

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

September 3, 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. Pete LoPresti 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. Rob Canterbury Mr. Bill Donley Mr. David Harmon
Ms. Dorothy Nepa

The meeting was called to order at 1:01 P.M. by LINC LIPPINCOTT, Moderator.

BOLKEMA filled the Planning Commission seat left vacant by the absence of CAMPBELL. The Board of Zoning Adjustment was not seated so their vacancies were not filled.

LIPPINCOTT called for approval of the August 2003 minutes. BAILEY MOVED to approve the minutes. RORICK SECONDED and the motion passed unanimously.

ZONING OFFICE REPORT

- The Pre Disaster Mitigation Plan was adopted by the Board of County Commissioners 9/2/03. This is the regional plan for Lake, Chaffee, Fremont and Custer. The towns have adopted it as well.

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- Sky Peak Partners, Inc. update. Roger Camper chose to put off the Preliminary Plan presentation until the October or November meeting.
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- Eric Belcher has stopped his Special Use Permit to run the gift shop at Bishop's Castle. It will revert to Bishop.

- 2-I.S.D.S. Variances for Chemical/Portable Toilets were granted: Godfrey and Lampe.

Office Summary

August 2003

18 Septic inspections, Site reviews, or Violation reviews
5 Violation reviews
0 Homeowner Septic installation test
0 Septic Contractor test
21 Special conferences
12 Compliance Inspections

Permits issued:	<u>2002</u>	<u>2003</u>
Septic	12	17
Zoning	33	31

LIPPINCOTT turned the meeting over to the Planning Commission.

S. T. COOPER / LOT LINE ADJUSTMENT

Property description: ST. ANTHONY LODGE MS 277 AND ST. JOSEPH LODGE MS 279

Schedule number: 101-58-456

Cooper was present to explain his desire to adjust the lot line between the two mining claims. He stated that he would like to keep the same acreage in each lot but turn the lot line 90 degrees. The resulting lots would remain 10 acres each and the dimensions would change from 300 feet X 1500 feet to 600 feet X 750 feet.

The pieces of land that are separated by the County roads were discussed and Cooper was informed that they could not become build-able lots in the future. He responded that he had no intention of creating separate lots from each of the pieces.

BAILEY MOVED to recommend that the Board of County Commissioners APPROVE the Lot Line Adjustment as presented with the restriction that the pieces of land separated by the County Roads can not become build-able lots and that a survey shall be performed that details the dimensions and designates the new lots as MS277A and MS279A. BARNES SECONDED and the motion passed unanimously by roll call vote. The Board members explained why they voted as they did. Rorick stated that there would be no effect on density. Attebery questioned the Commission's authority to adjust patented mining claims. Hood said that just the surface lot line gets adjusted and there is no increase in density. Bartholomew, Bailey and Bolkema concurred.

HANDY MOVED to ACCEPT the recommendation of the Planning Commission to APPROVE the Lot Line Adjustment. DOWNEY SECONDED and the motion passed unanimously.

CUERNO VERDE AIRPORT ASSOCIATES, INC. / WRAY PEDRO / PLANNED UNIT DEVELOPMENT -

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PRELIMINARY PLAN PHASE

Property description: A PARCEL OF LAND IN SECTION 25, T 23S R 72W and in SECTION 30, T 23S, R 71W.

Schedule number: 102-35-995/102-35-996

BAILEY recused himself and BARTHOLOMEW filled his seat. Pedro represented himself. Pedro explained that he had made some changes based on the feedback he had received. He made changes to the Covenants disallowing perimeter fencing based on Department of Wildlife concerns, addressed concerns raised by the Centennial Ranch Aspen Mountain Ranch Homeowner's Association and the Airport Authority Board.

He expressed his desire to be allowed to exceed the 25 foot height restriction for any hangars on the properties. He gave examples of structures large enough to accommodate aircraft and added a 4/12 pitch roof which caused the structures to be taller than 25 feet. He explained that a shallower pitch would dramatically impact costs by increasing material and engineering costs in order to meet snow load recommendations.

Members in the audience were given the opportunity to comment. Steve Trexel, Water Commissioner, stated that a letter had gone out yesterday, or would go out today, to Pedro saying that the Pueblo Office of the Division of Water Resources feels that there are sufficient changes to the water decree to necessitate going back to water court to amend the decree. Many comments were made regarding the importance of water. Pedro said that he had filed to amend the decree on August 29, in order to be allowed to use individual septic systems instead of the decreed waste water treatment plant.

Also discussed was the difference between general aviation aircraft versus common carrier aircraft. Pedro said that airlines or FedEx are common carriers and their type of business is kept on Airport property.

The Planning Commission discussed the process and decided that the presentation and hearing should be at separate meetings. The applicant would make his presentation and then the Commission would have time to review his statements and material prior to the hearing.

ATTEBERY MOVED to conclude the public hearing, continue the presentation and have the applicant and the Planning Commission address the issues in workshops. The information from the workshops will be made public at a future public hearing. BARNES SECONDED and the motion passed unanimously by roll call vote.

Workshop dates were set: September 9, 2003 1:00 - 3:00 pm. and September 16, 2003 10:00 - 12:00 pm.

The workshops will be held in the basement of the Court House and are open to the public.

The next workshop on the Subdivision Regulations is September 9, 10 a.m. to noon with the Board of County Commissioners.

The next Site Tour is September 25, 2003.

The next meeting will be in October 2, 2003.

The meeting adjourned at 3:22 P.M.

Submitted by,

Daniel S. Bubis
Secretary