

**PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING, JULY 3, 2007**

THE BOARD OF COUNTY COMMISSIONERS OF CUSTER COUNTY MET IN REGULAR SESSION WITH THE FOLLOWING MEMBERS PRESENT:

Dick Downey	Chairman
Kit Shy	Vice-Chairman
Carole Custer	Commissioner
John Naylor	County Attorney
Kelley Camper	Deputy Clerk to the Board

Also present was Nora Drenner, reporter for the Wet Mountain Tribune; Lynn Attebery, Chairman of the Planning Commission; and approximately 11 members of the C4 group.

John Naylor gave the Commissioners an update on the case with Paul Scott who has property on County Road 255. John also informed them that he hadn't heard anymore from John Rusher or Jim Hood on their gate situation.

Virginia Trujillo, County Treasurer, gave her monthly report, which was approved. She also reported that she sent out 1,046 real property and 63 mobile home delinquent notices.

John Naylor went over the suggested changes to the subdivision regulations. The Board took a break at 10:00 AM and reconvened at 10:10 AM. The Board then instructed John to add in or take out any changes that have been made to the subdivision regulations.

Commissioner Shy wants cluster developments added back into the subdivision regulations as made in a previous motion. John feels that there is an issue with obtaining water for the open space in cluster developments, and that is why he felt they shouldn't be in the subdivision regulations. Commissioner Shy would like to see the subject up for public discussion with the subdivision regulations. The Board asked John to put together a draft for cluster developments as a "stand alone" document, and then both documents can go to the Planning Commission for their review and workshop.

Commissioner Shy made a motion, seconded by Commissioner Custer, to have John return the first draft of the subdivision regulations with amendments and comments, along with the stand alone document for cluster developments for Zones III & IV as made in a previous motion, in a timely manner and with line #'s on the documents to help with revisions. Motion carried.

The Board took a break at 10:40 AM and reconvened at 10:50 AM.

Joe Arbuckle, with the C4 group, met with the Commissioners. His group is requesting a copy of the Raso & Headley reports for the subdivision regulations. He said this is public information, so his group should be able to receive a copy of these reports. The C4 group would like to see Zones I & II exempt from PUD's. Joe informed the Commissioners that the C4 group has formed committees for minor subdivisions, cluster development, master plan, PUD's and water

and would be glad to share with them the position papers that they write up on these subjects. He also invited the Commissioners to attend a C4 meeting. Joe said they would only be there as observers. They wouldn't be asked any questions and would only comment if they desired.

Jackie Hobby, Code Enforcement Officer; and Brian Cline, Zoning Office Trainee, met with the Board to give them zoning updates. Jim & Marilyn West were denied their setback variance. Dale and Laura Furney were approved for their setback variance. During the Planning Commission meeting today, Horn Creek Conference Grounds Association Inc. is asking to have 6 RV pads placed on their property. The Zoning Office has received a letter from Thomas Braun asking for an extension for the submittal of the preliminary plan for Humboldt Peak Ranch.

Commissioner Custer made a motion, seconded by Commissioner Downey, to adjourn for lunch. Motion carried. Russ Conner provided lunch on the Courthouse lawn. The new picnic table was used.

The Board reconvened at 1:00 PM for a joint meeting with the Planning Commission.

The Board reconvened in their regular session meeting at 1:45 PM with Jackie Hobby, Brian Cline, Elizabeth French, Lynn Attebery and Chuck Ippolito to discuss what is expected of everyone in the Zoning Office. Jackie Hobby will be the Deputy Director/Code Enforcement Officer; Elizabeth French will be the Administrative Assistant; and Brian Cline will be a Zoning Office Trainee. Jackie will be responsible for all of Brian's training, along with assistance from Elizabeth. Jackie and Brian will be in the field as needed. Jackie gave the board some job descriptions that are about 5 years old. Commissioner Custer will review these and make revisions as necessary. Jackie, Brian and Elizabeth will also go over the job descriptions and get them back to Commissioner Custer. Jackie gave an overview of what she plans on going over with Brian. She also went over the job description for Planning & Zoning Director that Christy Kesselring came up with.

Chuck Ippolito presented the Commissioners with an updated GIS proposal with the changes the Board had asked Norm Froman to put into them. Chuck also spoke with Deb Downs about getting a DOLA grant for GIS funds.

Commissioner Shy made a motion, seconded by Commissioner Custer, to adjourn the meeting. Motion carried.

Meeting was adjourned at 3:35 PM.