

**WESTCLIFFE PLANNING COMMISSION  
TUESDAY, FEBRUARY 12, 2019  
REGULAR MEETING**

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**CALL TO ORDER**

Mr. Wenke called to the meeting to order at 3:00 p.m.

**PLEDGE OF ALLEGIANCE**

Mr. Wenke led the pledge of allegiance.

**ROLL CALL**

Members present: Mr. Carter, Mr. Wenke, Ms. Parkes and Mr. Fulton

Absent: Ms. Chairman Snow

Others present: Twila Geroux-1100 CR 160, David Wells-309 S. 5<sup>th</sup>, Jim Bistodeau 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:**      **Mr. Fulton** moved and **Mr. Carter** seconded to approve the January 8, 2019 minutes. Motion carried.

**OLD BUSINESS**

None

**NEW BUSINESS**

- a. PUBLIC HEARING to consider rezoning portions of the Highway Commercial Zone on the west side of Hwy. 69 south from Edwards Avenue to Powell Avenue to a zoning designation of Traditional Neighborhood.**

The property in question (509 Powell) is on the southern corner of Powell and Highway 69, faces Powell or the alley.

Mr. Carter explained the difference between the Traditional Neighborhood and Highway Commercial zones. The Highway Commercial zone only goes to the alley. The Traditional Neighborhood allows a house to remain a house or become a business or have a home and a business.

Ms. Geroux stated this has been a residence since 1974. There weren't any objections from the attendees.

It was quite clear after much discussion that the area in question fits in the Traditional Neighborhood zone.

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**NEW BUSIESS CONTINUED**

- b. Consideration of recommending rezoning portions of the Highway Commercial Zone on the west side of Hwy. 69 south from Edwards Avenue to Powell Avenue to a zoning designation of Traditional Neighborhood.**

**ACTION:** Ms. Parkes moved and Mr. Fulton seconded to recommend rezoning portions of the Highway Commercial Zone on the west side of Hwy. 69 south from Edwards Avenue to Powell Avenue to a zoning designation of Traditional Neighborhood. Motion carried.

- c. Discuss welcome signs for the Hwy 69 South and Hwy 69 north.**

Mr. Carter explained plans were discussed in the past to put welcome signs up on Highway 69 north and south. The costs for previous designs were cost prohibited. Different material could be used possibly for \$2,500.00 to \$4,000.00. Do we want to consider this and get in the budget? They all agreed we need the signs. Different materials were discussed, one being sandstone. Research needed to be done on cost, etc. Mr. Carter will research and bring back to the committee. This will be on next months agenda for an update.

- d. Discuss attainable housing.**

Mr. Wenke explained that we need to be proactive on this. The county has started a housing board to research and find funds to acquire land and provide affordable housing. This will pertain more to Westcliffe and Silver Cliff, but is county wide.

We need to develop a plan and identify areas in town that could be used for attainable housing, terms and target audience example teachers, municipal employees, etc.

Attorney Printz said you can set minimum standards to prevent discrimination issues.

Mr. Wenke asked Mr. Carter to get the regulations from Gunnison County for the next meeting.

A concern was what entity would do the administration of this. Mr. Printz said UAACOG could be a partner. At some point a workshop will be scheduled with all the stake holders.

**Mr. Fulton** moved and **Ms. Parkes** seconded to adjourn. Motion carried.

Adjourn

Recorded by:  
Kathy Reis  
Town Clerk