

MINUTES OF C4 BOARD MEETING, JUNE 18, 2007
1:30 p.m., Library Community Room

Attendees: Joe Arbuckle, Jim Jones, Kirk Charbonneau, Bob Dreher, John and Sally Brandenburg, Carol Larson, Dorothy Nepa, and Margaret Karsten.

Joe opened the meeting at 1:30 p.m. Purpose of the meeting: to provide an update of current actions and committee work and plan for general meeting on June 27.

Update on-going actions:

1. June 5 BOCC meeting. No discussion on subdivision regulations, despite C4 expectations. In response to Joe's query, Mr. Naylor said his written assessment would be available in about 2 weeks. *Wet Mountain Tribune* reported some sort of document was provided to BOCC but not during a public meeting. C4 has a standing written request for the written assessment.

Joe recommended and the full Board agreed that C4 should request to be put on the BOCC agenda. The purpose would be to introduce C4, its research, its desire to work in partnership and not as adversaries, and to be of assistance. Joe will proceed in time for the next BOCC meetings (July 2 and 3), and he asked everyone to attend, if possible. He will also call Mr. Naylor.

2. Humboldt LLC PUD request. An email request for an extension was received in the Zoning Office but not passed on to the Planning Commission, which has the only authority to make an extension. Meanwhile, the 90-day limit on requirements in the Zoning Resolution (p. 59) for the PUD application has now passed, which leaves the application dormant but also the County responsible for no action on the request.

Miscellaneous C4 actions:

1. Operating rules. C4 received positive feedback.

2. Potential action areas.

a. Get involved with town planning efforts. Joe had talked to Christie Veltrie, who is very interested in participating and was invited to attend C4 meetings, though not in an official capacity since she holds an elected position as a Westcliffe Town Trustee. Dorothy will invite her again. Joe also spoke with Alan Butler, Silver Cliff Mayor.

b. Poll county citizens for opinions. Board consensus was to put this on the backburner for now.

c. Get involved with county economic planning efforts. No action at present.

d. Form a Water Committee. Committee is active, and Wiley will give a report at the next general meeting. Paul Snyder recommended a change in Wiley's written summary of the recent U.S. House of Representative Sub Committee on Water and Power meeting regarding comments by Mr. Scanga regarding Upper Ark water

supporting the Aurora initiative. John asked what Custer County is getting for its \$25,000 per year paid to Upper Ark. He intends to speak with Mr. Steeley to learn more. Dorothy suggested C4 might want to poll citizens to ask if the county wants a reservoir, which appears needed.

e. Draft a county conflict of interest policy. The Board is interested but does not want to address it yet. Joe had learned that Fremont County does not have such a policy. Other counties should also be looked at.

f. Coordinate and network with other organizations: CAP, Sustainable Ways, San Isabel Land Protection Trust, Rotary, American Legion, etc. Lockett is leading this effort.

3. Open a web page. Joe is working on it. Welcomed Dorothy's suggestion of asking Bonnie Simrell to help. Dorothy will talk with her. John asked if C4 could reimburse Joe for his costs, but he declined, with thanks.

4. Applicants for the Upper Ark Water Conservancy District request—too short on time. Appointments have not yet been made.

5. Historian/archives. Carol had recommended keeping electronic or hard copy records of all C4 minutes, reports, articles, etc. in one place. The Board approved, and Carol volunteered to maintain the records, asking for others to help provide her information.

6. Don Paul ref ideas to increase county revenue. Joe has conferred with Don.. Impact fees and transfer fees were discussed briefly. Dorothy suggested exploring the "land gains tax" in Routt County, which affects speculators.

7. Bill Borges and petition ref Horn Creek. Bill has asked C4 for support on a petition against RV pads being proposed at Horn Creek. Joe had invited Bill to speak from the floor about it at the next C4 meeting but said C4 could not get officially involved in individual cases since we are now focusing on policy issues. The Board agreed C4 is not in a position to support individual issues. Jim suggested Bill should ask what value the proposal might have for the county. Joe will call Bill again.

Master Plan, Zoning Resolution, PUD Language & Impacts: slide.

Joe presented a hard copy of a power point slide, which illustrates simply and clearly the impact of the 1000% increase in dwelling density now allowed by the amended PUD standards in the Zoning Resolution approved October 2, 2002. The review process of the Master Plan and Zoning Resolutions has not yet begun, but C4 believes an educational process should widely reveal the PUD language and impacts to county citizens. Joe will have the slide printed on the back side of the agenda as a handout for the next C4 general meeting and will explain it at the meeting. It will also be provided to Brian in the Zoning Office.

Committees

Bob and Dorothy are communicating with the Zoning Office and Planning Commission and watching for agendas of scheduled meetings. At the next C4 general meeting, committee heads (Dorothy, Carol, and Wiley) will report on their continuing research in preparation for the next step, analysis.

Open discussion.

1. Margaret announced information on a free all-day conservation easement workshop on June 21 in Salida. She will email details to the Board and Committee heads.
2. Dorothy reported she is doing research to determine the number of parcels east of Highway 69 (more difficult toward Wetmore and San Isabel) to help with impact analysis. She also stated there is some objection to the new Special Events rules.
3. Different seating arrangements were discussed for the next general meeting, to prevent too many people sitting in the back rows. Joe said he would ask for speakers to give their names when speaking from the floor.
4. Bob called for adjournment at 3:25 p.m.

Respectfully submitted,
Margaret Karsten, Secretary