

Minutes
C4 Board of Directors Meeting
11 February 2009, 1:30pm
Second Draft

-See Agenda below. Agenda included "C4 Focus for 2009" and slide presentation of the Colorado Model Land Use Code.

-In attendance: Joe Arbuckle, Christie Veltrie, Sue Pitman, Robin Young, Lockett Pitman, Paul Snyder, Tim Kelling, John Brandenburg, Jim Jones, Bob Dreher

-Joe opened meeting at 1:30pm.

-Discussed need to have a new, permanent, Board member. Paul Snyder was nominated. Lockett suggested an E-Vote to the Membership for confirmation. Bob will send out an E-Vote.

-Discussed **C4 Focus for 2009**. Reviewed document Joe sent out with the agenda. Bob moved to accept. Lockett seconded. Vote was unanimous.

-**Subdivision Regulations**. Discussed current status of the review being conducted by the Planning Commission (PC). The current status is that the revised document is going to the BOCC and legal for review and comment.

-**Master Plan**. Discussed the current status of the Master Plan (MP). The PC is responsible for review, writing, updates and adoption of the MP. Discussed a C4 position paper regarding the MP. All agreed a position paper was appropriate and should be delivered to the PC prior to their reviews. Lockett will compose a cover letter, review with Joe and the Board and go final. Discussed whether the MP really represents the views of the public. Concluded that the existing document may not represent the public's view and the issue should be raised. The review of the MP will be a public process. Paul commented that the MP should be an overall guide for all land use regulations. Suggestion was made by Joe that we consider asking the PC to include specific "growth areas" in the MP in order to pin down exactly where the PC supports growth in the County. Joe suggested that C4 needs to provide the PC with specific wording for changes in the MP.

-**1041 Powers**: Lockett commented that Jerry Lacy has asked to be excused from this project for C4. Lockett has agreed to head up this project. Lockett discussed some of the ways the County can use 1041 powers if the BOCC decides to do so.

-**Colorado Model Land Use Code**: Joe discussed. Has prepared a PowerPoint briefing for the BOCC. Will be refining the presentation and will pursue with the BOCC.

-**Water Topics**: The BOCC really does have the informal authority to be involved in water issues in the County and it is the position of C4 that the BOCC has a responsibility to be involved in water issues.

Discussion of Round Mountain Water (RMW). Question was asked if C4 has a role in the issues of RMW. Conclusion was that the two towns served by RMW are really the appropriate entities to address the issues. Suggest that C4 encourage both towns to get more intimately involved with RMW to protect their water for the future. Suggest that the towns be encouraged to ask RMW to adopt meaningful by-laws and SOP's for

their operations. Remind the towns that this is their water and they need to be involved. Also concluded that the activities of RMW impact the entire Valley and therefore become of interest to C4.

-Joint Efforts of Groups in the County: Lockett continues to work on cooperative efforts of the various groups in the County so as to speak with a louder voice. Suggests a joint Board meeting with Sustainable Ways. This was agreeable to the Board and a joint meeting was set for 11 March 2009 at 4:30pm. Robin Young will confirm the location. Following that we will make an announcement to C4.

-Electric Power Grid: Discussed the issues of threats to the power grid in the Valley. Black Hills and Excel Energy are addressing the problems and Sustainable Ways has also gotten involved. Determined there need be no further action by C4 at this time.

The meeting concluded at 3:30

Next Board meeting will be on 11 March 2009, 4:30pm, Location to be determined.
For the Board,
Respectfully,
Bob Dreher

1:30 Welcome and introduction Joe
1:35 C4 focus areas for 2009—discussion and final approval
Lockett/Joe

Land Use Topics:

1:55 Subdivision Reg revision: in final staffing, approval likely Apr Joe
2:00 Mater Plan: planning com (PC) will update in public process
Joe/Paul

- PC writes and adopts without BOCC per CRS
- C4 will provide input to PC; themes: MP is umbrella document, all other
Land use docs must coincide with MP; MP must reflect views of majority
Of citizens (evidence current MP does not); MP needs more teeth
(Change “should” to “will” in many places)

2:15 Model Land Use Code (MLUC): C4 will present info bfg to BOCC
Joe

and perhaps PC; purpose: familiarize both with contents

2:30 1041 powers: Can they be effectively used to help “manage”
Jerry L

growth? Apply to water in CC? Are part of the MLUC

2:45 Cluster Dev & Minor Subdiv regs: still some pressure to include in Joe
CC regs; C4 has position papers on both—not unless is clear need
and careful review and analysis is done—see MLUC

Water Topics:

2:55 Round Mtn operations and leasing water; public process
Paul

2:05 Upper Ark Water Aug Plan: ask and get answer to key question— Paul
“keep water in the Valley, for what purpose?”

2:15 H2O Ranch—what will happen to the water & residual 460 acres? Paul

MISC:

2:30 Work more closely with BOCC, PC, towns of WC & SC, other organizations
Lockett

2:35 Electrical power grid: work with Sangre de Cristo Elec reps & BOCC
Jerry

2:40 New business
all

2:50 adjourn all

The C4 Board of Directors met on Monday, January 12, 2009. The Board agreed to suggest to the membership that the following work items and issues be our focus for 2009. If there are additions you would like to see or there are areas on which you would like to work, your participation would be more than appreciated. We are considering having a general meeting to discuss our focus. Would you attend this meeting?

Water

- Purchase of H2O Ranch water
 - Work with Fountain, Widefield, BOCC and others to set up a community meeting in Westcliffe to discuss the purchasers' plan for the ranch.
 - Understand the possible ramifications of Upper Ark leasing or trading H2O water from Fountain & Widefield.
 - Work with the BOCC to establish a planning group that would develop a plan for the H2O Ranch based on what Custer County citizens would like happen to the property.
- Round Mountain and the leasing of Johnson Ranch water to Upper Ark
 - Understand the proposal and insure that it is in the best interests of Silver Cliff, Westcliffe, and County residents.
- Work with the trustees of Silver Cliff and Westcliffe, the BOCC, Round Mountain and Upper Ark to use the availability of water to determine where growth occurs in the County.
- Understand the ramifications of a potential Upper Ark augmentation plan. Investigate possible ways the BOCC could determine who gets to purchase the augmented water.
- Determine the effect of water leaving the County on the county environment, growth, job opportunities, and the ability to feed ourselves.

Land Use

- Work with the Planning Commission and the BOCC in reworking the County Master Plan.
- Inform the BOCC and Planning Commission about changes in the State Land Use Code, and the assistance available through the Office of Smart Growth.
- Understand 1041 Regulations to determine how they can be used to benefit county residents in land and water use.

Electrical Power to the Valley

- Investigate ways to insure the availability of electrical power in case the single power line into the valley is broken.

Interact with BOCC and the Trustees of Silver Cliff and Westcliffe

- Work on issues or gather information as requested by the above.
- Work with the BOCC in establishing a committee consisting of members from key organizations within the county to improve the lives of County residents through the synergism of open communication.