

Joint Meeting of the Planning Commission and Board of County Commissioners

July 1, 2008
Custer County Courthouse
Westcliffe, Colorado

Present:

Planning Commission: Lynn Attebery, Pat Bailey, Rod Coker, Keith Hood
Vic Barnes, Bill Donley and Sherry Rorick

Associate Members: Kenneth Patterson, Dee Hoag, Paul Buckles and
Dan Fox

County Commissioners: Kit Shy, Dick Downey and Carole Custer

County Attorney: John Naylor

Staff: Jackie Hobby

Absent: Roger Camper

The meeting was called to order at 3:00 P.M. by PAT BAILEY. Planning
Commission Chair.

Pledge;

BAILEY called for approval of the May 6, 2008 minutes.

BARNES: Made a motion to accept the minutes with the changes.

HOOD: SECONDED. The motion passed unanimously by voice vote.

ZONING OFFICE REPORT

- June 2008 we had 21 septic inspections, 6 special Conference, Compliance
inspections and 12 violation reviews

- June 2008 the Planning and Zoning Office received \$74,381.66 in revenue
compared to \$109,587.81 in 2007

BAILEY announced the first agenda item

MICHAEL AND JUDY DUFFALA / CHARLES JAGOW GARY CLELAND CREATE A UNDERSIZED LOT

Legal Description: See attached

Schedule number: 100-41-961 100-93-409 100-00-650

PAT BAILEY: *read the applicant's statement:" combine +/- 2.93 acre portion of
Jagow property to tract or tracts owned by DUFFALA resulting in a +/- 5.72 acre
tract.*

BAILEY: Were adjoining land owners notified?

JACKIE HOBBY: Yes, 2 with no response.

Coy Myers represented the application. Mr. DUFFALA has existing acreage and would like to add to it. This would make DUFFALA property around 5 acres +/- . Jagow has around 90 acres so they would still remain above the 35 acres if this were allowed.

HOBBY: During the site tour the property pins were identified, also the BOARD OF ZONING ADJUSTMENT approved the lot line vacate and creation of an undersized lot.

BAILEY: What will this tract be known as?

MYERS: DUFFALA Tract A.

BARNES: Made a motion to recommend to the Board of County Commissioners to APPROVE a Subdivision waiver.

DONLEY: Seconded the motion.

The motion passed unanimously by roll call.

REASONS:

SHERRY: Yes, less density

COKER: Yes, taking a small parcel and making it bigger.

ATTEBERY: Yes, this has been a never ending task trying to make the property larger.

HOOD: Yes, been working on this forever to increase the lot size.

DONLEY: Yes, previous reasons stated.

BARNES: Yes, same reasons

BAILEY: Yes, same reasons.

DOWNEY: Made a motion to APPROVE the subdivision waiver.

CUSTER: Seconded the motion.

SHY: Make a motion to APPROVE the subdivision waiver with the following conditions stated on the Plat that JAGOW property cannot drop below 35 acres and reference to the Title Commitment.

Variance was granted unanimously.

That the Platt will show that the property that is now owned by Mary Jagow will not decrease in size less than 35 acres and reference to Title Commitment.

BAILEY: The Subdivision workshop will be July 10 and 24 from 10:00 A.M. to 12:00 P.M.

DONLEY: Made a motion to adjourn.

ATTEBERY: Seconded the motion.

Meeting adjourned 3:15