

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

May 2, 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	Mr. Art Solomon
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Associate Members:

Mr. Jim Austin	Mr. John Campbell	Mr. Skip Northcross	Mr. Gary Roberts
Mr. Selby Young	Ms. Robyn Canda		

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. Dorothy Nepa

The meeting was called to order at 1:05 P.M. by LINC LIPPINCOTT, Moderator.

YOUNG filled the Board of Zoning Adjustment seat left vacant by the absence of NEPA.

LIPPINCOTT called for approval of the April 2002 minutes of the regular meeting, as well as the Master Plan meeting. BAILEY MOVED and CANTERBURY SECONDED. The motion passed unanimously.

ZONING OFFICE REPORT

- 2 I.S.D.S. Variances were issued in April: Hicks, Kuchar.
- The draft inter government agreement has been completed and will be an agenda item for the June meeting. Both town's attorneys should have reviewed it by then and provided feedback to the office. Printed copies of the Master Plan are available in the office and 100

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

more copies are being printed. They will be available to the public at cost. The Plan User's Workbook is also available.

- On the agenda for the June meeting will be the revisiting of the PUD density issue.
- May 25th is tentatively scheduled for a thank-you bar-be-que. The Planning and Zoning Office and the Board of County Commissioners appreciate the hard work of the Boards in finishing the Zoning Resolution and the Master Plan. Originally planned for the Trout Ranch, a scheduling conflict is causing the office to search for another location.

Office Summary

APRIL

27 Septic inspections, Site reviews, or Violation reviews
5 Violation reviews
1 Homeowner Septic installation test
3 Septic Contractor test
22 Special conferences

Permits issued:	<u>2001</u>	<u>2002</u>
Septic	10	23
Zoning	29	47

LIPPINCOTT turned the meeting over to the Planning Commission.

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

This item was continued at the April meeting. Mullett was present to answer questions. Several land owners whose property is along the proposed truck routes were present. A discussion on routes and impacts from trucks was held.

RORICK MOVED to DENY because of the opposition of the surrounding land owners and because of the water issue. HOOD SECONDED and the motion failed with RORICK and HOOD voting in favor and ATTEBERY, BARNES, BAILEY and GRAY voting opposed.

BARNES MOVED to continue this hearing to allow another workshop, on May 21, to address the road issue. BAILEY SECONDED and the motion passed unanimously.

STEVE WOLFE / SETBACK VARIANCE

Property description: A tract in SW4SW4 Sec 35-46-12 in the Montgomery Tracts

Property address: 252 Road 182W

Schedule Number: 100-93-457

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

Wolfe was present to explain his request to the Board. Wolfe stated that he would like to build a garage closer than the 50 foot setback requirement will allow him. He stated that the slab was poured 25 feet from the property line and that he had stated on the original permit application that the distance was 50 feet. He also stated that there is a mobile home on his property that precludes him from using that location for the proposed garage. The Board asked Wolfe if the proposed garage could be moved closer to the house and Wolfe replied that there is a retaining wall but the proposed garage could be moved 10 feet closer to the house.

LOPRESTI MOVED that based on aesthetics and based on no objection from Mr. Bivens the Board grant a setback variance no closer than 35 feet to the west property line and the mobile home be removed from the property. YOUNG SECONDED and the motion failed with DONLEY, LOPRESTI and YOUNG voting in favor and CANTERBURY and SOLOMON voting opposed.

SOLOMON MOVED to withdraw the previous motion and continue this hearing until the June meeting so that all of the Board members can see the property on the next site tour and determine if a hardship exists. CANTERBURY SECONDED and the motion passed unanimously.

The next Site Tour is May 30, 2002

The next meeting is June 4, 2002

The meeting dismissed at 3:28 P.M.

Submitted by,

Daniel S. Bubis
Secretary