

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

September 8, 2004  
Custer County Courthouse  
Westcliffe, Colorado

Present:

Planning Commission:

Mr. Lynn Attebery    Mr. Pat Bailey            Mr. John Campbell    Ms. Sherry Rorick

Board of Zoning Adjustment:

Mr. Gerard Dearborn   Mr. Bill Donley            Mr. Pete LoPresti      Mr. Skip Northcross

Associate Members:

Mr. Rod Coker            Mr. Bruce McDonnall

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. Vic Barnes            Ms. Renee Bolkema    Mr. Keith Hood            Ms. Dorothy Nepa      Ms. Georgiana Scott

The meeting was called to order at 1:02 P.M. by LINC LIPPINCOTT, Moderator. COKER and MCDONNALL filled the Planning Commission seats left vacant by the absence of BARNES and HOOD. As there was no business for the Board of Zoning Adjustment, NEPA'S seat remained unfilled.

LIPPINCOTT called for approval of the August 2004 minutes. BAILEY MOVED to approve and CAMPBELL SECONDED. The motion passed unanimously by voice vote.

ZONING OFFICE REPORT

Disregard the memo stating that there will not be an October meeting or site tour. An agenda item was just added.

2 I.S.D.S. variances were issued for a Portable/Chemical Toilet to: Lucero and Barber.

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

August 2004

23	Septic inspections, Site reviews
3	Violation reviews
1	Homeowner Septic installation test
0	Septic Contractor test
14	Special conferences
11	Compliance Inspections

Permits issued:	<u>2003</u>	<u>2004</u>
Septic	18	7
Zoning	34	27

- The Colorado Supreme Court Library has requested copies of the most recent Zoning Resolution and Subdivision Regulations. The copies they currently have are: Zoning Resolution, 1971 and Subdivision Regulations, February 6, 1973.
- The re-write of the Subdivision Regulations is complete and ready to be reviewed. Dates need to be set for workshops.
- The agenda item for next meeting is the lot where the new fire sub-station on Boneyard Park is located. The Wet Mountain Fire Protection District needs to own the ground to satisfy a Mineral Impact Grant.

LIPPINCOTT turned the meeting over to the Planning Commission.

---

JUDITH L BULLEN / GLENN CHOATE / LOT LINE RE-ARRANGEMENT

Property description: SUCCESS LODE MS 170A AND PERSEVERANCE LODE MS 148A.

Schedule number: 101-97-500/100-67-656

Choate was present to explain the request. He stated that the object is to reshape 2 mining claims from 2 rectangles (300' X 1500') to 2 triangles (600' X 1500') to improve the building sites and give both lots access to County Road 328. These lots will be resold.

Choate was informed that the Road and Bridge Department would require 300 feet of visibility in both direction for the proposed driveway which is to be along the proposed property line. Choate stated that he could move the property line slightly and meet this obligation. There will be a 30 foot easement along this line for access to both properties, the current utility easement that is along the current boundaries would remain and the County Road easement for County Road 328 would be specified in the conveyance.

Choate further explained that the new configuration would not require any setback variances and each new parcel will have a good building site.

Donley stated that the goal of the County has been to encourage lot consolidations and that these lots ought to be left as is.

The Planning Commission expressed concern that there wasn't a plat that addressed exactly where the lot line would be, the exact wording on easements, the restriction on access to the common driveway easement, and several felt that the plan was too vague.

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

BAILEY MOVED to recommend that the Board of County Commissioners TABLE this request until such time as Choate can satisfy the access requirements from Road and Bridge and he can provide a plat that specifies the easements, restrictions and exact property boundary lines, or until such time as Choate withdraws the application. The motion passed unanimously by roll call vote with Attebery explaining that greater specificity was needed.

HANDY MOVED to ACCEPT the recommendation of the Planning Commission to TABLE the Lot Line Rearrangement request. DOWNEY SECONDED and the motion passed unanimously by voice vote.

---

The next Subdivision Regulation workshop is September 30, 2004 in the basement of the Courthouse. The review will begin at 10 am and conclude at noon.

The next Site Tour is September 30, 2004.

The next meeting will be in October 5, 2004.

The meeting adjourned at 1:51 P.M.

Submitted by,

Dan Bubis  
Secretary