

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

December 9, 2003
Custer County Courthouse
Westcliffe, Colorado

Present:

Planning Commission:

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

Board of Zoning Adjustment:

Mr. Bill Donley Mr. Pete LoPresti Ms. Dorothy Nepa Mr. Skip Northcross

Associate Members:

Mr. Gerard Dearborn

County Commissioners and Attorney:

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

Staff:

Mr. Linc Lippincott Ms. Christy Kesselring

Absent:

Mr. David Bartholomew Ms. Renee Bolkema Mr. Dan Bubis Mr. David Harmon

The meeting was called to order at 1:03 P.M. by LINC LIPPINCOTT, Moderator.

DEARBORN filled the Planning Commission seat left vacant by the tardiness of CAMPBELL.

LIPPINCOTT called for approval of the November 2003 minutes. BARNES MOVED to approve the minutes. DONLEY SECONDED and the motion passed unanimously.

ZONING OFFICE REPORT

- 1-I.S.D.S. Variances was granted to Nicholas and Margaret Thomas (Silver Cliff Heights 3, Lot 5) for a portable chemical toilet for 2 years.

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Office Summary

November 2003

18 Septic inspections, Site reviews, or Violation reviews
0 Violation reviews
0 Homeowner Septic installation test
0 Septic Contractor test
13 Special conferences
19 Compliance Inspections

Permits issued:	<u>2002</u>	<u>2003</u>
Septic	11	13
Zoning	18	19

- Darlene True sent a letter to the Board of County Commissioners appealing the November 5, 2003, denial decision concerning the subdivision regulation waiver request. The Board of County Commissioners directed the office to draft a letter informing True her would not be heard by them and she should pursue a subdivision request.
- The Board of County Commissioners will make board and alternate appointments and set the 2004 meeting schedule mid-January, 2004. The office is soliciting names of individuals who would be interested in serving on the boards. Letters of interest should be submitted to the office by January 1, 2004.
- On February 11, 2004, at 1:00 P.M. there will be a meeting between the State Engineer's Office (SEO), along with the Division 2 Pueblo Office, and the Custer County Commissioners, Planning Commission, Board of Zoning Adjustment and Planning and Zoning Office to exchange information on subdivisions and water matter comments.
- The attorney, Josh Marks is still reviewing the Subdivision Regulations. Marks hopes to have an update on the project by next week.
- The three (3) year review for the Conditional Use Permit (CUP) for the Kirkland property has been completed. The Board of County Commissioners does not have any issues with it. BILL DONLEY stated that he believes material is being hauled in, violating the CUP. The Planning Commission and Board of County Commissioners instructed the office to write a certified letter requesting an explanation concerning this accusation. The Conditional Use Permit is still under review until this issue is resolved.
- Margarite Kaminski has filed suit against the County concerning the November 5, 2003, approval of the Jagow/Wagner's request to vacate the of interior lot line and create the undersized lot. This lot was approved when the Board of Zoning Adjustment approved the creation of the undersized lot of 1.88 acres and the Planning Commission and Board of County Commissioners approved the lot line vacation. Both were approved by unanimous roll call votes.

LIPPINCOTT turned the meeting over to the Planning Commission.

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CUERNO VERDE AIRPORT ASSOCIATES, INC. / WRAY PEDRO / PLANNED UNIT DEVELOPMENT -
FINAL PLAN PRESENTATION

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

PEDRO was present and represented himself. PEDRO stated that there was one workshop session to finalize the permitted uses for the PUD. PEDRO also explained his reasons why he needs the final PUD approval contingent on his water augmentation approval.

BARNES would like condition number 1 to read "Permitted uses are low impact commercial businesses in the following categories: support services, assembly, distribution, and light manufacturing as detailed in "Silver -West Business Park Uses" document. Retail businesses are not allowed." The Planning Commission felt this was acceptable.

NEPA explained that she thought the developer should pay his share for the paving on Airport Road when the traffic gets to a certain point. The Planning Commission does not feel this is necessary because there are several other subdivisions and individuals who use this road.

A lengthy discussion of open space and the taxiway ensued. It was questioned if the taxiway was open space or not, if the amount of open space was acceptable or not, and if open space met the standards of the Zoning Resolution. The Planning Commission accepts the taxiway as useable open space. BARNES wants a definition of the open space in the conditions or covenants or as an addition onto the plat as well as delineation of the amount of open space (%).

LIPPINCOTT pointed out some concerns on the plat and the Planning Commission agreed these should be rectified.

NEPA questioned the term "visual barrier" in the conditions and wanted to add the term "solid visual barrier." The Planning Commission felt the term "visual barrier" was acceptable.

The Public Hearing for the CUERNO VERDE AIRPORT ASSOCIATES, INC. PLANNED UNIT DEVELOPMENT - FINAL PLAN is tentatively scheduled for February 10, 2004 at 1:00 P.M.

ATTEBERY thanked the members of the Boards for a productive year.

The next Site Tour is tentatively set for February 5, 2004 and the next meeting is tentatively set for February 10, 2004

RORICK MOVED to adjourn the meeting. BAILEY SECONDED and the motion passed unanimously. The meeting adjourned at 2:12 P.M.

Submitted by,

Christy Kesselring , Acting secretary for Dan Bubis