

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

November 3, 2004
Custer County Courthouse
Westcliffe, Colorado

Present:

Planning Commission:

Mr. Lynn Attebery Mr. Vic Barnes Mr. John Campbell

Board of Zoning Adjustment:

Mr. Bill Donley Mr. Gerard Dearborn Ms. Dorothy Nepa Mr. Skip Northcross

Associate Members:

Ms. Renee Bolkema Mr. Rod Coker

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. Pat Bailey Mr. Keith Hood Mr. Pete LoPresti Mr. Bruce McDonnall
Ms. Sherry Rorick Ms. Georgiana Scott

The meeting was called to order at 1:02 P.M. by LINC LIPPINCOTT, Moderator. COKER was seated on the Planning Commission to constitute a quorum. DONLEY and BOLKEMA recused themselves from the hearing on the Wetmore Fire Department request. Planning Commission members CAMPBELL and COKER filled the Board of Zoning Adjustment seats left vacant by the absence of DONLEY and LOPRESTI. LIPPINCOTT called for approval of the June 2004 minutes. BARNES MOVED to approve the minutes and DONLEY SECONDED. The motion passed unanimously.

ZONING OFFICE REPORT

October 2004

18	Septic inspections, Site reviews
0	Violation reviews
1	Homeowner Septic installation test
2	Septic Contractor test
10	Special conferences
5	Compliance Inspections

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Permits issued:	<u>2003</u>	<u>2004</u>
Septic	11	13
Zoning	22	16

- A request for an oversize sign was taken to the Commissioners. The Zoning Resolution places the decision in their hands. The request was denied.
- There are no agenda items, at this point, for the December meeting. The cut off is Friday.

LIPPINCOTT turned the meeting over to the Planning Commission and Board of Zoning Adjustment.

GREG TABUTEAU / WETMORE VOLUNTEER FIRE DEPARTMENT / CREATION OF THE UNDERSIZED LOT / SUBDIVISION REGULATION WAIVER

Property description: 1 ACRE PARCEL OFF CR 290

Schedule number: 100-81-112

Tabuteau was present to explain his request. He wanted to donate 1 acre of land to the Wetmore Volunteer Fire Department. The Fire Department would build a fire station on this land. Tom Healy has agreed to provide water at no charge to the station for its in-house use. Fire fighting water is generally obtained from other sources.

Tabuteau has created an agreement with the Fire department which stipulates conditions such as: if the Fire Department stops utilizing the new parcel, it reverts back to the original parcel; water consumption limit; no facilities for overnight stays.

BARNES MOVED to recommend that the Board of County Commissioners APPROVE the Subdivision Regulation Waiver with the condition that the deed agreement, referred to above, be recorded and become part of the record. CAMPBELL SECONDED and the motion passed unanimously by roll call vote.

HANDY MOVED to ACCEPT the recommendation of the Planning Commission to APPROVE the Subdivision Regulation Waiver. DOWNEY SECONDED and the motion passed unanimously.

Board of Zoning Adjustment member NORTHCROSS MOVED to APPROVE the Creation of the Undersized lot with the same condition as the Planning Commission. CAMPBELL SECONDED and the motion passed unanimously by roll call vote.

The next Subdivision Regulation review will be November 18 from 10a.m. to noon.

The next Site Tour is December 2, 2004.

The next meeting will be in December 7, 2004.

The meeting adjourned at 1:27 P.M.

Submitted by,

Dan Bubis
Secretary