

MINUTES OF C4 BOARD MEETING, MARCH 11, 2008
1:30 P.M., Cliff Lanes

Present: Joe Arbuckle, Bob Dreher, Jim Jones, John and Sally Brandenburg, Don Paul, Paul Snyder, Dorothy Nepa, Chris Ueberroth, Lockett Pitman, and Margaret Karsten.

Opening and welcome (Joe). Opened the meeting at 1:30 p.m. and welcomed those attending. Announced the upcoming C4 General Membership meeting on March 25 (7 p.m., Cliff Lanes). To help “re-energize” interest after the holiday lull, asked Board members to each speak one-on-one with three C4 members, asking them to attend meetings and to participate.

Board of Commissioners (BOCC) meeting on March 4 re BOCC selection of Planning Commission (PC) and Board of Zoning Adjustment (BZA) Associates (Joe/all). Joe described his presentation to BOCC, covering misconceptions about conflict of interest, pre-decision, qualifications and evaluation criteria, and attendance/excused absences. Reported that the Planning Commission and Zoning Office is working on written procedures/policy for future selection of Associates. C4 Board discussion followed, with consensus that a conflict of interest policy, including disclosure, is needed. Further discussion included clarification of what characterizes “quasi-judicial” decisions made by different county boards; appropriate recusal; and a code of ethics. Joe offered to work to finalize a previous C4 draft conflict of interest policy paper, along with a draft code of ethics.

C4 “meet the candidates forums” on C4 charter issues. Joe reported that two candidates for the November 2008 County Commissioner elections had asked to address C4 regarding their positions on land use. Dorothy suggested that C4 plan a series of forums on particular C4 issues (e.g., specific land use policies, water, conflict of interest, etc.) to provide a platform for all the candidates to represent their positions by individually answering specific questions. The Board agreed that specific questions, prepared and distributed by C4 to the candidates in advance of the forums, could allow for solid preparation by the candidates and generate wider public interest and awareness of issues. Lockett said Sustainable Ways is considering a forum also. Lockett will coordinate with Sustainable Ways to learn if we can pool our efforts. Bob mentioned that the Chamber of Commerce would be planning some candidate debates. To avoid any duplication of purpose, Joe asked Bob to explain to the Chamber C4’s idea of C4 forums, which would not be styled as debates. Joe also assigned “homework” to the Board to begin early preparation of good questions that might be presented to the candidates.

PC workshops: report and upcoming agenda (Lockett/Bob). Reported that Pat Bailey is the new chairman of the Planning Commission and that workshops to update the subdivision regulations are underway. The next upcoming workshops will be held March 20 and April 10, both from 2:00-4:00 p.m. at the Courthouse. Don recommended trying to help alleviate the arduous process of revision by providing a copy of available Colorado model subdivision regulations. C4 will offer again and share with the PC the

draft version on CD of the forthcoming Model Land Use Code prepared by the Colorado Office of Smart Growth. Joe asked Dorothy to take the lead for C4 at the workshops with Lockett assisting and both agreed to do so. Regarding water issues in the subdivision regulations, C4 is particularly interested that it be clearly stated that working water supply systems must be operational before new lots are sold. Lockett said that the enforcement aspect of the subdivision regulation is still weak and needs strengthening.

Public information papers (Joe/all). Addressed a Board proposal for C4 to prepare general information articles to be submitted to the *Wet Mountain Tribune* to help stimulate broader awareness and understanding of certain land use and C4 issues. Paul suggested that C4 provide a monthly column. Dorothy suggested presenting questions to the public through the *Trib* as a means of surveying fundamental land use interests and concerns and to invite individual responses through the C4 website or other means. Some recommended topics for articles are: BZA/PC/BOCC relationships; cluster development; conflict of interest; Colorado Senate Bill 35; minor subdivisions; Custer County zoning regulations; water; the county Master Plan, and individual property rights vs. collective rights. Joe offered to write about BZA/PC/BOCC relationships, Patty O'Brien has agreed to write about cluster development, and the Board was asked to volunteer to write on other topics.

Water update (Lockett). Mentioned that the BOCC insisted in a recent BOCC meeting that the pending Upper Arkansas augmentation plan be presented to the Commissioners before it is filed officially with the county. Stated that Upper Ark agreed to do so in spite of their initial reluctance to do so.

E-mail voting options (Bob/all). Handed out a revised C4 E-Vote Sample which the Board modified and then approved to be covered at the 25 Mar 08 general membership meeting (see below).

From: Bob Dreher
To: C4 Participants (Board, etc)
Sent: _____
Subject: C4 E-Vote Sample

This is an email vote (E-Vote) message to determine if the following test format is what we want to use in the future.

A C4 Participant is anyone who has expressed an interest in receiving information from C4 and has provided their contact information. All participants are eligible to vote on any issue brought forward by the C4 Board of Directors. Input from all participants is welcome and encouraged.

Your vote and comments are important.
Please be represented and cast your vote.
All E-Votes will be sent out as BCC.
The body of the note will explain the issue and what is to be voted upon.

Vote Choices:

Yes: I Agree

___ No: I Disagree

___ Undecided: Need more information

Comments:

Please cast your vote by sending this note as a “reply” to robertedreher@msn.com with your vote posted in the note. Cast your vote no later than ___/___/___. If you choose not to vote your opinion your input will be lost. Final tally will be based on the number of responses.

We will tally all votes and report the results to the C4 Board by numbers only and not by name. Results will be kept on file. How individuals vote will not be released. Final results will be released to C4 participants via email.

Thank you for your vote and input.

Best Personal Regards,
Bob Dreher, C4 Communications

Respectfully submitted,
Margaret Karsten, Secretary