

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

June 3, 2003
Custer County Courthouse
Westcliffe, Colorado

Present:

Planning Commission:

Mr. Lynn Attebery	Mr. Pat Bailey	Mr. Vic Barnes	Mr. John Campbell
Mr. Keith Hood	Ms. Sherry Rorick		

Board of Zoning Adjustment:

Mr. Rob Canterbury	Mr. Pete LoPresti	Mr. Skip Northcross
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Associate Members:

Mr. David Bartholomew	Mr. Gerard Dearborn
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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:

Mr. Bill Donley	Mr. David Harmon	Ms. Renee Bolkema	Ms. Dorothy Nepa
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The meeting was called to order at 1:08 P.M. by LINC LIPPINCOTT, Moderator.

BARTHOLOMEW and DEARBORN filled the Board of Zoning Adjustment seats left vacant by the absence of DONLEY and NEPA.

LIPPINCOTT called for approval of the March 2003 minutes. BARNES MOVED to approve the minutes with the following amendments:

1. On page 3, regarding the Beckwith Mountain ranch request, Campbell's motion to recommend approval should reflect Barnes' second and that the motion passed unanimously.
2. On page 4, regarding the vote on the Bown request, the vote was Attebery voted opposed and Hood abstained. BAILEY SECONDED approving the minutes as amended and the motion passed unanimously.

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ZONING OFFICE REPORT

- 1-I.S.D.S. Variance for a Chemical/Portable Toilet was granted to Swanson/Thomas.

Office Summary

May 2003

20	Septic inspections, Site reviews, or Violation reviews
2	Violation reviews
0	Homeowner Septic installation test
2	Septic Contractor test
13	Special conferences
5	Compliance Inspections

Permits issued:	<u>2002</u>	<u>2003</u>
Septic	20	11
Zoning	42	29

- Subdivision Regulation Workshop: About 1/3 of the way through the review. Two issues still being worked out are cluster subdivisions and on-going discussions with the people at the Water Division.
- The number of permits are down compared to last year. The year started on track but has fallen off in the last couple of months.
- Downey spoke about the results of the water survey that has just been submitted to the Commissioners. Static levels decreased last fall and most increased this spring. The quality test show that the wells tested were remarkably clean with 1 well being slightly over allowable nitrate levels, heavy metals very low. Biological levels for 8 wells showed trace problems and U.S.G.S. will notify those well owners. June 30, at 11 a.m. the U.S.G.S. will do a presentation.

LIPPINCOTT turned the meeting over to the Planning Commission.

CUERNO VERDE AIRPORT ASSOCIATES, INC. / WRAY PEDRO / PLANNED UNIT DEVELOPMENT

Property description: A PARCEL OF LAND IN SECTION 25, T 23S R 72W and in SECTION 30, T 23S, R 71W.

Schedule number: 102-35-995/996

Pedro was present to explain his request and answer questions from the Boards. The public hearing on this request is scheduled for July 2. Pedro explained that he would like to put in a commercial PUD consisting of 6 lots, each 5 acres in size. This is the fourth phase of the development and had been kept in reserve as business/commercial property.

Pedro has 5 acre feet of water for the development. 2.94 acre feet could be used by the subdivision leaving 2.06 acre feet for this phase. The water augmentation had been intended for 20 commercial and 200

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condominium units in addition to Silver West Estates. Wells would be limited exempt commercial and water would not be used for landscaping. Pedro was asked if any provisions were being made for those times when water was not available at the headgate.

The types of businesses envisioned are not walk in retail but rather those that need limited access to the airport. Those businesses that are airport related would be directed to the Airport Authority.

The intention is that the County restrictions on height and setbacks would be spelled out in the covenants. Issues such as outdoor lighting, buffers, and parking will also be addressed in the covenants.

The planned accesses to these lots would be off County Road 310 if possible or a road paralleling CR 310. Accessing the lots across the runway would pose safety hazards.

Action was not taken by any Board as this was the presentation phase and not the public hearing phase of the Sketch Plan.

The next workshop on the Subdivision Regulations is June 12, 10a.m. to noon.

The next Site Tour is June 26, 2003.

The next meeting will be in July 2, 2003.

The meeting adjourned at 1:51 P.M.

Submitted by,

Daniel S. Bubis
Secretary