

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

September 29, 2015  
Custer County Courthouse  
Westcliffe, Colorado

## **Present:**

Planning Commission: Vic Barnes, Pat Bailey, Keith Hood, Cindy Howard and Bill Donley

Absent: Patrick Lynch and Chris Nordyke

Associate Members: Mike Shields and Dale Mullen

Absent: Lance Ingram

County Commissioners: Lynn Attebery, Kit Shy and Bob Kattnig

Deputy Clerk to the Board: Kris Lang

Assistant County Attorney: Clint Smith

Staff: Jackie Hobby and Chuck Ippolito

The meeting was called to order at 1:26 P.M. by VIC BARNES  
Custer County Board of County Commissioners reconvened at 1:26 P.M. We will share the recordings.

Pledge;

BARNES: We do not have a quorum so we will need to replace PATRICK LYNCH and KEITH HOOD with the Associates MIKE SHIELDS and DALE MULLEN.

KEITH HOOD and CHRIS NORDYKE joined the meeting as regular members.

BARNES: We need to have approval of the minutes for February 3, 2015.

DONLEY: I move that the minutes be approved.

NORDYKE: Seconded the motion

BARNES: All in favor?

Motion passed unanimously.

BARNES: We need to amend the agenda. It relates to the presentation, which was for temporary bulk propane gas. Now it will be a Special Use Permit for a permanent bulk propane gas. JACKIE, do you have any other updates concerning this Special Use Permit?

HOBBY: Yes the original plot map has twenty five foot setbacks and that has changed to fifty foot setbacks They have received approval from the state for the engineering on the piers and for the bulk tanks.

BARNES: Our first agenda item is for permanent propane bulk storage. I will read the Applicants statement: *"It is our intention to operate a bulk propane delivery company. We will have an 18,000 gallon porta –pack tank. There will be small, domestic tanks on the lot. These small tanks will not have propane in them. The large tank will be oriented east to west. We will follow all local, state and federal regulations. We will also be in compliance with local Fire Department standards and regulations. We have been in the propane business since 1967, serving Custer, Fremont, Chaffee and Park Counties"*.

BARNES: Will the applicant please come up to the podium and make your presentation.

DELUCA: My name is FRANK DELUCA and we are proposing to put a 18,000 gallon propane tank on Lot 7, Range View Loop. We will be installing it with all the regulations and it has already been passed by the state. We will do the cistern that the Fire Department requires and it will be up to them on the location. I believe we have everything else covered.

BARNES: This is a Special Use Permit presentation and the Hearing will be October 6, 2015 at 1:30 P.M. This was delayed because a lack of quorum at the previous meeting. Does the Planning Commission have any questions?

HOWARD: How will the land be titled?

DELUCA: A purchase option with JERRY SEIFERT. That is why originally I wanted to do the Porta-Pack. No one wanted to see that so we decided to go forward with the permanent tanks and will be leasing with a purchase option.

BAILEY: At the site tour the building was occupied, will that remain the same?

DELUCA: Yes, he will continue using it for his trucking company. We will need a driveway between there for the transport truck.

HOWARD: This is only an 18,000 gallon tank. No other storage or equipment parked there.

DELUCA: We could have a gas truck parked their and the small individual tanks.

DONLEY: What is the orientation of the Bulk tank that is already there on the other lot and your bulk tanks are they lined up or offset?

DELUCA: They are lined up.

BARNES: I might add we have a letter that was sent from the Wet Mountain Fire Department concerning the 10,000 gallon cistern.

HOBBY: Looking at the pictures of this property you will see the t-posts and that is where the leach field is on the property. The red flags are where the bulk tank was originally going to be located and that was twenty five feet from the property line and now it will be placed fifty feet from the property line. You will be closer to the leach field.

DELUCA: Yes, that will not be a problem.

MULLEN: What is the ongoing oversight? We have a tank farm in that particular area growing there. Does the State inspect regularly and what insurance do we have that it will be installed as you stated?

DELUCA: you must still follow the guidelines of the State and they do inspect the tanks.

BARNES: Any other questions from the Planning Commission?

Hearing none

BARNES: Any questions from the County Commissioners?

Hearing none

BARNES: Any questions from the audience?

Hearing none

BARNES: This concludes the presentation for the Special Use Permit bulk propane tanks. The Planning Commission has some other business to discuss. You are welcome to stay.

BARNES: JACKIE will be sending out the last draft of the Master Plan and we will need to have all comments back in two weeks after receiving your copy. The next item of business is a proposal to change the way we do business as far as joint meetings. We had a meeting with the Commissioners, myself, Kelly and Jackie. What the Commissioners are proposing is that we no longer have joint meeting. They would not join in our meetings and would receive a report and would act on it in one of their scheduled meetings. CLINT has drafted a resolution to the Zoning Resolution and there are about three pages that include the word joint meetings. The Planning Commission and the Board of County Commissioners discussed the planned change of the meetings and agreed to keep it the same for the remainder of the year 2015. The separation of the two Boards will begin in 2016..

DONLEY: I make a motion to adjourn

HOOD: Second the motion

There being no further business for the Planning Commission or Board of County Commissioners, the meeting was adjourned at 3: 00 P.M.