

Meeting of the Planning Commission

April 3, 2018

Custer County Courthouse

Westcliffe, Colorado

Present:

Planning Commission: Vic Barnes, Patrick Lynch, Keith Hood, Chris Nordyke, Bill Donley, Pat Bailey and Dale Mullen

Absent: None

Associate Members: Skip Northcross , Mike Shields, Darrell Windland and James Heath

Absent: None

Staff: Jackie Hobby and Vernon Roth

The meeting was called to order at 1:30 P.M. by VIC BARNES, Custer County Planning Commission Chairman.

Pledge

BARNES: We need to approve the minutes from our March 6, 2018 meeting.

Has everyone had a chance to look at them, and are there any comments?

Hearing none

BAILEY: I make a motion to approve the minutes.

HOOD: I will second the motion.

BARNES: All in favor; opposed same sign. They will be approved as presented.

BARNES: JACKIE will give us the zoning report.

HOBBY: In the month of March we had nine septic inspections, ten special conferences, eight compliance inspections and one violations review. Permits issued during this month are seven septic permits compared to nine last year and thirty-two zoning permits compared to nineteen last year. Permits issued year to date for 2018 are seventeen septic compared to fifteen last year at this time and seventy zoning permits this year compared to forty-four last year.

BARNES: Thank you JACKIE.

BARNES: This is our regular monthly meeting and we have one agenda item and that is to address the amendments to the Zoning Resolution. We have been working on this for some time . At the last public hearing we had a presentation from Dark Skies to change the definition and we had a lot of public testimony. Version 6 of the Zoning Resolution included this information. After that SKIP,

VERNON and JACKIE worked with me on the policy and procedures and dealing with light pollution etc. LOCKETT PITMAN a member of the Board of Zoning Adjustment had some suggestions and we met with him. We sent out version 7 and hope that you had a chance to look at it. I will point out some areas that we need to work on and hopefully come up with a version that we can send to the Board of County Commissioners. Are there any questions from anyone concerning version 7 of the Zoning Resolution?

PLANNING COMMISSION: Commented on the definition of Industrial, light pollution, accessory structures, antenna, towers, cemetery, cooking facility and environmental. Function of towers may be exempt from regulation.

BARNES: Explained that the committee had a hard time with the light pollution definition. We went back and forth on what came out of the meeting from February 5, 2018. Light Pollution is primarily used in Special Use Permits, Home Occupations and Special Event Permits. We list problems such as dust, water, noise and light pollution. Light pollution is the only one that we had a definition for. What came out during the meeting is that we are going to have trouble with the definition for light pollution. Instead, we can place conditions on the application concerning whatever concerns we might have.

PLANNING COMMISSION: Commented on environmental impacts, objectionable impacts, impacts only, adverse impacts to surrounding properties. There was further discussion about combining policy and procedures and the use of the Right to Ranch policy.

DONLEY: Made a motion to adjourn

WINDLAND: Seconded the motion

Meeting adjourned at 3:18 P.M.