**WESTCLIFFE PLANNING COMMISSION**

**TOWN OF WESTCLIFFE**

**WEDNESDAY, APRIL 23, 2025**

**PATTERSON HALL-1000 MAIN**

**WORKSHOP**

**12:00 PM**

[**ZOOM**](https://us06web.zoom.us/j/84915932062?pwd=gBeLCpbBXRuhEumdlfDZbGbuwkfaBc.1)

Meeting ID: 849 1593 2062. Passcode: 924254

By phone: 719 359 4580

**Order of Business**

A. Statutory Duties of the Planning Commission

B. Zoning Policy & Map Review (PPT)

1. Inactive PUD options

a. Zoning Map with Notes

2. 25-Year R-SF and Commercial Permit History

3. Commercial Inventory of Platted & Vacant Lots

4. R-SF Inventory of Platted & Vacant Lots

5. Single Family Residence Headwinds

a. Land, Building, and Tap Costs

b. County Jobs don’t support SF ownership

c. Construction Capacity

d. Increase in RE costs/resale

6. Colorado SDO County Population Forecasts

7. R-SF, R-MF, & TN Zoning Comparison

8. Strong Towns - Six Housing Affordability Policies for Consideration

9. ADU Policy Overview

10. Discussion & Next Steps