

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

April 3, 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. Gary Roberts
Mr. Selby Young			

County Commissioners and Attorney:

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

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

Ms. Robyn Canda

The meeting was called to order at 1:02 P.M. LINC LIPPINCOTT, Moderator.

LIPPINCOTT called for approval of the March 2002 minutes. BAILEY MOVED and BARNES SECONDED. The motion passed unanimously.

ZONING OFFICE REPORT

- New seating chart depicting where members are seated has been prepared. The purpose is to inform audience members as to who is talking.
- 8 I.S.D.S. Variances were issued in March: Eastwood, Knapik, Rader, Benson, Yamamoto, Bender, McDaniel and Walker.

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- Lippincott informed the Boards that variances to build on non-conforming lots were no longer needed but that the office was using the same checklist to ensure lots are non-conforming indeed.

**Office Summary**

**MARCH**

10	Septic inspections, Site reviews, or Violation reviews
0	Violation reviews
0	Homeowner Septic installation test
0	Septic Contractor test
33	Special conferences

Permits issued:	<u>2001</u>	<u>2002</u>
Septic	7	10
Zoning	16	17

**End of Quarter Summary**

Revenue:	<u>2001</u>	<u>2002</u>
Septic Permits	\$ 2,575.00	\$ 3,525.00
Zoning Permits	\$ 15,864.90	\$ 17,218.19
Use Tax	\$ 11,824.45	\$ 15,076.91
Total Income	\$ 33,860.19	\$ 39,150.79

Permits issued:	<u>2001</u>	<u>2002</u>
Septic	19	20
Zoning	61	39

- A Findings and Record of Decision has been printed from the DOLA web site and the Boards should review this form to see if it is something that we should use.
- There is a new Summary of Modifications for the Master Plan dated March 29, 2002. The Planning Commission will have to adopt by resolution if they choose to adopt the suggested Master Plan on April 10<sup>th</sup>.
- Skip Edel with the State Forest Service will complete the fire hazard analysis and provide the data in GIS format in about 2 months. The analysis will show forest areas which have the potential for wildfire.
- USGS has received an updated list of wells for the water survey and will begin testing soon.
- The Board of County Commissioners have appointed an auxiliary representative to the regional Planning Commission from San Isabel. Doug Rickman will share the duty with current representative, Paul Scott.
- Annual review of special use permit issued to Seibel for a Bed and Breakfast. Christy conducted the review on March 22 and found everything to be in compliance with the terms of the permit.

LIPPINCOTT turned the meeting over to the Board of Zoning Adjustment. CANTERBURY MOVED to

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adjourn the Board of Zoning Adjustment and SOLOMON SECONDED. The motion passed unanimously.

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MUSIC MEADOW RANCH, LLC. / MULLETT'S EXCAVATING, LLC. / SPECIAL/CONDITIONAL  
USE PERMIT

Property description: 10 acres of 3,800 acres located in Section 16, T 24 S, R 72 W

Schedule number: 101-58-001

Mullett was present to explain his request to operate a gravel pit on Music Meadow Ranch and to answer questions from the Boards and audience. Gary Havens, in his capacity as Custer County Road Boss, explained the concerns that the County had and the agreement worked out with Mullett. Steve Trexel explained the options regarding water. Mullett explained the route that was agreed upon for traffic and that Magnesium Chloride would be used for dust mitigation. Water use would be negligible unless sand is extracted.

HOOD MOVED that the Planning Commission TABLE this issue until the next meeting pending further exploration by the applicant of an alternate access route. BAILEY SECONDED and the motion passed unanimously. A workshop will be held at 10:00 A.M. on April 10<sup>th</sup> to discuss possible conditions.

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ENCOURAGEMENT INCORPORATED / CLAYTON V. RADER / SUBDIVISION REGULATION  
WAIVER

Property description: Silver Cliff Heights, Filing 5, Lot 3

Schedule Number: 101-12-502

Rader was present to explain his request to the Boards. Rader stated that he would like to subdivide the piece of ground, consisting of approximately 7 acres, across Spruce Drive from his 47 acre lot. Rader explained that the lot and road are as originally platted. BAILEY MOVED to recommend that the Board of County Commissioners DENY the request based on the fact that the County is moving toward decreasing density. HOOD SECONDED and the motion passed unanimously. DOWNEY MOVED to accept the Planning Commission's recommendation to DENY the Subdivision Regulation Waiver based on the County's desire to decrease density. HANDY SECONDED and the motion passed unanimously.

The next Site Tour is April 25, 2002

The next meeting is May 2, 2002

The meeting was adjourned at 2:58 P.M.

Submitted by,

Daniel S. Bubis  
Secretary