

**WESTCLIFFE PLANNING COMMISSION
TUESDAY, FEBRUARY 11, 2020
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. Carter, Mr. Bistodeau, and Mr. Fulton

Absent: Mr. Wenke

Others present: Charley Ellison-106 Bluff Circle, Marilyn Hennessy-333 Mission Dr., Ed Stefanich-Park & Street Supervisor and Wanda Jennings.

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: Mr. Fulton moved and Mr. Carter seconded to approve the November 12, 2019 minutes. Motion carried.

OLD BUSINESS

a. Review of proposed architectural control guidelines.

Mr. Fulton read the proposed Town of Westcliffe Architectural Guidelines to the planning commission board. Chairman Snow requested that Mr. Fulton and Ms. Hennessy draft up 2-3 key questions for the board of trustees to respond to.

NEW BUSINESS

a. Discussion zoning of BLOCK 3 Adams FILING 1.

Mr. Carter related to the board that the owner of five (5) lots south of the bluff on the east side in Adams filing 1 has decided to sell them all five (5) lots. They were going to put in a restaurant and a market. The five (5) lots were at one time residential than went to commercial when they were purchased to accommodate the restaurant. The possible new owner would like to turn the lots back into residential property, so he can build 2 good size spec homes on them. There were concerns that this isn't affordable/attainable housing.

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NEW BUSINESS CONTINUED

b. Discussion on limiting number of VRBO's/Airbnb's/STR's (Short-term rental's).

The concern was that if there are too many short-term rental's in the Community that there would be very little homes for long-term renters, or even homes to purchase. But what happens if there isn't enough room for the tourists to stay in the town? There was talk of having guidelines for the short-term rentals.

Chairman Snow, Ms. Hennessy, Mr. Fulton and Mr. Ellison will get together and flush out questions on STR's before the next planning commission meeting.

c. Discussion on vacating alley behind Catholic Church between 5th and 6th street.

Mr. Carter let the board know that the Catholic Church is interested in purchasing the alley on Rosita, between 5th and 6th street, running north and south up to the alley running east to west. The Church owns property on both sides of the alley. They would like to build a Fellowship Hall on the vacate lot next to the highway with a breezeway crossing the alley. There were some concerns: For emergency's, Round Mountain Water would need access to the sewer line that runs the length of the alley. What would happen if the Church decides to extend their building across the alley? If the Church sells their building, land? If you do it for one person, you'll need to do it for others. If the town vacates the alley that all the right away goes with it. The Church would be responsible for it all.

Mr. Fulton moved and **Mr. Bistodeau** seconded to adjourn the meeting. Motion carried.

Adjourn

Recorded by:
Wanda Jennings
Deputy Clerk