

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

March 5, 2003
Custer County Courthouse
Westcliffe, Colorado

Present:

Planning Commission:

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

Board of Zoning Adjustment:

Mr. Rob Canterbury	Mr. Bill Donley	Mr. Skip Northcross
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Associate Members:

Ms. Renee Bolkema	Mr. Gerard Dearborn
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County Commissioners and Attorney:

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

Mr. Linc Lippincott	Ms. Christy Kesselring
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Absent:

Mr. David Bartholomew	Mr. Dan Bubis	Mr. David Harmon	Mr. Pete LoPresti
Mr. Ron Lovellette	Ms. Dorothy Nepa		

The meeting was called to order at 1:05 P.M. by LINC LIPPINCOTT, Moderator.

BOLKEMA and DEARBORN filled the Board of Zoning Adjustment seats left vacant by LO PRESTI AND NEPA.

LIPPINCOTT called for approval of the February 2003 minutes. DONLEY MOVED and ATTEBERY SECONDED. The motion passed unanimously.

ZONING OFFICE REPORT

- I.S.D.S. Variance for a Chemical/Portable Toilet granted to Centennial Ranch, Lot 225.
- Music Mountain Gravel Pit has met the conditions to receive their Conditional Use Permit.
- Robert and Sharon McCarthy are requesting a zone change from Zone IV to Zone II for their property adjacent to Bull Domingo Ranch. This will be heard at the July meeting due to

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

- scheduling conflicts with their representative.
- LIPPINCOTT is trying to gather information on natural disasters. If anyone has any information, please contact the office.
- The next subdivision regulation workshop will be on March 12, 2003, from 10:00 A.M.-12:00 P.M.

Office Summary

January 2003

6	Septic inspections, Site reviews, or Violation reviews
2	Violation reviews
0	Homeowner Septic installation test
1	Septic Contractor test
17	Special conferences
3	Compliance Inspections

Permits issued:	<u>2002</u>	<u>2003</u>
Septic	7	9
Zoning	16	16

LIPPINCOTT turned the meeting over to the Planning Commission.

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

The initial presentation to the Planning Commission was done by Brad French, Mullett's representative. FRENCH explained that he is planning to construct one log structure at a time utilizing local logs. The logs are numbered as they are stacked on site and then disassembled and reassembled on the customer's property. FRENCH proposed that a no larger than a 300 square foot tool shed be added to the proposal for equipment storage. The Planning Commission had questions about setbacks, over-all height of the structure, and insurance. The public hearing for this proposal will be on April 2, 2003 at 1:00 P.M.

STEVEN M & PATRICIA B SCHULTZ/SETBACK VARIANCE

Property description: TR IN NE4 AKA TR 26 SEC 1 24 73

Schedule number: 100-71-450

The applicant was not available. GLEN MILLER, adjoining property owner, stated that he has no problem with where SCHULTZ wants to build considering the lot is 100' x 400'. MILLER and SCHULTZ are planning to build and share a driveway into the property. JEFF OUTHIER, U.S.F.S. Representative, stated that he has no problem with where Schultz is planning to build as long as there is no encroachment on the government land.

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

The Board of Zoning Adjustment discussed the Site Tour and CANTERBURY made the motion to TABLE this application until a site tour is arranged. The Board of Zoning Adjustment is willing to make a special site tour to the property once the property can be accessed. NORTHCROSS SECONDED and the motion passed unanimously.

There was a recess called until Brian Hyde arrived.

Brian Hyde from the Colorado Water Conservancy Board made a presentation to the Boards concerning Flood Mapping and the benefits of joining FEMA.

The next Site Tour is March 27, 2003, 2003.

The next meeting will be in April 2, 2003.

The meeting adjourned at 3:15 P.M.

Submitted by,

Christy Kesselring, acting secretary for Daniel S. Bubis