

Joint Meeting of the Planning Commission and Board of County Commissioners

July 1, 2014
Custer County Courthouse
Westcliffe, Colorado

Present:

Planning Commission: Vic Barnes, Rod Coker, Bill Donley and
Keith Hood, Patrick Lynch and Cindy Howard

Absent: Pat Bailey

Associate Members: Dale Mullen

Absent: Glen Livengood and Chris Nordyke

County Commissioners: Lynn Attebery and Kit Shy

Absent: Allen Butler

County Attorney: absent

Staff: Jackie Hobby and Chuck Ippolito

The meeting was called to order at 1:04 P.M. by VIC BARNES, Custer County
Planning Commission Chairman.

County Commissioner KIT SHY made a motion to reconvene the Custer County
Commissioner's

Motion passed unanimously.

Pledge:

BARNES: We need to have our Associate Member DALE MULLEN move to a
seated position to replace Pat Bailey

BARNES: The first order of business is the minutes. We have two sets of
minutes from the May and June meetings. I am not sure if everyone has seen the
May and June minutes and is prepared to act on them. We can approve the May
minutes or we can defer both of them until the next meeting?

DONLEY: Since June was just handed out let's defer them and approve the May
minutes.

BARNES: The May minutes will be approved as read and the June minutes we
will discuss at the next meeting. One thing I would like to explain is that I had a
talk with JACKIE and also KEITH about the minutes. We record all the meetings
and then JACKIE prepares the minutes. Jackie goes through the recording and
prepares the minutes basically verbatim and they get really cumbersome. They
could be ten to fifteen pages long. We decided to have a more condensed
minutes and that is what you see with the June minutes. We certainly want to
have what the applicants say but when we have responses JACKIE is just going
to indicate who responded and the general reaction to it. When we have the
hearing then we would include all the reasons and this is going to cut down on
the minutes substantially. The tapes will be retained for the full transcript and
would be available.

BARNES: JACKIE would you please give a Zoning report.

HOBBY: In the month of June we issued twenty four zoning permits compared to twenty at this time last year. We issued three septic permits compared to four in the month of June last year. We received a report from Attorney JOHN NAYLOR concerning our Zoning Regulations and we will incorporate it in the Zoning Regulation and give everyone a red line copy.

BARNES: The bulk of it was what was a meeting and what was a hearing and I believe we have that resolved.

HOBBY: One other thing that I would like to discuss is the Museum they want to locate at the airport. I did a report for the Commissioners and maybe the Commissioners would like to update the Planning Commission on the museum.

BARNES: I have been questioned concerning the Museum and really do not know how to respond so an update would be appreciated. Also, what happened with the SUP that was for the Airport Authority Board? When the Commissioners took over was that abandoned? I am uncertain what the status is on that.

SHY: The SUP was in the name of Custer County so the organization of the Airport is not germane in that it goes along with Custer County the owner and in that particular case is Custer County. The use that MR. GEIPEL is contemplating is in with the uses allowed with the SUP. The contact with the County is lease of land for that purpose. We have been negotiating back and forth. With the advice of JOHN NAYLOR, we executed a memorandum of understanding that outlines steps that each party agrees to do. He has asked for relief on the lease, and will use some fill material that is already at the airport and needs to be removed. We requested that everything be based on a set of engineered plans. Also the County is under some CDOT requirements and they will need to be reviewed and approved by them. He will need to provide some security fencing and we are allowing him to connect to our commercial well, which will be metered.

BARNES: Thank you KIT. We have two agenda items today. This is the first phase of the Special Use Permit and both of them are presentations. The first one is a request by ROSWITHA BLAESIUS for a Bed and Breakfast in Rosita. The first phase is a presentation and a month later we will then have the actual hearing with a decision. I will read the applicants statement: *We are requesting to operate a small guesthouse "Rosita Rose" to accommodate visitors, tourists and guests. We would like to provide a relaxing retreat for the outdoor oriented people in Custer County with 2 available rooms to rent."*

BARNES: ROSIE would you please come up to the podium and explain or add to your application.

