

**PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING, AUGUST 7, 2007**

THE BOARD OF COUNTY COMMISSIONERS OF CUSTER COUNTY MET IN REGULAR SESSION WITH THE FOLLOWING MEMBERS PRESENT:

Dick Downey	Chairman
Kit Shy	Vice-Chairman
Carole Custer	Commissioner
John Naylor	County Attorney
Kelley Camper	Deputy Clerk to the Board

Also present was Nora Drenner, reporter for the Wet Mountain Tribune; and six members of the C4 group.

John Naylor reported to the BOCC that he had sent them copies of the revisions to the subdivision regulations that were made during the July 3rd meeting. Commissioner Shy asked John to get them ready to be submitted to the Planning Commission.

John also gave the Commissioners a copy of a cluster development plan that Pueblo County has adopted. John said the intent of cluster developments is to preserve open space. He also discussed water and conservation easements for the open space. Commissioner Custer asked to have the Planning Commission also look at Routt Counties cluster development plan. The Commissioners asked John to prepare a draft of a cluster development plan for Custer County so that it can go to the Planning Commission for further review.

Virginia Trujillo, County Treasurer, met with the BOCC to give her monthly report. Virginia reported that she needs a new Public Trustee book, that will cost around \$500.00. By state statute, she is required to have this book. In discussing this with other county Treasurers she learned that other counties are keeping the records in a notebook format that is less expensive. The Commissioners told Virginia that if she chooses to keep the records in a less expensive format, to go ahead and do it.

Commissioner Downey mentioned that there is an auction coming up in Pueblo in October for Forest Service vehicles. It may be beneficial to go see if they have anything that could be used for the Zoning and Assessor's Departments.

Karen Crumbaker, CSU Cooperative Extension Director, met with the Commissioners to give her monthly report. She told the Commissioners that the Fair Board is still researching the Premises ID situation, but she believes that CSU probably will not back down from the premises ID being mandatory for 4-H and FFA children and youth.

Karen also reported that the fair went well. Some people felt there was a problem with the scales, but Karen said they were certified in June and she felt they were accurate. There was one animal that was accidentally medicated prior to Fair, but it was caught in time and the 4-Her will care for the animal until the withdrawal period is over.

Karen said that the weed tour that took place on July 25th had thirty participants with four weed managers. They were able to ID ten different noxious weeds that are on the State noxious weed list. She also spoke with the Commissioners about the possibility of developing some sort of weed ordinance for the County.

Karen told the Commissioners that she would like to step down from providing staff support to the Economic Development Committee. She doesn't have the time to commit to the project. Commissioner Downey explained that even though the Economic Development Committee was started by Gary Hall, the previous Extension Director, he felt that it was a cooperative extension program and was actually part of her job description.

Karen reported on the Master Gardner program. She said the county has six master gardeners that maintain the gardens at the Courthouse and a memorial garden in Westcliffe Park. To be a Master Gardner, you have to perform fifty hours of volunteer work the first year and then twenty-five hours every year after that.

Jackie Hobby, Planning and Zoning Deputy Director/Code Enforcement Officer, met with the BOCC to give her monthly report. Also present were Brian Clince, Planning and Zoning Trainee; and Lynn Attebery, Planning Committee Chairman. Jackie said that the Wetmore Fire Department is asking for a change in their special use permit and would like for the County to waive their fees.

Commissioner Shy made a motion, seconded by Commissioner Downey, to waive the fees for the special use permit, as long as they were fairly certain that this revision would meet their needs and revisions were not going to be a habit. Motion carried.

Jackie reported that they have received several complaints concerning the property Sandy Hollis owns in Verde Creek. The complaints are that she is running a business whereby she lets people park their RV's on her property and bring their horses so they can ride in the mountains. She did run an advertisement in a newspaper. She was sent a certified letter regarding the situation. Sandy has told Jackie that the people staying on her property are friends and relatives and she does not charge them to stay there. Jackie discussed the situation with John Naylor, and he felt that at this time, we do not have any proof that she is running a business on her property. Jackie will advise Sandy that if it does indeed become a business, she needs to apply for a Special Use Permit. Jackie will continue to monitor the situation periodically.

Jackie told the Commissioners that when the Planning Commission went on their site tour to view where Horn Creek would like to put six RV pads, the pads were already built and were in use. RV's were on the pads, and there was a holding tank (for septic) and power hookups in place. On August 6th, Jackie sent Horn Creek a certified letter telling them they are in violation. Horn Creek is scheduled to go before the Planning Commission today for a Special Use Permit. Lynn informed the BOCC that Horn Creek had told him previously that they were going to start construction on the pads. He asked them why they would do that before the Special Use Permit was approved, when they may be turned down. They replied that they need to get it done because they have people coming, and if the permit is not approved, they will just be out that

money. John Naylor advised Jackie that the issue still needs to come before the Planning Commission in a public meeting, and then they can decide how to handle it.

Commissioner Custer made a motion, seconded by Commissioner Shy, to recess for lunch. Motion carried. Meeting was recessed at 12:05 PM.

The meeting reconvened at 12:55 PM to handle a few items prior to the Planning Commission meeting.

Commissioner Shy made a motion, seconded by Commissioner Custer, to approve the June 29th and July 2nd, 3rd and 17th minutes with corrections. Motion carried.

The Commissioners met with Jackie Hobby and Elizabeth French to let them know about their increase in salary.

The Commissioners then went into their joint meeting with the Planning Commission.

Commissioner Shy made a motion, seconded by Commissioner Custer, to deny the Special Use Permit for Horn Creek Conference Center, and called for an immediate stop to use. Motion carried unanimously.

Commissioner Downey made a motion, seconded by Commissioner Custer, to approve the recommendation by the Planning Commission for the Subdivision Waiver for Dave and Rebecca Richardson for the division of the eight acre parcel from the total 223 acre parcel, with the conditions that approval is not final until a replat of the 223 acre parcel with the subdivided eight acre parcel is recorded, and a plat restriction and deed restriction stating that the remaining larger parcel cannot be broken down to less than thirty-five acre parcels is recorded also. Motion carried with Commissioner Shy recusing himself from the discussion and decision. Commissioners Custer and Downey voting unanimously.

Commissioner Shy made a motion, seconded by Commissioner Downey, to approve the recommendation made by the Planning Commission on the request for a Lot Line Adjustment for Dave Harmon.

Meeting adjourned at 3:55 PM.