

MINUTES OF C4 BOARD MEETING, OCTOBER 22, 2007
1:30 p.m., Library Community Room

Present: Joe Arbuckle, John Brandenburg, Dorothy Nepa, Paul Snyder, Lockett Pitman, Patty O'Brien, Wiley Larson, Kirk Charbonneau, Margaret Karsten, and Joe Cascarelli.

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

Board of County Commissioners (BOCC)/Planning Commission (PC) meetings update (Joe). C4 had presented in advance a position paper on the Humboldt PUD proposal, which was read into the record at the Oct. 2 Planning Commission meeting and copies provided to the BOCC and PC members.

On-going actions update (Joe).

- C4 has recommended to the BOCC a legally enforceable Development Agreement consolidating all terms and conditions for the proposed Humboldt PUD. This approach is being taken and C4 has assisted with its content. Paul answered several questions about related water aspects.
- No response yet regarding C4's recommendation to issue a moratorium on PUD applications in Zones 1 and 2 pending formal change in the Zoning Resolution regulation.
- Wiley and Joe will be meeting with Commissioner Custer to discuss water issues.
- Member e-mail input. An anonymous member has identified the National Resource Defense Council (NRDC) as a possible resource for C4 assistance, if needed. Lockett volunteered to research NRDC. There was no discussion on another idea regarding the county as a National Historic District.

Miscellaneous actions (Joe).

- Reminder that Carol Larson, as C4 historian, receives all documents for the record. She will also be setting up a C4 notebook for the county library.
- Polling county citizens for opinions has not been done but could be handled efficiently for any need through the C4 website or in conjunction with the County CAP actions.
- C4 is getting involved with county economic development planning efforts mainly through the C4 Water Committee.
- Drafting a county conflict-of-interest policy has begun and will be presented to the C4 Board for further discussion. The Board agrees that C4 should give it major focus, especially as changes in county elected and appointed officials occur next year.
- No further activity in coordinating/networking with other organizations.
- C4 emails and webpage. Margaret volunteered to mail out hard copies of membership-wide distributions to the few members who have no email access. She will also investigate possible posting of the C4 webpage on the Community Foundation and Custer Guide front pages.
- No Board decision to present to membership an unofficial review of local ranchlands.
- The board agreed that using a combination of email and the web page to solicit votes on position papers and other actions was sufficient, especially since a very small number of members do not have email access and since our meetings sometimes occur 60 days apart. Hard copy mailings can be done for those without email.
- No results yet from Don Paul regarding ideas to increase county revenue; Joe will follow up.
- The C4 draft proposal to resume joint PC/Board of Zoning Adjustment (BZA) meetings will be finalized and sent to the BOCC.

- To help maintain C4 visibility and purpose, Board members were encouraged to communicate directly with county officials. Kelly Camper can help make arrangements for personal visits.
- Board members were also encouraged to consider applying for upcoming vacancies on the PC and BZA.
- (Later in the meeting...) Lockett reported that Christie Veltrie will speak to Westcliffe town trustees and to Alan Butler, Silver Cliff Mayor, regarding representatives in C4 and joint involvement in town planning efforts.
- The board recognized that early this year the BOCC tasked the Planning Commission to 1)update the Master Plan, 2)resume updating the Subdivision Regulations, through workshops, to include cluster development provisions, and 3)update the Zoning Resolution, especially regarding PUDs in Zones 1 & 2. None of these actions have occurred nor seem likely to occur this year.

The road ahead. The Board discussed and edited a current list of C4 accomplishments. To distribute this information about C4, Margaret recommended having the *Trib* interview C4 for an article. Joe Cascarelli offered to design with Joe a survey that would be posted via e-mail to members, or perhaps the community, soliciting feedback about C4 accomplishments, focus, and individual interests.

(Later in the meeting....) Joe asked for ideas for the next year. Patty suggested that the proposed C4 survey should mention that the Board is looking ahead and ask specifically, Where would you like for C4 to focus? Did C4 miss doing something? Wiley also recommended sharpening C4's focus, and the Board agreed that land use and water should continue to be priorities. Joe Cascarelli suggested a C4 vision statement. Margaret suggested that Board members individually solicit new "workers" for C4 and think about a possible C4 brochure. There was general agreement that no real shift in C4's approach is required, but C4 is challenged to keep up the momentum.

Committee reports.

- **Water (Wiley).** The Committee is growing. A letter is ready to submit to the BOCC encouraging county administrators to engage more directly in water issues. There is a plan for assessing any Upper Arkansas augmentation plan, to involve ranchers, developers, outsiders, etc. The Committee has been provided a list of subdivision augmentation plans to help it address how to manage the deficiencies. Goals are: to assess water availability in the county—how it gets here, where it goes, how to keep it, and to convince the county to actively oversee water management. Committee will send representatives to county meetings to have a presence and help formulate county goals. Dorothy stated that C4 should stress the need for enforcement of water regulations and take a position advocating well-drilling before building occurs. Committee is preparing questions for the Nov. 9 water meeting planned as part of the Economic Development Committee/Community Action Plan.
- **Unified Land Development Code and briefing (Patty).** Explained the Colorado Office of Smart Growth initiative to provide a Model Unified Land Development Code to assist counties in integrating land use ordinances. Presented a draft information briefing that will be presented to the BOCC to inform them of the Code, what it does, how it can benefit Custer County, and offer a way to implement such a code in the County. The board recognizes that such an initiative must be easy and low cost to the County for it to gain support. A draft of the code is available, the final version coming in January 2008, and there may be an Office of Smart Growth grant to help the county finance a contract with a state expert. Board discussion recognized the great value of having a unified land use code but also the amount of work it would involve and the prospect of possible resistance because so much time and effort had gone into defining the present ordinances. The Board will continue to consider the idea, and Patty will investigate the grant cycle that could influence how C4 proceeds.

Other business.

- Board expressed strong appreciation for Joe Arbuckle's outstanding leadership, which has resulted in solid accomplishment for C4.
- C4 finances. John reported C4 has \$1,008.37 in its checking account, thanks to donations coming in.

The meeting adjourned at 4:35 p.m.

Respectfully submitted,

Margaret Karsten, Secretary