

# Meeting of the Planning Commission

February 2, 2016  
Custer County Courthouse  
Westcliffe, Colorado

## **Present:**

Planning Commission: Vic Barnes, Keith Hood, Cindy Howard and Patrick Lynch

Absent: Pat Bailey, Chris Nordyke and Bill Donley

Associate Members: Dale Mullen and Mike Shields

Absent: Lance Ingram

Staff: Jackie Hobby and Chuck Ippolito

The meeting was called to order at 2:20 P.M. by Jackie Hobby Custer County Planning and Zoning office, Director/Code Enforcement

HOBBY: Since the Board of Zoning Adjustment has just concluded their meeting I already gave a Zoning report and the posting place. VIC BARNES would like to be re-elected as Chairman and KEITH HOOD would like to be re-elected as Vice Chairman. Is there anyone else who would like these positions?

Hearing none

HOWARD: I make a motion that VIC BARNES is the Chairman and KEITH HOOD is the Vice Chairman.

LYNCH: Seconded the motion

Motion passed

BARNES: Moved to the Chairpersons seat to continue the meeting. We need to elect a secretary. Usually the secretary is employed at the Custer County Planning and Zoning office but anyone is welcome to the position. The motion was made and seconded and passed unanimously for, Jackie Hobby secretary to the Planning Commission. We need to approve some minutes; September 29, 2015, October 6, 2015 and November 10, 2015. There were no additions or corrections. The minutes are approved as presented. We have one agenda item which is Ms. SAFFORD application. The Planning Commission normally has seven members on the board. We can conduct business with five but it is your right to postpone and wait until we have seven members.

LYNN SAFFORD: Five will be good.

BARNES: We use to have joint meetings where the Board of County Commissioners and the Planning Commission met together. Then a recommendation from the Planning Commission would go to the County Commissioners. More often than not they would make a decision at that time. Starting this year we will not be doing that. We will make a recommendation and then that will go to the County Commissioners.

Do you have anything that you would like to add to your application?

SAFFORD: No, I just want everything done correctly.

BARNES: This meeting is for a waiver of subdivision regulations. Are there any questions from the Planning Commission?

SHIELDS: JACKIE under what Zoning Resolution rules of the county would this lot been created?

HOBBY: In 1972

MULLEN: What are we considering again help me understand.

BARNES: The request is for a subdivision waiver which allows them not to go through the whole subdivision process.

MULLEN: A seven acre lot in a thirty five acre zone?

BARNES: If we give Ms. SAFFORD subdivision waiver then Division II water will take into consideration that the county has no objection when she applies for a well permit.

MULLEN: I read that they will be asking for a household well only.

SAFFORD: Yes, that is correct. The well would only be for household use only. That is the only one that they would allow.

MULLEN: Were the adjoining land owners notified concerning this subdivision waiver?

HOBBY: Yes

BARNES: Any further questions? Hearing none I will entertain a motion.

LYNCH: I make a motion that we approve their request.

HOWARD: I second the motion

BARNES: We have a motion and a second, any further discussion?

Hearing none

BARNES: All in favor?

Motion passed unanimously

REASONS:

BARNES: I voted in favor. I believe this clears up the paperwork. It's a nonconforming lot that was hanging out there and it makes good sense.

SHIELD: I voted in favor and I agree with Mr. BARNES

MULLEN: I voted in favor. I agree with Mr. BARNES

LYNCH: I voted in favor and agree with Mr. BARNES

HOWARD: I voted in favor and the owners are trying to conform to the zoning regulations and I appreciate that.

BARNES: The only thing else is the Master Plan and I went over it with JACKIE. We will get the final draft out to the boards and if we need a workshop we will schedule it. If that is not necessary we will schedule a public hearing.

HOWARD: Made a motion to adjourn

LYNCH: Seconded the motion

Meeting adjourned at 2:43 P.M.