

**WESTCLIFFE PLANNING COMMISSION  
TUESDAY, APRIL 9, 2019  
REGULAR MEETING**

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**CALL TO ORDER**

Chairman Snow called to the meeting to order at 3:00 p.m.

**PLEDGE OF ALLEGIANCE**

Chairman Snow led the pledge of allegiance.

**ROLL CALL**

Members present: Chairman Snow, Mr. Wenke, Ms. Parkes, Mr. Carter and Alternate-Jim Bistodeau.

Absent: Mr. Fulton

Others present: George Medaris-Round Mtn. Water & Sewer, Janet Smith-352 Mission Drive, Mike Haga-Fox Run, LLC, Esme & Tony Delange-Silver Cliff, Vernon Yoder-1111 CR 319 and Kathy Reis.

For the record The Mayor and one or more Trustees may vote on matters that come before the Planning Commission and the Board of Trustees.

**APPROVAL OF MINUTES**

**ACTION:** Ms. Parkes moved and Mr. Carter seconded to approve the March 12th, 2019 minutes. Motion carried.

**OLD BUSINESS**

**a. Continued discussion on the welcome signs for the Hwy 69 South and Hwy 69 north.**

Mr. Carter gave an update on the possible cost. Our current sign going in at the Town Hall cost \$1,734.00, it is a 4' x 8' sign. We could use that same design with different material, a frame and posts would need to be fabricated. It would be possibly one side. It was suggested that if we change design that we have a local artist design it. It could be a vertical sign with adding some sort of dark skies into the sign. Scott Signs out of Pueblo did our current sign. Mr. Carter said a local artist could paint directly on the sign. We would need to pay for the design.

The cost to do sandstone would be too cost prohibitive. After much discussion the board decided to wait and see what the Town Hall sign looks like. This would need to be put in the 2020 budget. Locations would need to be determined on both north and south 69.

**b. Continued discussion for attainable housing.**

The Custer County Housing committee will be purchasing as many as possible of the 10 lots in Silver Cliff from the college. It has not been determined if a county housing authority will be formed. The Town doesn't have property that they own available for affordable housing. Private owners might be interested in using their property.

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**NEW BUSINESS**

**a. Discuss pursuing planning for a trail around Westcliffe-Trails for All-Janet Smith.**

Janet stated that after attending the Board of Trustees meeting, she was asked to bring this to the Planning Commission. She would like some guidance on a route focusing on the Westcliffe portion. The focus is linking the school to the Bluff Park. The feedback going down Chloride Gulch has not been good.

Questions and concerns were:

**Is it a top priority of Trails for All?** Yes, based on feasibility, it was listed on the 2004 County Master Plan.

**Couldn't the sidewalks be used?** The kids use the alley as an emergency from the school. The trails would be a softer surface and gets folks away from the traffic.

**Has there been requests from visitors?** It is somewhat of an assumption that the trails would be used.

**What are your objections overall for the Westcliffe and Silver Cliff Trail?** Hiking, biking and walking. To make it easier for people to get out recreationally and do a loop. Getting from point A to B, avoiding traffic if possible.

Suggestions were to go out to the mining area, with different lengths of trails. After more discussion it was suggested to come back with a clear plan for walking, running and biking and how to maintain it. After that get the two Towns and County together or at least a representative from each.

**b. Consideration of request to recommend a Use by Special Review for an Airbnb at 608 Main Street.**

The applicants were not in attendance. Clerk Reis explained the meeting was incorrectly published for the 12<sup>th</sup>. Mr. Carter reported that there is a building in back of their house and couldn't be used for a long-term rental and there is ample parking. The board agreed to recommend it for approval to the Board of Trustees, as they ultimately will make the final decision.

**ACTION:** Mr. Carter moved and Ms. Parkes seconded to recommend a Use by Special Review for an Airbnb at 608 Main Street. Motion carried.

**c. First review of a residential development in Vivienda Parque on Hermit Lane.**

Mr. Carter explained the current plan that is being looked at doesn't need to come before this board. This is informational at this point. No decision needs to be made.

Mike Haga explained the original plan on different lots have issues due to an old water line going through it. Due to the cost and not knowing the outcome, we are now looking at lot R on Hermit Road, directly behind the Westcliffe Town Homes, a little over 2 acres. We can

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**NEW BUSINESS CONTINUED**

put 4 or 5 units there. The question came up from Kit Shy regarding the drainage and not being able to put driveways to the units. We are trying to do affordable housing. This would be a HOA and the individual homes would be sold. Each unit would be single level 1200 square feet with three bedrooms, two bathrooms with a two-car garage duplexes with crawl spaces. The lot size would be 6,250 square feet, the common wall would be the lot line. Parking will be off street. He asked if curb & gutter and sidewalks would be required. Mr. Carter responded they are not required with driveways at some point a variance would be required.

Mr. Carter reviewed the drainage plans along Hermit Road and reported there are provisions for putting in drive ways with specifications. Culverts would need to be put it.

The main concern was how putting driveways in would affect the drainage and if there is a potential for flooding where the homes would be built. The driveways need to be engineered as to not interfere with the drainage that is there.

After further discussion it was determine to move forward, bringing the plans back to Mr. Carter to review.

**Chairman Snow** moved and **Mr. Wenke** seconded to adjourn. Motion carried.

Adjourn

Recorded by:  
Kathy Reis  
Town Clerk