

Minutes
C4 Board Meeting
23 May 2007

Meeting called to order at 1:40PM, in the Community room of the Westcliffe Library.

In attendance:

Joe Arbuckle	Patty O'Brien	Robyn Canda	Sue Pitman
John Brandenburg	Christy Veltrie	Don Paul	Dorothy Nepa
Carol Larson	Jim Jones	Bob Dreher	

Absent:

Lockett Pitman	Jim McMahon	Margaret Karsten	Larry Christenson
Grant Lewinski	Bob Senderhauf	Hank Bruser	Paul Snyder
Keith Hood	Bill Donley	Sally Brandenburg	Juliann Mills (Avail. 6/1)

Published agenda follows minutes.

-Joe Arbuckle recommends we attend the 5 June BOCC meeting. Starts at 8:30AM. The BZA is scheduled from 9AM-11AM and the Planning Commission is scheduled from 1PM-4PM. Bob Dreher will visit the courthouse to review the posted agendas for BOCC meetings for 5/31, 6/1, 6/4 and 6/5 and report back to C4 Directors.

Note: Debbie Livengood has been replaced by Kelly Camper as recorder at the meetings. Dorothy Nepa will review the posted agendas for the Planning Commission and will report to the Directors.

-Joe Arbuckle: Discussed the Headly / Raso reviews of the Subdivision Regulations, considered whether we need a focus group to study the Subdivision Regs and the responses from the attorneys in Pueblo with possible input to the BOCC as to how to proceed regarding Minor Subdivisions. Joe commented that it was a milestone that Zones I and II have been exempted from Minor Subdivisions and Cluster Development. Further commented that County Counsel advises that Cluster Development regulation consideration be put on hold until the State legal action is completed and the implications understood. Further commented that the County Attorney suggested that Minor Subdivisions may be better addressed on a waiver basis rather than a complete new regulation. Check the CC web site to see the official minutes from the 2 May BOCC meeting.

-Committees: Joe discussed the role of the committees. Follow a logical process.

1. Research, check other counties, get up to date on Custer County regulations, educate ourselves and then the public.
2. Conduct analysis and study. Review the pro's and con's if the issue keeping mind that water resources are the #1 common denominator in all regulations addressing land use and future development. Be objective and tailor findings to Custer County.
3. Develop a position supported by a majority of the Committee.
4. Present the Position for the review and approval of the Board. Following that review present to the entire C4 membership for their input and comments.
5. Present the position to the BOCC with supporting documentation.

-Dorothy Nepa, Patty O'Brien, Carol Larson and Sue Pitman discussed their findings regarding PUD's, Minor Subdivisions and Cluster Development. Reviewed current status from an educational and review standpoint. The "Pro's & Con's" as well as the C4 position will come later following presentation to the membership. Joe suggested

that the format of the presentations be handled in a step by step process. Further, the point was made that the Humboldt Peak PUD should not be specifically mentioned during presentation in order to keep the focus on the total County process rather than get into the emotional issues surrounding Humboldt Peak. Dorothy commented that she will not be at the 30 May meeting and Patty O'Brien volunteered to fill in for her.

-Jim Jones read from the County Zoning regulations and highlighted the common thread of goals between the C4 Charter and the overall stated goals of the Zoning Regulations. Amazing how much the match.

-Discussion with Christie Veltrie regarding the role of the towns of Westcliffe and Silver Cliff in regards to C4 objectives and County regulations. Decision was made that we should invite members of the town boards of both communities to our Directors and Membership meetings. The vote was unanimous. Joe will follow up with the town boards. Christie volunteered to represent the Westcliffe town board if the town agrees.

-Action Areas: Jim Jones discussed the lack of County funding to support their own subdivision regulations. Discussion resulted in the validity of property transfer fees and impact fees to help the county support and follow through on subdivision and zoning regulations.

-C4 Web Page: Joe Arbuckle will take the lead to work up a web page for C4. The search is on to find someone who can then maintain that site.

