

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

September 7, 2005
Custer County Courthouse
Westcliffe, Colorado

Present:

Planning Commission:

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

Board of Zoning Adjustment:

Mr. Gerry Dearborn Mr. Bill Donley Mr. Bruce McDonnall Mr. Skip Northcross

Associate Members:

Mr. James Jones

County Commissioners and Attorney:

Mr. Dick Downey Mr. Dale Hoag Mr. Kit Shy Mr. John Naylor

Staff:

Ms. Christy Kesselring

Absent:

Mr. Joe Arbuckle Mr. Rod Coker Mr. Keith Hood Ms. Dorothy Nepa
Ms. Sherry Rorick

The meeting was called to order at 1:00 P.M. by LYNN ATTEBERY, Planning Commission Chair.

ATTEBERY called for approval of the August 2005 minutes. BARNES MOVED to accept the minutes CAMPBELL SECONDED. The motion passed unanimously by voice vote.

ZONING OFFICE REPORT

- There will be a Subdivision Regulation Workshop on October 6, 2005 from 10-12 in the Courthouse basement.

Office Summary

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August 2005

- 21 Septic inspections, Site reviews
- 2 Violation reviews
- 1 Homeowner Septic installation test
- 1 Septic Contractor test
- 18 Special conferences
- 4 Compliance Inspections

Permits issued:	<u>2004</u>	<u>2005</u>
Septic	10	13
Zoning	29	29

Since the applicant had not arrived, ATTEBERY recessed the meeting for ten minutes.

At 1:22 P.M. the applicant had not arrived and ATTEBERY requested to adjourn the meeting. BAILEY MOVED to adjourn the meeting BARNES SECONDED. The motion passed unanimously by voice vote.

At 1:25 P.M. the applicant arrived and since no one had left, the meeting was reconvened

TERRY W. COOK AND ELINOR BROWN /SPECIAL USE PERMIT PRESENTATION

Property description: THAT PT NE4NE4 SEC 32-22-69 LYING N HWY 165, & ALL OF NW4NW4 SEC 33-22-69 EXCEPT FOR HWY 165 ROW & ALL THAT PT SW4SW4NW4 SEC 33-22-69

Schedule number: 100-37-601

ATTEBERY explained the Special Use Permit process to the members and audience. The hearing is scheduled for October 4, 2005, at 1:00 in the Courthouse. ATTEBERY also reminded the applicant that he is scheduled to make a presentation to the Regional Planning Commission next Wednesday, September 14, 2005, at 1:00 P.M. in the Courtroom.

COOK presented the attached information to the boards.

DONLEY asked what the boundaries of the Rye Fire Protection District were and it turned out that this proposal is not located in any fire district. DEARBORN asked if he had considered having his own ambulance and COOK said there would be an EMT on staff and that all staff would be trained in CPR and advanced first aid. SHY asked about the phones and COOK stated that there are two lines on the property and that is all they will have.

BARNES asked about the water situation and COOK explained that he is planning to install a 5000 gallon underground tank and haul water from a legal water source like Florence, Westcliffe or Rye. The proposal may use a commercial water delivery service and will investigate a commercial well in the future.

COOK said he has thought about leasing the mountain behind them from the Forest Service for expansion in a few years, if it is deemed feasible. COOK said he has no neighbors that are close.

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COOK explained to the boards that the chairlift will have to be permitted and inspected the State Tramway Board. COOK said that the contractor and design engineer is DLM Enterprises.

The Planning Commission requested a profile of the lodge building to include the height and the Engineer-designed septic system plan.

The next Site Tour is September 29, 2005

The next meeting will be in October 4, 2005.

ATTEBERY requested to adjourn the meeting. BAILEY MOVED to adjourn the meeting BARNES SECONDED. The motion passed unanimously by voice vote. The meeting adjourned at 1:50 P.M.

Submitted by,

Christy Kesselring
Secretary