

Joint Meeting of the Planning Commission and Board of County Commissioners

February 6, 2007
Custer County Courthouse
Westcliffe, Colorado

Present:

Planning Commission: Lynn Attebery; Pat Bailey; Vic Barnes; John Campbell; Keith Hood; Sherry Rorick
Associate Members: Christy Veltrie
Commissioners: Carole Custer; Dick Downey; Kit Shy
Staff: Christy Kesselring; John Naylor (County Attorney)

Absent:

Planning Commission: Rod Coker
Associate: Sarah Senderhauf

The meeting was called to order at 1:00 P.M. by LYNN ATTEBERY, Planning Commission Chair.

CHRISTY VELTRIE was seated on the Planning Commission in Coker's absence.

Attebery called for an approval of the December 2006, minutes. VIC BARNES said his name was not listed as an attendee to the December 2006 meeting or as absent. Staff will make the changes to reflect that Vic Barnes was in attendance. BARNES MOVED to accept the corrected minutes, JOHN CAMPBELL SECONDED. The motion passed unanimously by voice vote.

YEARLY HOUSEKEEPING

ATTEBERY MOVED to keep the same Chairman-Lynn Attebery; Vice Chairman-Keith Hood; Secretary-Christy Kesselring; official posting place-bulletin board in the courthouse and official newspaper-Wet Mountain Tribune as last year, SHERRY RORICK SECONDED. The motion passed unanimously by voice vote.

ATTEBERY informed the Planning Commission that according to the Master Plan "*The Custer County Planning Commission should review the Master Plan annually, with a comprehensive review every five years.*" (Custer County Master Plan, Page 4) and 2007 is the year for the comprehensive review. ATTEBERY requested the Planning Commission start the comprehensive review by starting to review the Master Plan today. The members will document any changes they want or find and the review will be on the agenda in the near future.

ATTEBERY explained the Board of County Commissioners have decided to make a decision on the Subdivision Regulations in March. The Commissioners will return the Subdivision Regulations to the Planning Commission to review and change some issues before it is sent to the Public Hearing. ATTEBERY reminded the board the Zoning Resolution needs to be reviewed in the future.

ZONING OFFICE REPORT

- As of the April, 2007 meeting, the Board of Zoning Adjustment will meet at 9:00 A.M. instead of 1:00 P.M.
- The office has scheduled a new member orientation for February 22, 2007 at 10:00 A.M.
- The Board of County Commissioners will make a decision concerning the Subdivision Regulation in March.
- The Planning Commission finished the Special Events Permit and submitted the document to the Board

of County Commissioners yesterday.

**HUMBOLDT PEAK PARTNERS LLC/PLANNED UNIT DEVELOPMENT-SKETCH PLAN
PRESENTATION**

Legal Description: S2NW4 SW4NE4 N2SW4 NW4SE4 N2N2 SEC 13-23-73 (Legal for entire property)
Schedule Number: 102-09-851

ATTEBERY read the applicant's statement, *"Sketch Plan PUD application for 80 acre parcel to include two (existing) caretaker units, ranch buildings, six new homesites and a common ranch "cookhouse". Proposal includes 76% open space."*

BUCK BLESSING, partner/owner, and TOM BRAUN, development planner represented the application. BLESSING explained this plan is a result of the outcome of the original presentation and several neighborhood meetings. There will be the 6 new homesites, a cookhouse and the two existing caretaker units on eighty (80) acres with 76% open space. The original application consisted of 19 new homesites, the cookhouse and the two existing caretaker units on the entire ranch. The idea was to "gift" away some of the homesites to a conservation easement.

BRAUN further explained that the original application had been withdrawn. During the course of the neighbor meetings, two issues kept coming up- concerning setting a precedence and the number of homesites. This second application is trying to appease the neighbors and allow the owners/partners to create the ranch retreat concept.

BRAUN explained the new homes will be clustered on 80 acres and the sites have been shifted away from neighboring properties and the roadway views. The plan is to put the remainder of the ranch in a conservation easement and hold out three home sites. The existing driveway will be utilized as part of the access . BRAUN explained deed restrictions will be used to allow NO commercial uses, set design guidelines, limit the amount of square footage for the dwelling and the inability to sell a single home (the project must be sold as one unit).

The boards discussed the lighting situation, the size of the acreage between the original proposal and this proposal; the conservation easement; interior fencing; fire ingress and egress on the property; the total density between the original proposal and this proposal; the building envelopes; the idea of setting a precedence and deed restrictions.

The public hearing for the Sketch Plan will be on March 6, 2007 at 1:00 P.M.

ATTEBERY reminded the boards that the next Site Tour will be on March 1, 2007 and the meeting would be on March 6, 2007. The meeting will be in the Courtroom.

ATTEBERY Requested to adjourn the meeting. PAT BAILEY MOVED to adjourn the meeting, BARNES SECONDED. The motion passed unanimously by voice vote. The meeting adjourned at 2:45 P.M.

Submitted by,

Christy Kesselring
Secretary