # of bathrooms? ☒ Yes ☐ No # of Bathrooms 3
System working properly? ☒ Yes ☐ No
Septic systems are subterranean, therefore, it is impossible to determine their overall condition. Also, when no water is entering the field lines, i.e., if the house is vacant, a determination of their status is difficult. No prediction can be made as to when or if a system might fail. This report comments on the workability of the system on the day of the inspection only, and is in no way intended to be a warranty. Workability can alter by factors such as excessive rainfall, heavy water usage, faulty plumbing, neglect or physical damage to the system. All tanks require pumping maintenance.

EXHIBIT
2

WARRANTY DEED

Sharon Anton, *Grantor*, of Campbell County, WY for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to **David B Standley**, *Grantee*, 34 Quail Meadows St, Gillette, WY, the following described real estate, situate in the County of Campbell, State of WY, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of WY, to-wit:

Lot 19 Quail Meadows Subdivision, Campbell County, Wyoming, according to the official plat thereof filed October 21, 1982 in Book 4 of Plats, pages 27 and 28 of the records of Campbell County, Wyoming.

Subject to any and all transfers or ownership of mineral interests, rights-of-way, easements, agreements, restrictions, reservations, and covenants of record.

Grantor further warrants that the property has never been used or occupied by her spouse and her spouse has not acquired any rights in the property under the homestead exemption laws of the State of WY.

WITNESS our hands this 27th day of March, 2020

RECEIVED MAR 30 2020 CAMPBELL COUNTY CLERK

Sharon Anton

STATE OF WYOMING)
)ss
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me by **Sharon Anton**, this 27th day of March, 2020.

Witness my hand and official seal.

Notary Public
My Commission Expires: 1/31/22

ANNA LAND - NOTARY PUBLIC
COUNTY OF CAMPBELL
STATE OF WYOMING
MY COMMISSION EXPIRES 1/31/22

RECORDED ✓
ABSTRACTED
INDEXED ✓
CHECKED

1062788 Recorded on 03/30/2020 at 04:06 Fee 12.00
Book 3262 of PHOTOS Pages 231 to 231
Susan F. Saunders, Campbell County Clerk by: M. COLEMAN

17-10-84

Campbell County Public Works Department
Sewage Permit

Installation: New ✓ Repair____ Expansion____ Pre-Existing____ Date of Application 3-27

Subdivision Quail Meadows Bk.____ Lt. 19 ____ ¼: Sec.____ T____ R____

Owner or Sponsor Romona Pimentel Johnson Box 2503 Installer Stan Bricker

Mail Address Gillette, Wy 82716 Mail Address

Telephone 39 QUAIL MEADOWS SE. Telephone 686 1175

GENERAL INFORMATION

1. Type of Structure Trailer
2. Sewage Flow Rate (gal/day) 300
3. Soil Type clay and scoria
4. Percolation Test Soil 1/45 per foot
5. Ground Slope 1 ft/100 ft.
6. Water Supply: Municipal____ Community ✓ Private____
7. Size of Lot 2½ Acres
8. Remarks

SEPTIC TANK

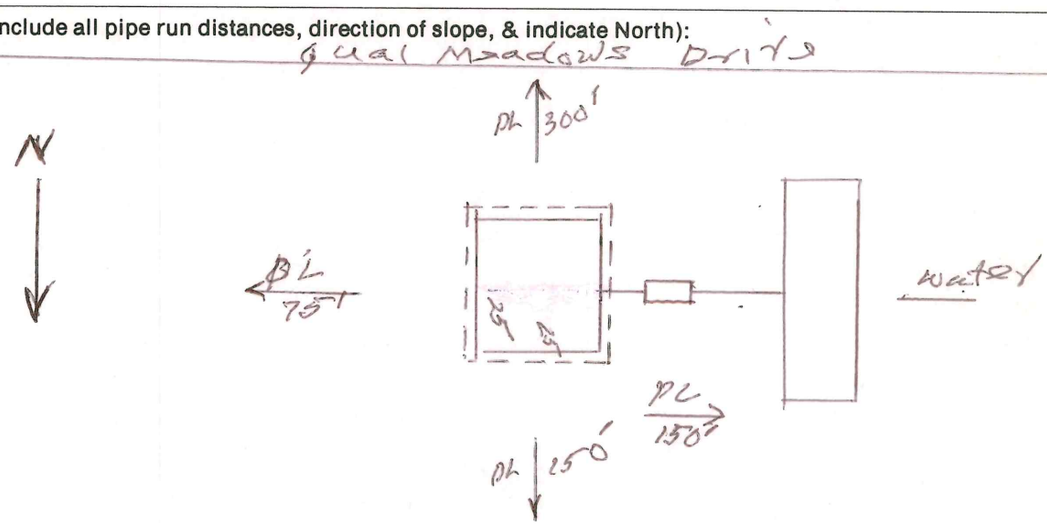
1. Liquid Capacity 1000 gallons
2. Concrete ✓ Block____ Steel____ Fiberglass____
3. Outlet depth (from ground level) 4 ft.
4. Type of pipe: Under Foundation Sch 40 PVC
   Into & Out of Septic Tank " " "

SECONDARY TREATMENT

Field____ Bed ✓ Other____ Total ft.^{2} 625

1. Number of Lines 2 Ends Connected yes
2. ~~Trench~~/Bed (width) 25' (lengths) 25'
3. Depth of Gravel (below pipe) 12" (Above) 6"
4. Hard Clean Scoria ✓ Clean Gravel____
5. Barrier Material over Gravel straw
6. Depth of Cover 3 ft

PLOT PLAN: (Include all pipe run distances, direction of slope, & indicate North):



This system will be constructed in accordance with above specifications and regulations governing sewage systems in the State of Wyoming and Campbell County. Permit only valid for 60 days from date of application following which new application must be made.