-Upper Ark Water Conservancy District: Discussion regarding presentations by Paul Snyder and Bob Senderhauf at the next C4 meeting on 30 May. Suggestion was made that they both be invited to the 30 May meeting and make a 5 minute presentation on water. Motion was made to invite them, seconded and the vote was unanimous. Joe Arbuckle will invite both to the 30 May meeting.

- It was decided to continue to pursue writing a formal MOA with other organizations in CC that will list areas where we have common interest and areas where we have commonly held beliefs.

- No one has yet volunteered to lead the CC Master Plan Committee. A volunteer is being sought.

-Joe discussed our Public Policy Formulation Procedure.letter. It is being informally staffed now and may be formally submitted to the BOCC at a later date.

-Forward Meeting Schedule:

- May 30, 7PM, General Membership Meeting. Cliff Lanes
- June 18, 1:30PM, Directors and Committee Meeting. Library Community Room.
- June 27, 7PM, General Membership Meeting. Cliff Lanes.

-Meeting Ended at 3:55PM.

Respectfully Submitted:

Bob Dreher

C4 Board Meeting Agenda 23 May 07, Library

1:30: Update on-going actions:

1. BOCC mtg 2 May:
 - a. John Naylor reported case before Co attny general where cluster developments considered in rural land use plan; 1 unit per 17.5 acres with half acre ft water must be metered; no livestock permits in open space; so may change the face of CD. Recommended holding off CD until state has decided this case.
 - b. John Naylor discussed MSD: in house only well; SD regs must have provision for waiving provisions.
 - c. Discussion about why BOCC did not exempt zones 1&2 from MSD as they did previously for CD. All agreed they should have; motion made to do so and passed.
 - d. C4 requested access to documents sent to experts in Pueblo ref MSD and CD, the responses from the experts, and Naylor's comments ref the documents. Com Shy said they should not release the documents since the BOCC had not reviewed them. On 3 May C4 submitted a written request for the same documents per CRS per open public documents law. Several contacts followed resulting in 2 of 3 documents being released on 10 May. Naylor's comments are pending release.
 - e. C4 written request to BOCC ref PUDs was sent by the zoning office to the Planning Commission for consideration when the PC does its review of the Zoning Resolution Reg.

2. Summary of Pueblo expert opinion from Mr(s) Headly and Raso:

1:45: Misc actions:

1. Operating Rules:
 - o Voting will be decided by a simple majority.
 - o No personal attacks, courtesy and respect govern behavior.
 - o Public input will be actively sought.
 - o Differing views are welcome and dissenting points of view will be recorded on position papers.
 - o All official C4 positions must be approved by the Board and/or membership.
2. Potential action areas:
 - o Get involved with town planning efforts.
 - o Poll county citizens for opinions.
 - o Get involved with county economic planning efforts.
 - o Form a water committee.
 - o Draft a county conflict of interest policy.
 - o Coordinate and network with other organizations: CAP, Sustainable Ways, San Isable, Rotary, Am Legion, etc.
 - o etc.
3. Open a C4 web page.
4. Unauthorized use of the C4 email roster.
5. Applicants for the Upper Ark Water Conservancy District request.

6. Emailed a copy of our Public Policy Formulation Procedure paper to a commissioner.

2:00: Committees: Need to keep open commo with PC chair and Zoning Office to know what hits the agenda and when (Dorothy and Bob).

1. Master Plan: review the old plan; check CRS for guidance; put some teeth into it especially the water aspect???

2. PUDs: review CRS, language in current Zoning Resolution; track the C4 letter request ref zones !&2 being exempt; study the water language in ZR for adequacy.

3. CD: learn what John Naylor was talking about ref Co Attny General case; CRS language; read Paul Snyder paper; call Chaffee Co to get opinion; read Pueblo experts opinions;

4. MSD: read Pueblo experts opinion; read PC hand written proposal Oct 05;

5. Water: good research from Wiley see paper; read Paul Snyder's paper; talk to: Round Mountain, Paul Snyder, Bill Donnely, Keith Hood, Bob Senderhauf; analyze impact of Upper Ark augmentation plan on county and develop a position;

2:30: Open discussion: