

Minutes
C4 General Meeting, 20 September 2007, 7PM, Cliff Lanes

Meeting opened by Joe Arbuckle at 7PM.

For the sake of newcomers, Joe explained our ground rules and made introductions of Directors in attendance.

Joe introduced Charles Bogle and Kathy Reis who were invited to speak regarding the upcoming elections for a Road & Bridge Tax and the County Lodging Tax.

Kathy Reis presented the issues surrounding the proposed Road & Bridge tax increase explaining the need to improve equipment maintenance, address salaries and the need to keep current services running past January, 2008. Kathy took questions from the floor.

Charles Bogle presented information regarding the proposed lodging tax, explaining that this is a tax only on visitors to the county and will not impact residents unless they use lodging facilities in the county.

Joe Arbuckle presented updates on the BOCC and P/C meetings of 3 Jul, 7 Aug, 31 Aug and 5 Sep. Explained that the C4 relationship with the BOCC appears to be dramatically improved. Commented that PUD's remain an open issue and C4 has submitted recommendations to the BOCC that zones 1 & 2 be excluded from PUD.

Joe explained the new website www.c4citizen.com and announced the new email address direct to C4 is information@c4citizen.com

Joe discussed C4 position papers regarding:

- Cluster Development: Highlighting the requirement that CD will require additional county staff and expenses. Commented that the County needs to implement the Rural Land Use Policy before proceeding with Cluster Development plans. Discussed the issue of water in CD's and that the State Attorney General has ruled that livestock or domestic animals may not be watered on a Cluster Developed property.
- Commented that the BOCC made the decision that the Master Plan is to be considered advisory rather than regulatory. Result is that the Master Plan objectives can be watered down through the land use regulation processes.
- Planned Unit Development (PUD); Commenting on the need to exclude zones 1 & 2.
- Humboldt Peak LLC: Commenting that this group seems to be attempting to work with the county and their project is being submitted under existing county regulations.
- PUD's. Discussed the fact that the H20 ranch is up for auction in late October. Concern that this ranch could be bought by someone who would sell the water rights or apply for PUD for development. Need to keep an eye on this issue and must push the BOCC to act urgently to exclude zones 1 & 2 from PUD. During this discussion Bob Senderhauf asked for a copy of the CSU study upon which relevant items have been quoted. Joe told Bob he would send him a copy. Joe also commented that C4 is recommending that the county establish a Rural Land Use Policy before proceeding to completion of regulations for CD's, MS's or PUD's.
- Public policy formulation model: Explaining that this model has been submitted to the BOCC as a recommended method of analysis and decision making.
- Recording BOCC meetings: Commented that C4 was in the process of submitting a recommendation that all BOCC meetings be recorded when the BOCC made that decision on their own. C4 submitted a letter of support for their decision and suggested that the tapes be retained for a period of 4 years.
- Discussed the Colorado Office of Smart Growth and suggested everyone check out their web site. Possible source for suggested regulation leadership for the BOCC.

- Confirmed that C4 is still actively engaged with County economic development.
- Working on a county conflict of interest / ethics policy but it is on the back burner.
- Continue coordination with other organizations with similar objectives, such as Sustainable Ways.
- Shared with the group that the County has an opening on the Planning Commission and any interested should volunteer. Note: That position was filled at the 18 September BOCC meeting in Wetmore.

Received committee reports on:

- Minor Subdivisions. Currently in review by the Planning Commission.
- Master Plan. Still waiting for Planning Commission to begin its review of the master plan as required every five years.
- Water discussed by Lockett Pittman. Active and perhaps most important issue of all. Asked attendees to read position papers on the C4 web site.

Open Discussion:

- Bob Senderhauf commented that C4 position papers need to be discussed in detail at general membership meetings. He believes that email communication is not adequate for an open forum of discussion. Lockett Pittman made the point that only 7 of our 104 members do not have email or computer support and those position papers are available for all to read on the web site.
- Christie Veltrie commented that there appears to be illegal commercial use of some property in the county and that the BOCC needs a meaningful mechanism to move quickly when violations occur. The county has no check points, follow up or enforcement of its own land use regulations.
- Bob Senderhauf commented that C4 needs to take a stronger look at the cities of Westcliffe and Silver Cliff and better coordinate with them particularly in the area of economic development. Bob suggests we contact the Town Boards of these two towns and Round Mountain Water and ask them to appoint someone to participate in C4.
- Question from the audience about where C4 stands on CD's and PUD's. Joe explained.
- Dorothy Nepa suggested that we consider buying ad space in the Tribune with published position papers asking the public for input, opinion and discussion at C4 meetings.
- Christie Veltrie commented that the county is one of the few without requirements that residences have viable wells before beginning construction on a home. She is distressed that many homes are built with no well and get their water from the town tap at the part that is then trucked to a cistern at the home. Asked that this issue be included in Zoning Regulations or in a Building Code regulation.
- Bob Senderhauf once again commented that he is concerned about taking away people's right to use land as they choose. C4 needs representation from property owners. Joe commented that all property owners are welcome at any meeting of C4, have the web site available and can comment on any position at any time.

Next C4 General Membership meeting is tentatively scheduled for Wednesday, 24 October, 7PM, Cliff lanes.

Meeting adjourned at 8:30

Minutes respectfully submitted. Agenda of this meeting is posted below.

Bob Dreher

C4 General Meeting 20 September 2007

- 7:00: Welcome; board and committee intro; and opening remarks Joe A
- 7:05: Lodging tax, road and bridge levy briefing and questions Charles Bogle, Glen Livengood
- 7:25: Update on Commissioners meetings 3 Jul, 7 Aug, 31 Aug, 5 Sep 07: Joe A
- Subdivision regs modified
 - Cluster dev added to subdivision regs zones 3&4
 - Water issue in CD open space state attny general decision
 - BOCC sent CD and SD documents to Planning Com for workshops
 - C4 briefed purpose, intent, approach, etc.—helpful vs. adversarial
 - Master Plan advisory vs. regulatory
- 7:35: Web site open at: “C4citizen.com” contact info coming soon Joe A
- 7:40: Position papers:
- Cluster development Patty O'Brien
 - Planned Unit Development (PUD) Joe A
 - Humboldt Peak LLC Joe A
 - Public policy formulation model Joe A
 - Tape record BOCC meetings Joe A
- 7:50: Misc actions and info: Joe A
- Colo office of Smart Growth; model land use code
 - get involved with county econ dev and CAP—done; still engaged.
 - get involved with town planning efforts (sub-divisions, and CDs) working
 - draft a county conflict of interest policy—working
 - coordinate and network with other organizations (MOA)
 - vacancy on Planning Com; volunteer
- 7:55: Committee reports:
- minor subdivisions Joe A
 - master plan Joe A
 - water Wiley Larson
- 8:05: Open Discussion all
- 8:15 Adjourn: follow on discussions on road and bridge plus lodging tax those interested