

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

October 5, 2004  
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. Bill Donley	Mr. Pete LoPresti	Ms. Dorothy Nepa
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Associate Members:

Mr. Rod Coker	Mr. Bruce McDonnall
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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	Mr. Dan Bubis	Ms. Christy Kesselring
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Absent:

Ms. Renee Bolkema	Mr. Gerard Dearborn	Mr. Skip Northcross	Ms. Georgiana Scott
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The meeting was called to order at 1:03 P.M. by LINC LIPPINCOTT, Moderator. COKER and MCDONNALL filled the Board of Zoning Adjustment seats left vacant by the absence of DEARBORN and NORTHCROSS. LIPPINCOTT called for approval of the June 2004 minutes. BAILEY MOVED to approve the minutes and BARNES SECONDED. The motion passed unanimously.

ZONING OFFICE REPORT

3 I.S.D.S. variances were issued for a Portable/Chemical Toilet to: Miller, Tillquist, and Legacy Builders

September 2004

20	Septic inspections, Site reviews
0	Violation reviews
1	Homeowner Septic installation test
2	Septic Contractor test
9	Special conferences
10	Compliance Inspections

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Permits issued:	<u>2003</u>	<u>2004</u>
Septic	8	9
Zoning	27	26

**End of Quarter Summary**

Revenue:	<u>2003</u>	<u>2004</u>
Septic Permits	\$ 16,650.00	\$ 17,850.00
Zoning Permits	\$ 121,529.65	\$ 109,899.06
Use Tax	\$ 30,352.21	\$ 30,935.96
Total Income	\$ 174,576.66	\$187,747.79

Permits issued:	<u>2003</u>	<u>2004</u>	<u>2002</u> (high year)
Septic	91	99	126
Zoning	228	214	262

- The Sangre de Cristo Resource Conservation and Development (RC&D) council and the Upper Arkansas Council of Governments are sponsoring an informational meeting regarding GIS on October 27 at Cliff Lanes. The meeting will begin at 9 a.m.
- Music Meadows Ranch Gravel Pit update - crushing began in the middle of August and was completed by the 10<sup>th</sup> of September. Staff checked the site during the crushing operation and did not detect any dust.

LIPPINCOTT turned the meeting over to the Planning Commission.

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SKY PEAK PARTNERS, INC. / ROGER CAMPER / SUBDIVISION UPDATE

Property description: TWO PARCELS OF LAND IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 72 WEST FORMERLY KNOWN AS the GEROUX PARCEL NORTH and the GEROUX PARCEL SOUTH.

Schedule number:101-73-800, 101-73-850

Roger Camper updated the Boards on the status of the subdivision

- ★ The drainage plan has been finished and inspected by AG Engineering.
- ★ The roads are completed and roadbase has been applied and the roads are ready for inspection
- ★ The access off of the highway for Sundeck Drive now needs a permit. Camper is the applicant and Westcliffe will sign off on the construction.
- ★ The back property lines have been staked by Shy Surveyors
- ★ Aquila has finished the electrical plan. Easements will be in the road rightaway.
- ★ Century Tel has finished the telephone plan.
- ★ Entryways will be put up on Sundeck Drive and on 5th Street. Camper will ensure compliance by having the design reviewed by staff.
- ★ Camper had hoped to be able to explain the water augmentation plan at this meeting but was instructed to wait by his lawyer. He hopes to present it soon.

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WET MOUNTAIN FIRE PROTECTION DISTRICT / ROBIN A II AND LA REA B SCHMUTZLER /  
CREATION OF UNDERSIZE LOT / SUBDIVISION REGULATION WAIVERS

Property description: SILVER CLIFF HEIGHTS, FILING 18, LOT 4. New lots to be known as 4B and 4C.

Schedule number: 102-02-250

Mick Kastendieck represented the Fire District and explained the request. He stated that this parcel would be used for the Boneyard Substation which would increase the response capabilities in this area. There is 20,000 gallons of water storage in an underground cistern.

The agreement with Schmutzler does not allow a well to be drilled on the new lot. The substation lot will be known as lot 4C and the remainder of lot 4 will now be known as lot 4B.

BARNES MOVED to recommend that the Board of County Commissioners APPROVE the requested Subdivision Regulation Waiver for Lot 4B without conditions, and the Subdivision Regulation Waiver for Lot 4C with the following conditions: 1) No residential use. 2) The lot will revert back and be combined with the new lot 4B to recreate lot 4 if the district no longer needs the property. 3) A deed restriction will be placed on the lot which denies the drilling of a well. HOOD SECONDED and the motion passed unanimously by roll call vote.

DOWNEY MOVED to ACCEPT the recommendation of the Planning Commission in approving the Subdivision Regulation Waivers for both lots with the conditions stated by the Planning Commission. HANDY SECONDED and the motion passed unanimously by voice vote.

NEPA MOVED to APPROVE the Creation of the Undersize Lots with the following conditions on lot 4C: 1) No residential use. 2) The lot will revert back and be combined with the new lot 4B to recreate lot 4 if the district no longer needs the property. 3) A deed restriction will be placed on the lot which denies the drilling of a well. LOPRESTI SECONDED and the motion passed unanimously by roll call vote.

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The next Subdivision Regulation reviews will be October 14 and 28. Both will run from 10a.m. to noon and be in the Courthouse basement.

The next Site Tour is October 28, 2004.

The next meeting will be in November 3, 2004.

The meeting adjourned at 1:49 P.M.

Submitted by,

Dan Bubis  
Secretary