

MINUTES OF C4 BOARD MEETING, JANUARY 14, 2008
1:30 p.m., Library Community Room

Present: Joe Arbuckle, Lockett Pitman, Dorothy Nepa, Bob Dreher, and Margaret Karsten.

Joe opened the meeting at 1:30 p.m.

Cover open actions from December 18 General Membership Meeting (refer to Minutes):

- PUDs in Zone 1 and, to a lesser degree, Zone 2. Appears to be the major issue of concern, with differing goals--individual profits or community benefits? There was consensus that to find a balance, a cost/benefit analysis would help clarify economic aspects.
- Individual property vs. collective rights regarding land use and other important issues. Ideas included the following:
 1. To build a strong base for discussion, the wider public should be brought in.
 2. Flush out views through a round table discussion with fewer participants.
 3. Consider holding an open community forum, preferably shaped and led by outside consultants from a group like the Sonoran Institute. Forums in the past have been productive in varying degrees.
 4. Prepare a community-wide survey to raise awareness and get people interested.
 5. Prepare simple, informative articles for the newspaper regarding basic aspects of land use and current Custer County land use policies. People to help write articles are needed. Dorothy offered to check for published texts that could be helpful in preparing them. Joe will seek further suggestions from Bob Steimle, who has experience in land use planning.
- Mineral rights. Lockett will ask Cindy Howard if she would like to work on obtaining information on mineral rights in the County.
- Conservation easements. Lockett will be meeting with Bob Senderhauf to discuss concerns on the subject.
- Email voting options. There was consensus that voting by email is acceptable and widely used. However, Bob will draft and submit to the Board ideas to improve the present system of voting by email.
- During the last C4 membership meeting, some said that a survey was done in 2002 which revealed there was support for PUDs on the valley floor. C4 obtained

a copy and determined it was a petition rather than a survey and that the petition wording did not properly address the PUD issue.

- The way ahead? C4 will continue to address land use issues, through further research and efforts to be fully informed. It will also endeavor to raise public awareness regarding land use in the County by presenting useful information to the community through the newspaper.

Water update (Lockett).

Will finalize the C4 draft letter to the Board of Commissioners, including checking the reference to cost-of-services.

Reported that Wiley Larson has requested a 5-month leave of absence from the Water Committee chairman role, due to a busy work schedule. Joe will try to find a suitable replacement.

Miscellaneous.

Joe mentioned that a draft article for the *Trib* regarding a gradual tidal change in county citizens and a draft conflict-of-interest position paper have been prepared, but it was decided no further action will be taken on these at this time.

Lockett stated there is concern that agricultural tax exemptions are not being enforced. At Joe's request, Lockett agreed to look into a possible C4 position on the subject.

Bob mentioned the upcoming workshop on the Subdivision Regulations review on January 15 and shared the agenda for the Planning Commission/Board of Commissioners meeting on February 5 at 2:30 p.m.

The meeting adjourned at 3:15 p.m.

Respectfully submitted,
Margaret Karsten, Secretary