

Joint meeting of the Planning Commission, Board of County Commissioners and Board of
Zoning Adjustment

April 2, 2003
Custer County Courthouse
Westcliffe, Colorado

Present:

Planning Commission:

Mr. Lynn Attebery Mr. Pat Bailey Mr. Vic Barnes Mr. Keith Hood
Ms. Sherry Rorick

Board of Zoning Adjustment:

Mr. Rob Canterbury Mr. Bill Donley Mr. Pete LoPresti Ms. Dorothy Nepa
Mr. Skip Northcross

Associate Members:

Mr. David Bartholomew Ms. Renee Bolkema Mr. Gerard Dearborn

County Commissioners and Attorney:

Mr. Dick Downey Mr. Larry Handy Mr. Dale Hoag Mr. John Naylor

Staff:

Mr. Linc Lippincott Mr. Dan Bubis Ms. Christy Kesselring

Absent:

Mr. John Campbell Mr. David Harmon Mr. Ron Lovellette

The meeting was called to order at 1:00 P.M. by LINC LIPPINCOTT, Moderator.

BOLKEMA filled the Planning Commission seat left vacant by the absence of CAMPBELL.

LIPPINCOTT called for approval of the March 2003 minutes. BARNES MOVED and BAILEY SECONDED. The motion passed unanimously.

ZONING OFFICE REPORT

- I.S.D.S. Variances for Chemical/Portable Toilets were granted to Kohl, Gomez, and Boquard.

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End of Quarter Summary

Revenue:	<u>2002</u>	<u>2003</u>
Septic Permits	\$ 3,525.00	\$ 4,325.00
Zoning Permits	\$ 17,218.19	\$ 39,106.19
Use Tax	\$ 15,076.91	\$ 21,347.11
Total Income	\$ 39,150.79	\$ 62,060.68

Permits issued:	<u>2002</u>	<u>2003</u>
Septic	21	28
Zoning	43	53

Office Summary

March 2003

5	Septic inspections, Site reviews, or Violation reviews
3	Violation reviews
0	Homeowner Septic installation test
1	Septic Contractor test
13	Special conferences
5	Compliance Inspections

Permits issued:	<u>2002</u>	<u>2003</u>
Septic	10	8
Zoning	20	12

- The next meeting to review the Subdivision Regulations is April 9th from 10 until 12. The office will provide lunch.

LIPPINCOTT turned the meeting over to the Board of Zoning Adjustment to take action on the Schultz request.

STEVEN M & PATRICIA B SCHULTZ/SETBACK VARIANCE

Property description: TRACT IN THE NE4 SEC 1 24 73 AKA KELLING TRACTS, TRACT 26

Schedule number: 100-71-450

The applicant was not available. CANTERBURY MOVED to TABLE any action on this application until the weather permits a site tour. NEPA SECONDED and the motion passed unanimously.

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MYRON MULLETT DBA MULLETT EXCAVATING/ SPECIAL USE PERMIT MODIFICATION

Property description: 320 County Rd 241 or PARCEL A COMERFORD/MULLETT EXEMPTION PLAT SURVEY #176107

Schedule number: 100-79-902/903

Brad French was present as Mullett's representative. French had explained at the March meeting that he is planning to construct log structures. The logs are stacked on site and then disassembled and reassembled on the customer's property. The peelings from the logs may be disposed of as the applicant sees fit and will be stored on site but shall not be allowed to accumulate for multiple projects. The Planning Commission discussed conditions to be placed on this modification that are in addition to existing conditions. The conditions that were agreed upon are:

1. All applicable State and Federal regulations will be met.
2. The Fire Inspector will inspect and pass the site before the Special Use Permit is granted and at his discretion thereafter. A copy of his report, provided by the applicant, will be kept on file in the Planning and Zoning Office.
3. Dust suppressants will be used if dust becomes a public nuisance.
4. Wood by-products will not be allowed to accumulate from more than one structure and must be kept in a single area. Removal can be required if an inspection from the fire inspector indicates a problem.
 - A. By-products will be removed by sale or disposal by other means.
5. The operation will be open only from sunrise to sunset, unless written prior approval from the Board of County Commissioners is granted. A copy of this written approval will be kept on file in the Planning and Zoning Office.
8. The owner and/or applicant will notify the Planning and Zoning Office within thirty (30) days, if operations are abandoned, or if there is a change in operations.
9. The log structure under construction will stay fifty (50) feet away from the property lines and one hundred (100) feet away from the present building located on the premises.
10. A maximum of three hundred (300) square foot temporary accessory structure is permitted for tool storage, etc.
11. Review in 1 year.
12. Storage of materials shall be a minimum of 25 feet from property lines.

BARNES MOVED to recommend that the Board of County Commissioners APPROVE this request because the area is suited for this type of activity and contingent on the amended conditions. HOOD SECONDED and the motion passed unanimously.

HANDY MOVED to ACCEPT the recommendation of the Planning Commission and APPROVE the Special Use Permit Modification. DOWNEY SECONDED and the motion passed unanimously.

DAVID & KIMBERLI D WILDENSTEIN / WILLIAM A. DODDER / SPECIAL USE PERMIT

Property description: TRACT OF LAND IN S2NE4 IN SEC 3-22-70 Described in BK 353 PG 331, AKA 16165 HWY 96.

Schedule number: 100-16-702

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Wildenstein was present but had Joe Gagliano do the presentation and answer questions from the Boards. The initial presentation was given in December by Dodder. Gagliano explained that the Wildensteins would like to remove gravel from a 6.5 acre piece of their 35 acres. The Wildensteins would live on the property. There would be a berm 50 feet from the property line along the highway side made from the topsoil. The topsoil would be stored there until the property was reclaimed. Trees would be relocated to the western property line to screen the operation from the neighbors. Dust would be suppressed by using Magnesium Chloride. C-DOT has until April 4th to return the conditions for the access permit.

ATTEBERY MOVED to TABLE any action until the Planning Commission could get in to see the site and until C-DOT has supplied their conditions. BAILEY SECONDED and the motion passed unanimously.

BECKWITH MOUNTAIN RANCH / ROB CANTERBURY / SPECIAL USE PERMIT

Property description: A PARCEL OF LAND LOCATED IN T21S R73W SEC 27: THAT PART W2NW4 & SE4NW4 E OF HWY 69 LESS TRACT DESCRIBED IN BK 90 PG 566. AKA 64159 HIGHWAY 69 NORTH

Schedule number:100-32-901/905

This was the initial presentation to the Planning Commission. Canterbury explained that the Special Use Permit for a sales office on the property expires in May and that the need for an office continues. The broker lives on the property and is limited to initial sales of Beckwith Mountain property. Resales or other properties are handled by real estate offices in town. Sales have been flat for the last 2 years but interest has been growing of late. There are about 30 parcels left. The Planning Commission suggested that Canterbury ask for 3 years instead of 2 so that the project could be completed. The hearing on this issue will be May 7th.

The next Site Tour is May 1, 2003.

The next meeting will be in May 7, 2003.

The meeting adjourned at 2:19 P.M.

Submitted by,

Daniel S. Bubis
Secretary