

**CONCERNED CITIZENS FOR CUSTER COUNTY (C4)**  
**Minutes of Orientation Meeting, March 28, 2007, 6:30 p.m. at Cliff Lanes**

Attending the meeting: 66 citizens.

6:30-7:00 Arrival, sign-in with name tags and questionnaire for contact information.

7:00-7:05 Welcome remarks (John Brandenburg).

- Opened the meeting with a call for the Pledge of Allegiance.
  
- Announced that Cedar Brown would be covering the event for the Wet Mountain Tribune.
  
- Introduced himself and his commitment to C4 and the valley's future by describing his family's local heritage beginning in the 1880's and asking everyone to think beyond present, changing circumstances to the heritage we all may leave here.

7:05-7:15 Background: C4's roots and purpose (Sara Shields).

- Focused on "this special place," as it has remained over her family's 135 year history of ranching and as it has been addressing issues of growth in recent years.
  
- Described early initiatives beginning in 1989 by the Custer Heritage Committee (CHC), a small group concerned about the future of agriculture in the County.
  
- Reviewed the work of five Community Forums sponsored by CHC, the San Isabel Foundation, and the Sonoran Institute, which addressed: citizen priorities; tools available for appropriate land use and economic development planning; costs of community services; shaping a master plan; and visualizing future growth through a build-out scenario.
  
- Explained origins of the County's 80-acre zoning in the 70's, beginning with state-level planning and evolving to 1) protect water availability for all; 2) acknowledge appreciation of open space and natural aesthetic beauty; 3) prevent impact on natural resources; and 4) establish agriculture and ranching as a high priority.

7:15-8:00 Description and discussion of C4 Charter: its purpose, mission, issues and initial positions (Joe Arbuckle).

- Introduced C4 as "brand new" and called for volunteers to serve as officers.
  
- Purpose: "To inform, seek input, and organize concerned citizens; represent their positions to Custer County Commissioners and other officials on select issues." Identified current policy issues on the agenda for upcoming discussion by the County Board of Commissioners that will result in written regulations: 1) revising

the 2002 Master Plan; 2) updating subdivision regulations; 3) updating zoning resolutions.

- **Mission:** “Represent the general interest of County citizens in a non-partisan and public manner on key issues affecting Custer County citizens; provide a public forum to exchange ideas and develop positions on key issues.” Stressed C4’s desire for citizen expression in a democratic and non-political process governed by the majority, and identified C4 as a “window of opportunity” for everyone who uses and enjoys “the Valley” (not just Custer County) to learn and participate.
- **Motto:** “Continuing to keep Custer County Special.” Asked the audience to consider: If born here, why did you stay? If moved here, why did you come? What would you not like to see happen here? Emphasized that C4 is not an “anti-growth” organization but rather seeks to address how to address growth in light of its motto.
- **Issues and Initial Positions**, as drafted by the steering committee but subject to change by the C4 membership. (See also C4 Charter, provided in writing to everyone at the meeting on the backside of the agenda).
  - Described the two main issues: 1) local government operations and processes (a. seeking Commissioner representation of the majority opinion on select issues and b. public attendance and involvement in County government events) and 2) Land use (a. water; b. minor sub-divisions and cluster developments; c. planned unit developments).
    - Explained the need for careful analysis of water impact and rigorous plan analysis, if new land use tools are to be introduced.
    - Updated the audience on the recent Commissioners’ agreement to remove Zones 1 and 2 from minor subdivision and cluster development.
    - Briefly explained the 1996 provisions in the Colorado Statutes regarding cluster development.
    - Briefly described the current PUD regulatory process and clarified, with a map, where the different zones exist and how they could be affected.
- **Planned Unit Developments (PUDs)** (Dorothy Nepa).
  - Introduced herself in relation to her land use experience from 1955-1997 in the City and County of Denver, including administering an agency for the mayor, and in relation to her personal reasons for coming to Custer County.
    - Described PUDs as a type of negotiated zoning, starting in Britain, introduced in the U.S. during WWII, and used for mixed use development. All kinds of things could be negotiated between all parties in an effort to produce a win-win result for everyone. PUDs were designed for urban infrastructures and gravitated toward rural communities with valid purposes.
    - Explained that Custer County has existing PUD provisions, which could be negotiated for change with valid information.
    - Provided suggestions for further education on PUDs through Internet websites for Wikipedia and the National Association of Realtors.

8:00 What next? How to join C4; next meeting date; election of officers; attendance at County meetings; communication; etc. (Bob Dreher)

- Introduced himself as “communicator” for C4. Also introduced members of the present steering committee.
- Encouraged participation and attendance at meetings, explaining C4’s need for citizens’ interest, their expertise, and shared communication. Asked everyone present to bring in another supporter.
- Stated there would be no dues, though financial assistance would be needed and appreciated and should go to acting treasurer, Margaret Karsten (P.O. Box 1131).
- Suggested C4 would like to apply for 501(c)3 status, which could take up to 2 years.
- Announced that the next Steering Committee meeting will be open to everyone interested in attending and will be held on April 4 at the Willows Schoolhouse (time to be announced). The meeting will prepare a slate of officers, to be voted upon at the next general C4 meeting.
- Announced that the next general C4 meeting will be Wednesday, April 25 (time and place to be announced).
- Suggested ways to contribute: become familiar with the issues; read the Charter; attend County meetings; send emails to the commissioners on issues to make them part of the record; send letters to the Trib editor; participate in voting; invite part-time residents to participate in C4 and keep them informed on issues.
- Explained that communication would be by email and encouraged sharing copies with anyone not using email. For C4 email, use [robertedreher@msn.com](mailto:robertedreher@msn.com); address other mail to C4, P.O. Box 862, Westcliffe, CO 81252.

8:00 Discussion from the floor.

Jim McMann, of the Sustainable Ways group, applauded C4’s “battleship attitude,” particularly its interest in addressing water concerns, and stated he felt Sustainable Ways and C4 could complement each other’s efforts.

Jan Lee and others described an upcoming event of the Economic Development Group, April 30-May 2, to include a forum for the community on May 1. Topics would include Developing Business and the Community, Land use and Natural Resources, Human Resources, and Tourism and Marketing. They felt the Economic Development Group would also be very compatible with C4.

It was announced that the so-called “lodging tax” would be addressed at the next Commissioner’s meeting on March 30 at 1:30 p.m.

John Brandenburg announced that a donation of \$500 had already been pledged for C4.

8:15 Adjournment.

Respectfully submitted,  
Margaret Karsten, Temporary Secretary