

**Joint Meeting of the Planning Commission and Board of County
Commissioners**

July 2nd, 2007

Custer County Courthouse
Westcliffe, Colorado

Present:

Planning Commission: Lynn Attebery; Sherry Rorick; Vic Barnes;
John Campbell; Rod Coker; Keith Hood
Associate Members (PC): Christy Veltrie
Commissioners: Carole Custer; Dick Downey; Kit Shy
Staff: Jackie Hobby; Brian P. Cline; John Naylor
(County Attorney)

Absent:

Planning Commission: Pat Bailey, Sarah Senderhauf

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

ATTEBERY: called for an approval of the June 2007, minutes. JOHN
CAMPBELL MOVED to accept the minutes, VIC BARNES: SECONDED.
The motion passed unanimously by voice vote.

ZONING OFFICE REPORT

- I.S.D.S. Permits were raised from \$200.00 to \$223.00. The reason for the raise in price was handed down from the Colorado Department of Public Health and Environment.
 - Complaints are on the rise in the office. Currently we are experiencing a number of individuals living in Accessory Structures.
 - The office has had many questions on the new Special Event Permit, and we expect to hold a workshop for evaluation of the permit in September.
- ATTEBERY: announced the first agenda item for Horn Creek Conference Grounds and excused Planning Commission Member Rod Coker to represent the application for a Special Use Permit on behalf of Horn Creek.
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Horn Creek Conference Grounds Special Use Permit Application Presentation

Property Address: 6758 County Road 130. Westcliffe, CO. 81252
Schedule Number: 102-26-902

ATTEBERY: read the applicant's statement, "*Horn Creek requests permission to operate a six- pad Recreational Vehicle (RV) park as part of its on going program. The proposed RV Park would be constructed between our existing water slide facility and our Mountain Meadows camp. It includes 6 individual gravel pads. The plan for this site would be to blend with existing topography and would endeavor to minimize the removal of trees. Potable water will be provided from the adjacent water system(PWSID#214326). The RV Park would be designed for summer time use so that the water system would require minimal trenching and would be winterized seasonally. Electricity will be provided by a site specific meter drop and then an underground bury to each of the pads. Wastewater disposal will be accomplished via a "RV DUMP STATION" to reside on site. The system may be stand alone 1,500 gallon sealed holding tank or tie into our existing wastewater treatment system(yet to be determined). Work to construct and/or maintain these systems shall be performed under the guidance of licensed professionals. It should be noted that this site will not be open to the "public", but used only to support the Horn Creek programs. "*

ROD COKER: represented the application. COKER explained that This RV Park will not be a traditional RV Park with traditional RV Units. These 6 RV spaces will be back in spaces for RV's. The facility will not be open to the public, there will be no income generated from these spaces, they will be for volunteer support. These spaces may also be utilized by individuals while staying at Horn Creek who may need separate quarters due to medical purposes or allergies. The RV park will cause a minimal amount of traffic, and they may stay for day to weeks to months. Water, electricity, and septic will be provided for the RV's. The Fire Marshall is due for review of Horn Creek and will assess the future RV park. All construction will be done with only licensed professionals. Finally, the RV park will be for summer uses only.

VIC BARNES: Asked if adjacent property owners have been notified?

ROD COKER: Yes, The planning and zoning office has notified all adjacent owners. They will have the holding tank ready or lines run to holding tank.

SHERRY RORICK: Will they all be done at once?

ROD COKER: Yes

KIT SHY: Will they be pull though sites?

ROD COKER: No, probably not.

KIT SHY: Will all utilities be underground?

ROD COKER: Yes.

LYNN ATTEBERY: Announcements.

- The deadline will be Friday for next months agenda
- Roovers may have everything ready for submittal on Friday
- Humboldt Peak Extension/ Post a 30 day public notice

VIC BARNES: Is there is a problem with the County Regulations on the PUD process, and needs some revision?

JOHN NAYLOR: A 30 day public notice is fine if request is in time frame of the 90 day period.

VIC BARNES: If the request is received.

JOHN NAYLOR: If the 30 day notice is in the paper.

KEITH HOOD: Would the granting require a hearing?

JOHN NAYLOR: It should be an administrative item, and the 30 day notice an agenda item.

LYNN ATTEBERY: Should PUD regulations be cleaned up? The subdivision regulations have been addressed and are going back to NAYLOR and cluster developments with State Water Board. We could create a stand alone document on cluster development, similar to Pueblo County. It would be an outline to look at.

DICK DOWNEY: Documents to also examine would be the Raso and Headley documents.

VIC BARNES: Moved to adjourn the meeting.

SHERRY RORICK: Second to the motion.

LYNN ATTEBERY: Adjourned the meeting at 1:33 p.m.