

Joint meeting of the Planning Commission, Board of County Commissioners and Board of Zoning Adjustment

March 6, 2002
Custer County Courthouse
Westcliffe, Colorado

Present:

Planning Commission:

Mr. Lynn Attebery Mr. Pat Bailey Mr. Victor Barnes Mr. Alden Gray
Mr. Keith Hood Ms. Sherry Rorick

Board of Zoning Adjustment:

Mr. Rob Canterbury Mr. Bill Donley Mr. Pete LoPresti Ms. Dorothy Nepa
Mr. Art Solomon

Associate Members:

Mr. Jim Austin Mr. John Campbell Mr. Skip Northcross Mr. Selby Young

County Commissioners and Attorney:

Mr. Dick Downey Mr. Larry Handy Mr. Dale Hoag Mr. John Naylor

Staff:

Mr. Linc Lippincott Mr. Dan Bubis Ms. Christy Kesselring

Absent:

Ms. Robyn Canda Mr. Gary Roberts

The meeting was called to order at 1:04 P.M. by Board of County Commissioners Chairman, DALE HOAG. HOAG stated that the Joint Meeting will now be moderated by the Planning and Zoning Office Director.

LIPPINCOTT called for approval of the February 2002 minutes. SOLOMON so MOVED and BARNES SECONDED.

ZONING OFFICE REPORT

- 7 I.S.D.S. Variances were issued in February: Knoth, Sikon, Lawson, Englehart, Bell, Dadd and Foy.
- 0 Non-Conforming Lot Variances were issued in February.

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Office Summary

FEBRUARY

5 Septic inspections, Site reviews, or Violation reviews
14 Violation reviews
0 Homeowner Septic installation test
3 Septic Contractor test
21 Special conferences

Permits issued:	<u>2001</u>	<u>2002</u>
Septic	2	7
Zoning	28	16

- A grad student from C.U. Denver has chosen Custer County as the area to do an Open Space Plan for a Greenspace Design Contest that she is involved in.
- The Upper Arkansas Area Council Of Government (UAACOG) will kickoff the 208 Plan water study at 10:00 a.m. on April 4th.
- Everyone should have a copy of Landers' proposed master plan draft. The office needs feedback by the 15th. The number of surveys that the office received was: 6 from the Boards and staff, 27 from the public. The April 3rd meeting has been changed to April 10th.
- Charlie French has updated and recorded the Zoning Map as of January 30, 2002

LIPPINCOTT turned the meeting over to the Planning Commission in order to elect a Chairman. HOOD as Vice-chairman accepted nominations. RORICK nominated ATTEBERY and BAILEY seconded. GRAY MOVED to close nominations, BARNES SECONDED and the motion passed unanimously. The vote for ATTEBERY as Chairman passed unanimously .

HOOD MOVED that all votes of the Planning Commission be a roll call vote and passage requires a simple majority. Roll call will be in random order. BARNES SECONDED and the motion passed unanimously.

Zoning Resolution Review

Lippincott went through the proposed Zoning Resolution, page by page, pointing out changes that were made since the last hearing. HOOD MOVED that the Planning Commission has reviewed the punctuation and minor wording changes and approves those changes. BARNES SECONDED and the motion passed by a 5 to 1 vote. Attebery, Bailey, Barnes, Gray, and Hood voted in favor and Rorick voted opposed.

RORICK MOVED that the Planning Commission revisit the density issue in regard to the P.U.D. and that the process of review and recommendation to the Board of County Commissioners be concluded within 6 months. ATTEBERY SECONDED and the motion passed unanimously.

DOWNEY MOVED to ADOPT the Custer County Zoning Resolution, as amended. HOAG SECONDED and the motion passed unanimously.

HANDY MOVED to support RORICK'S motion to revisit the P.U.D. density issue. DOWNEY SECONDED and the motion passed unanimously.

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The next Master Plan meetings are:

March 19 at 7:00 P.M. at the Westcliffe Courthouse

March 20 at 7:00 P.M. at the Wetmore Community Building.

A work session will be held to discuss the IGA on March 20 at 1:30 P.M. in the Courthouse basement.

The next Site Tour is March 28, 2002

The next meeting is April 3, 2002

The joint meeting of the Board of County Commissioners, Planning Commission and Board of Zoning Adjustment was adjourned at 4:06 P.M.

Submitted by,

Daniel S. Bubis
Secretary