

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

December 10, 2002
Custer County Courthouse
Westcliffe, Colorado

Present:

Planning Commission:

Mr. Lynn Attebery Mr. Pat Bailey Mr. Alden Gray Mr. Keith Hood

Board of Zoning Adjustment:

Mr. Pete LoPresti Ms. Dorothy Nepa Mr. Art Solomon

Associate Members:

Mr. John Campbell Ms. Robyn Canda Mr. Skip Northcross Mr. Selby Young

County Commissioners and Attorney:

Mr. Dick Downey Mr. Larry Handy Mr. Dale Hoag Mr. John Naylor

Staff:

Mr. Linc Lippincott Mr. Dan Bubis Ms. Christy Kesselring

Absent:

Mr. Jim Austin Mr. Victor Barnes Mr. Rob Canterbury Mr. Bill Donley
Mr. Gary Roberts Ms. Sherry Rorick

The meeting was called to order at 1:04 P.M. by LINC LIPPINCOTT, Moderator.

CAMPBELL and CANDADA filled the Planning Commission seats left vacant by the absence of BARNES and RORICK.

LIPPINCOTT called for approval of the November 2002 minutes. BAILEY MOVED and ATTEBERY SECONDED. The motion passed unanimously.

ZONING OFFICE REPORT

- The office is creating a Subdivision Application. There is the prospect of a request coming before the board for a subdivision south of Westcliffe. The application will be in accordance with the current Subdivision Regulation which has not been updated since 1972 and may require some exceptions being granted for things like numbers of copies that need to be submitted.

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- The Septic Regulations are being updated. They were last updated in 1998.
- The members are reminded that if they know of anybody willing to serve on the Boards, the candidate should be encouraged to submit a letter.
- 2 ISDS were issued during November: Woolery and Dodd.

Office Summary

October

21	Septic inspections, Site reviews, or Violation reviews
1	Violation reviews
0	Homeowner Septic installation test
2	Septic Contractor test
12	Special conferences

Permits issued:	<u>2001</u>	<u>2002</u>
Septic	9	11
Zoning	7	18

LIPPINCOTT turned the meeting over to the Planning Commission.

DAVE and KIMBERLY WILDENSTEIN /WILLIAM and PATRICIA DODDER / SPECIAL USE PERMIT
for a GRAVEL PIT

Property description: 16165 HWY 96. TRACT OF LAND IN S2NE4 IN SEC 3-22-70 DESCRIBED in BK
353 PG 331

Schedule number: 101-33-555

This was the initial presentation to the Planning Commission. The Planning Commission explained to Dodder that he would need to be prepared to answer a plethora of questions before they would be able to rule on the application. The information that the Planning Commission expected to receive included items such as: Business plan, projected traffic, projected amount of material to be extracted, State access requirements, and number of daily loads expected. HOOD MOVED that a Wildlife Review be performed based on the fact that the property is in or borders a high impact area. BAILEY SECONDED and the motion passed unanimously.

HANDY recommended that Dodder sit down with Lippincott in order to be prepared to better answer the Planning Commission's questions.

The next Site Tour is January 30, 2003.

The next meeting will be in February of 2003. The actual date has not been set yet.

The meeting adjourned at 1:45 P.M.

Submitted by,

Daniel S. Bubis
Secretary