

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

June 2, 2004  
Custer County Courthouse  
Westcliffe, Colorado

Present:

Planning Commission:

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

Board of Zoning Adjustment:

Mr. Gerard Dearborn	Ms. Dorothy Nepa	Mr. Skip Northcross
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Associate Members:

Ms. Renee Bolkema	Mr. Rod Coker	Mr. Bruce McDonnall
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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	Ms. Christy Kesselring
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Absent:

Mr. Dan Bubis	Mr. Bill Donley	Mr. Pete LoPresti	Ms. Georgiana Scott
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The meeting was called to order at 1:04 P.M. by LINC LIPPINCOTT, Moderator. MCDONNALL and BOLKEMA filled the Board of Zoning Adjustment seats left empty by the absence of LOPRESTI and DONLEY. LIPPINCOTT called for approval of the May 2004 minutes. BAILEY MOVED and BARNES SECONDED. The motion passed unanimously.

ZONING OFFICE REPORT

May 2004

18	Septic inspections, Site reviews
17	Violation reviews
0	Homeowner Septic installation test
1	Septic Contractor test
17	Special conferences
7	Compliance Inspections

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Permits issued:	<u>2003</u>	<u>2004</u>
Septic	11	15
Zoning	30	33

2 - I.S.D.S. variance were issued for a Portable/Chemical Toilet to: Mullett and Kay

- The Special Use Permit for the Seibel's Bed and Breakfast has been reviewed by the office. The Bed and Breakfast is in compliance with the conditions of approval.
- Office staff has been conferring with John Naylor about the out-dated, unused Special Use Permits. Naylor suggests sending a letter to the current homeowner asking if they want to continue the special use or if they want to abolish it.

LIPPINCOTT turned the meeting over to the Planning Commission and Board of Zoning Adjustment.

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CUERNO VERDE AIRPORT ASSOCIATES, INC. / WRAY PEDRO / PLANNED UNIT DEVELOPMENT  
- WATER DECREE UPDATE

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

Schedule number: 102-35-995/102-35-996

Wray Pedro introduced Jim Felt, water attorney. Felt explained the changes to the amended water augmentation plan. The Plan will allow the use of well and septic systems on the lots. A water measuring/recording device will be installed within 90 days. The water will be measured on a ten year rolling average. The total amount of water for residential and commercial use is 1.63 acre feet. If there is not enough available water, exterior watering will be shut off, then horse watering and then the residences and commercial property will be curtailed, as specified in the covenants.

BAILEY MOVED to accept the court decree as presented, the judgement and decree, the ruling of referee and the letter from the Water Engineer. RORICK SECONDED.

The MOTION PASSED by a roll call vote by 5 to 1 margin. Hood voted against, because he felt that in order to comply with the Zoning Resolution, the PUD should be the last one to be curtailed under the amended water decree.

HANDY MOVED to ACCEPT the recommendation of the Planning Commission. HOAG SECONDED. The MOTION PASSED with 2 yeas and one abstention. Downey abstained because he was not convinced that this vote was necessary.

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MULLETT'S EXCAVATION/MUSIC MEADOWS RANCH

SPECIAL USE PERMIT MODIFICATION. (MODIFYING THE ORIGINAL CONDITIONAL USE PERMIT)

Property description: 40 ACRE AREA IN SECTION 10, 15, AND 16. T24S, R72W OF THE 6TH P.M.  
CUSTER COUNTY, CO

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Schedule number: 101-58-001

Myron Mullett was present to represent the application and explain his request to the Boards. Mullett explained that he is requesting an expansion of the Music Pass Gravel Pit by adding an additional forty (40) acres to the existing ten (10) acres. Mullett said the life of the existing pit was not as long as they had hoped, because they had several chip seal contracts and the rock was not there in as great a quantity to harvest. The current pit will probably run out sometime this summer or the first of next year.

Roads were discussed and no excessive road problems have been encountered. Magnesium Chloride has been applied to the roads to alleviate the dust issues. About 20-22 thousand tons of material have been hauled out in one year. If the gravel is washed, the appropriate legal water supply will be obtained.

There was a discussion concerning the complaints about tarping and speeding of the gravel trucks.

If the additional acreage is approved, the applicant will have to file for a 112 permit from the state. The state will require that a buffer zone be established between the pit and the creek to prevent contamination.

The public hearing will be on July 2, 2004 starting at 1:00 P.M.

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Subdivision Regulations will be reviewed on June 10th, June 24th and July 1st from 10 until 12. The review will be held in the Courthouse basement.

The next Site Tour is July 1, 2004

The next meeting will be in July 2, 2004.

The meeting adjourned at 3:15 P.M.

Submitted by,

Christy Kesselring acting  
Secretary