

**CONCERNED CITIZENS FOR CUSTER COUNTY (C4)**  
**Minutes of Organizational Meeting, April 25, 2007, Cliff Lanes, 7:00 p.m.**

Attending: approximately 44 citizens.

Welcome remarks and financial report (John Brandenburg).

Opened the meeting at 7:00 p.m. with welcome remarks and a brief financial report. Thanked donors to C4, who had contributed \$725. After withdrawal for expenses, the net amount remaining in the bank is \$650.

Election of officers/board of directors (Bob Dreher).

Asked for a show of hands of people attending a C4 meeting for the first time. Explained the election process: a call for volunteers and nominations from the floor, followed by voting by a show of hands, for each of 5 officers (chair, 2 vice chairs, secretary and treasurer). Announced he would serve as volunteer "communicator" for the board, appointed by the Steering Committee. Nomination of Joe Arbuckle as Chairman was moved, seconded, and approved. Nominations were moved and seconded for Lockett Pitman, Jim McMann, and John Brandenburg to be co-Vice Chairmen, with John later withdrawing before the vote was taken. The vote approved Lockett Pitman and Jim McMann for the positions. Nomination of Margaret Karsten as Secretary was moved, seconded, and approved. Nomination of John Brandenburg as Treasurer was moved, seconded and approved.

The meeting was handed over to the new Chair.

Formation of and guidelines for committees (Joe Arbuckle).

Described Steering Committee recommendations to establish separate committees to address planned unit developments (PUDs), minor subdivisions, cluster development, updating the Zoning Resolution Regulations, and updating the Master Plan. Explained the topics are recommended because they are ones the County plans to review, with cluster development and minor subdivisions probably the most urgent. Guidelines for committees included doing research (e.g., reading County regulations, reviewing possible State laws, making phone calls, learning pros and cons, etc.) and preparing a short position paper that would accurately describe the topic, with possible talking points and positions. Following a review by the Board, each position paper would be presented to C4 at the next meeting, leading to C4 consideration, discussion, and representation in writing to County officials. Asked for any questions; responded to questions whether economic development and water might also be topics for committees by suggesting that C4 does not need to duplicate efforts already underway by the Economic Development Group and that water is integral to each of the committee considerations. Asked C4 members to participate by signing up on one or more committee sheets posted around the room, calling a 5-minute break to do so. Asked each committee to select its own chairman after the meeting from the names posted, plan a meeting, and notify the C4 Chairman. Announced the C4 Board will meet with committee chairs on Monday, April 30, 11:00 a.m. at the Willows Schoolhouse to discuss methods for research. Emphasized

that doors remain open to join committees and that information anyone might provide would be welcome. Also announced that C4 will have 3 advisory groups, Legal, Land Use, and Water, drawing on available expertise.

#### Floor input.

- 1) An announcement of the May 1 all-day Economic Development Forum for the community included a request that C4 members attend and report back to C4.
- 2) A request was made for counterpoint positions to be presented in the committee information papers. The Chairman agreed.

#### Communication techniques (Bob Dreher).

Displayed samples of the County printed subdivision regulations, master plan, plan user notebook and zoning regulations, obtained at the Courthouse and made available on the County website, [custercountygov.com](http://custercountygov.com). Reiterated that email would be the primary means for communication, to include such things as dates and agendas of key county meetings, C4 letters, reminders of C4 meetings, etc. Stated that the next Board of County Commissioners meetings would be held April 30, May 1 and May 2, with no agenda items currently particularly relevant to C4.

#### C4 letter to BOCC ref C4 purpose and C4 position on PUDs (Joe Arbuckle).

Described contents of the letter dated April 17, 2007 to Custer County Commissioners which 1) introduced C4 and attached its charter; 2) requested action during the upcoming Zoning Resolution review process to remove Zones 1 and 2 from Planned Unit Development eligibility; and 3) suggested placing a moratorium on accepting any further PUD applications in Zones 1 and 2 until the Zoning Resolution Regulation is reviewed and changed to exempt those zones from PUD eligibility. Stated that all county regulations, the master plan, meeting dates, etc., can be found at the Custer County website, [custercountygov.com](http://custercountygov.com). Stated that C4 will pursue clarification of whether both cluster development and minor subdivisions, or only cluster development, have been eliminated by agreement among the Commissioners, which was reported differently by the official minutes and the Wet Mountain Tribune. Speculated that part of the confusion is that there is a tendency to use the terms minor subdivision, cluster development, and PUDs almost as if they are interchangeable, which they are not. Also stated that C4 is considering creating a website, to include, e.g., its charter, letters posted, links to County government, and positions papers.

The Chairman summarized the meeting and called for any further discussion.

#### Issues presented from the floor.

- 1) Paragraphs from a letter ascribed to C4 and interpreted as not “non-partisan” were presented to the Chairman with a request for consideration and explanation from the C4 Board. The Chairman stated that a response would be given to the request.
- 2) How and when would “safeguards” be established to prevent C4 from becoming “political?” Suggestions were given that perhaps C4 by-laws or formal written guidelines for protocol could be written up. It was also suggested that C4 needs to police itself and all members watch to insure it does not become political.

3) Does C4 have consensus on the issue of PUDs in Zone 1, and are Zone 1 landowners to be represented? The Chairman stated that the first step is the PUD Committee report, after which all pros and cons should be considered. He also said that the C4 position on PUDs in Zones 1 and 2 is consistent with the land use intentions in the Master Plan and Zoning Resolution.

4) A concern was stated that too many limits are being made on growth, including land use, which makes economic prospects difficult for young people. Several people tried to clarify that C4 is not “anti-growth” but seeks, through “the voice of the people,” to find proper balance between economic development, land use, and managed growth. C4 intends to be “non-partisan” so that everyone can participate and express individual views, with debate welcomed.

5) Would C4 be interested in the individual town plans, e.g., the Silver Cliff master plan that is being updated? The Chairman stated that, initially, C4 would only look at the County plan, but that if a majority of C4 members decided they want to get into important town planning actions then that would be possible.

The Chairman applauded the discussion from the floor and stated he would reserve time in future agendas for open discussion.

Date of next general meeting and adjournment. The next general meeting will be held on Wednesday, May 23, 7 p.m. at Cliff Lanes. The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Margaret Karsten, Secretary