BLAESIUS: My name is ROSIE BLAESIUS, and GARY and I just moved six weeks ago from Canon City to Custer County and purchased the house in Rosita. It is a two story house with three bedrooms and three baths and about five acres of land. Our idea was to start a small country guesthouse Bed and Breakfast. We know in Custer County there is a lot of tourism, music festivals and so on. I am originally from Germany and for the past twenty years I have always hosted guests over the summer.

I truly enjoy this exchange of people so we want to do this semi-professional and open this guest house. The house is ideally situated because it is a two story house with two completed living quarters with two kitchens. Each bedroom has a bathroom and there are two entrances to each living quarter which would make it easy for guests to have the downstairs, one large room that we would use as a breakfast room with a kitchen and then upstairs will be a private residence. During the summer with the festivals we would have a couple rooms available. The setup of the house is ideal. From our experience from the past years having company from Germany, we know what it takes and we enjoy doing it.

BARNES: Thank you, JACKIE, were adjoining land owners notified and did we get any responses?

HOBBY: Twelve adjoining land owners were contacted and the Custer County Fire Department. We received one comment from the Fire Department. HOBBY read the following letter out loud. Facilities to be Code Compliant for 2006 IRC-IBC-IFC-ACC and ADA. The fire safety and commercial are ok. Also we received the letter from Division II Water Resources stating that they would need a metered commercial exempt well. The septic is sized properly, it is sized for three bedrooms.

Barnes: Does the Planning Commission have any comments?

PLANNING COMMISSION: Commented on A.D.A. compliance, food service, lodging tax, insurance and employees.

BARNES: Any questions from the County Commissioners?

No Comment

BARNES: Our second agenda item is for a meat processing facility, I will read the statement." *I am requesting a S.U.P. to open a processing plant for cattle sheep and hogs. I will not specialize in wild game I hope to complement the Chop Shop I have contacted Twin Enviro Services to dispose all non-hazardous waste liquid or solid. Also I have contacted the Custer County Landfill and Mission Wolf and they both will take carcasses. We are in the process of obtaining a commercial exempt well, all licenses the State requires will be obtained. I anticipate no more than 3-4 customers a week.*

BARNES: HANK will you please come up to the podium and add whatever you would like.

MILLER: My name is HENRY MILLER and I would like to have a meat processing facility. I believe that there is a growing demand for it in the valley. I would like to be able to sell to the restaurants and individuals as well. Some people are taking them up north of Brush to have them processed. I worked for my brother for two and a half years doing processing; I believe there is a good demand for it. This is a difference in federal inspection, and state inspection. With state inspection, an individual can bring a animal in and it can be processed but he cannot sell the meat. When you are federally USDA inspected they inspect the animal to certify that it can be sold. This will not be a feed lot.

BARNES: Thank you HENRY, any questions from the Planning Commission?

PLANNING COMMISSION: Commented on USDA certification, inspector on site when you slaughter, where you slaughter, cold storage and freezer space, resale to local restaurants, sales tax, building size, and how many slaughters a month, how many employees.

BARNES: JACKIE were adjoining land owners notified and did we get any responses?

HOBBY: Yes, two were notified with no responses at this time.

BARNES: Any other questions from the Planning Commission

DONLEY: You will have two wells on your property a domestic and a commercial exempt well?

MILLER: Yes,

HOBBY: We have not received a water report from Division II.

BARNES: Any questions from the County Commissioners?

SHY: I have just one, I don't understand the retail and wholesale. You will not have a sales counter and sell wholesale meat.

MILLER: No

BARNES: We appreciate your efforts and your presentation and we will see you August 5, 2014.

There being no further business for the Planning Commission or Board of County Commissioners, the meeting was adjourned at 1: 55 P.M.