The plans and specifications as shown are approved.

ENGINEER [signature] APPLICANT [signature]

DATE 3-29-84

Remarks

Do not write below this line.

✓ The above system inspected and found to comply with the plans and specifications, but this permit in no way guarantees the continued performance of the system. SYSTEM SHALL NOT BE COVERED UNTIL INSPECTION. REQUEST IN ADVANCE **AT LEAST 24 HOURS.**

____ The above system installed prior to inspection program so details and accuracy of information unknown. System approved based on no evidence of mal-function for ____ years and no obvious reason to expect failures based upon surface, site inspection.

Remarks:

ENGINEER [signature] DATE ____ Installed by [signature]

COMPLETE IN TRIPLICATE (Rock)

Campbell County
Department of Public Works
Engineering Planning Sanitation

500 S. Gillette Avenue, Suite 145
Gillette, Wyoming 82716-4239

Telephone
307-682-1970

February 24, 1994

Ira D. Ryman
34 Quail Meadows Street
Gillette, WY 82716

Re: Proposed Permenant Structure - 34 Quail Meadows Street

Dear Mr. Ryman:

This a followup on your visit to my office this week concerning the above referenced.

You had stated that you would like to build a permenant house at 34 Quail Meadows Street and live in your present Mobile Home while building. This office has no problem in doing this, however, we need a statement from you in writing for a reasonable time for completion of construction and that the Mobile Home will be moved off the lot within thirty (30) days of occupancy of the house. If we have a commitment from you then if we get complaints from the neighborhood we can assure them of your commitment and hopefully arrest any fear they may have of two living structures on the same lot.

If you do build you will need to get all necessary permits from this office prior to start of construction.

If you have further questions please do not hesitate to contact this office.

Very truly yours,

Pat Allen

Pat Allen
Planner I

Last	First	Address	City	State	Zip	Phone Number
Flores	Arnold & Sylvia	38 Quail Meadows Street	Gillette	Wyoming	82716	(830) 876-2984
Balo	Brian & Victoria	28 Quail Meadows Street	Gillette	Wyoming	82716	(307) 660-5149-Brian (307) 660-2751-Victoria
Haney	Duane & Ranaye	30 Quail Meadows Street	Gillette	Wyoming	82716	(307) 682-0878
Hill	Glen & Madge	41 Quail Meadows Street	Gillette	Wyoming	82716	(307) 686-9519
Brannan	John	29 Quail Meadows Street	Gillette	Wyoming	82716	(307) 257-7075
Brafford	Bobby	31 Willow Street	Gillette	Wyoming	82716	(307) 752-8530
Morgan	Daryl & Carla	10 Clover Avenue	Gillette	Wyoming	82716	(307) 682-0361
Saur	Victor & Darlene	8 Clover Avenue	Gillette	Wyoming	82716	(307) 686-6625
Hamilton	Brian & Amy	41 Willow Street	Gillette	Wyoming	82716	(307) 682-5504
Slattery	Timothy & Molly	37 Willow Street	Gillette	Wyoming	82716	(307) 682-3913
Harris	Dale & Jolene	27 Willow Street	Gillette	Wyoming	82716	(307) 686-3739
Mancilla	Brenis	19 Willow Street	Gillette	Wyoming	82716	(307) 257-3609
Gresens	Ruth	23 Willow Street	Gillette	Wyoming	82716	(307) 686-0412
Johnson	Perry	22 Quail Meadows Street	Gillette	Wyoming	82716	(307) 686-7186
Mravlja	Andrew & Nina	26 Quail Meadows Street	Gillette	Wyoming	82716	(307) 682-9601
Ryno	Shane & Sherry	42 Quail Meadows Street	Gillette	Wyoming	82716	(307) 686-8052
Maynard	Don & Amanda	49 Quail Meadows Street	Gillette	Wyoming	82716	(307) 682-6521-Don (307) 682-7029-Amanda
Mohnsen	Larry	32 Daisy Street	Gillette	Wyoming	82716	(307) 334-3701
Leger	William & Aree	19 Quail Meadows Street	Gillette	Wyoming	82716	(307) 689-5433
Rowley	Bud William	16 Quail Meadows Street	Gillette	Wyoming	82716	(307) 682-7460
Mravlja	Andrew & Nina	25 Quail Meadows Street	Gillette	Wyoming	82716	(307) 682-9601

500 South Gillette Avenue
Suite 1500
Gillette, Wyoming 82716
(307) 682-1970
(307) 687-6468 Fax

Department of Building and Zoning

ZONING NOTICE

A public hearing will be held by the Campbell County Planning Commissioners on Thursday, August 20, 2020 at 7:00 P.M. in the Campbell County Courthouse, Commissioners' Chambers, at 500 South Gillette Avenue, Gillette, Wyoming for the purpose of hearing a Conditional Use Permit request for Lot 19, Quail Meadows Subdivision, also known as 34 Quail Meadows St. The applicant has requested a CUP to allow a second home to be placed on the 2.5-acre parcel.

Anyone having an interest in the property should attend the meeting.

Megan Nelms, AICP
Planner and Zoning Administrator

Publish: August 11, 2020