

**WESTCLIFFE PLANNING
COMMISSION
TOWN OF WESTCLIFFE
WEDNESDAY, APRIL 23, 2025
PATTERSON HALL-1000 MAIN
WORKSHOP
12:00 PM**

ZOOM

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

Town Zoning Policy & Map Review

*“You can’t really know where you are going until you know
where you have been.”*

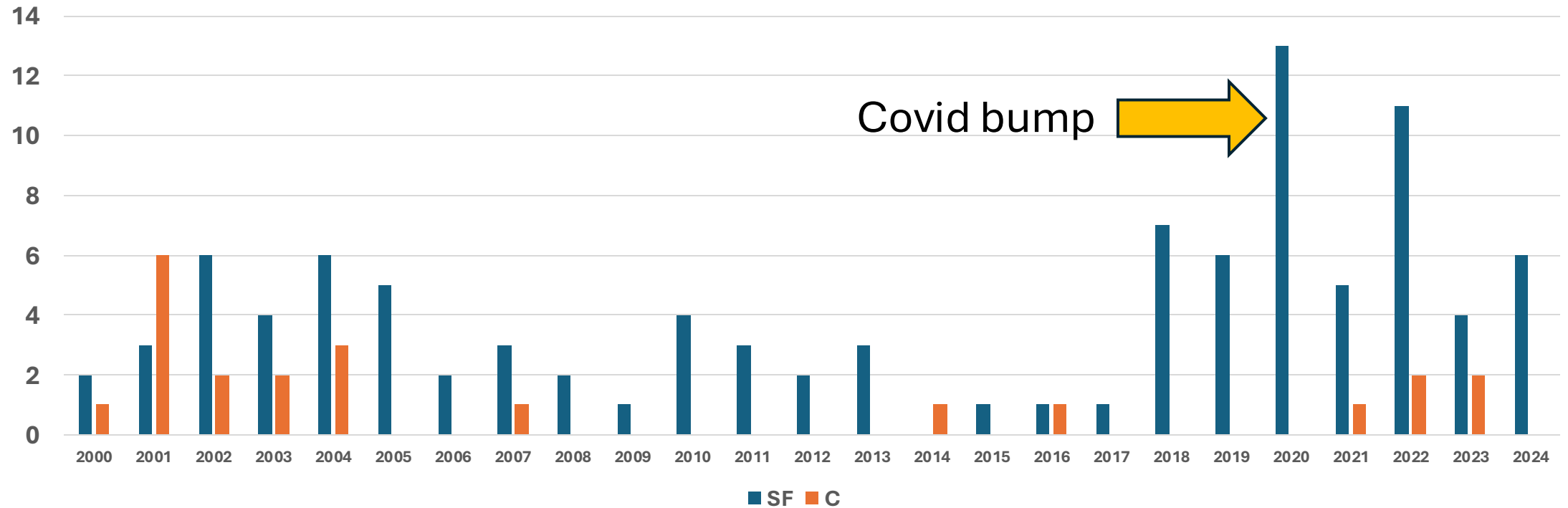
Maya Angelou

Zoning Review/Audit

- Existing PUD Options
 - Determine if inactive
 - Bring in-line with current Town policy
 - Follow process per Town attorney
- 25-Year Permit History
- Commercial Inventory of Platted and Vacant Lots
- Residential Inventory of Platted and Vacant Lots

25-Year Permit History for Single Family and Commercial New Construction

Westcliffe Permit History for
Single Family Residences and Commercial Buildings
Averages: SF (4.04), C (0.88)



Commercial Lot Inventory

Very Slow Build Out

PUD, Subdivision Name	Year Formed and Platted	Number of R- SF Lots Platted	Number of Lots Still Vacant 4/25	Average Build Rate per Year	Years to Build out @ Rate
Vivenda Parque	1969	18	10	0.15	68.8
Adams Filing #1	1982	11	4	0.17	24.0
Shadow Ridge	2004	6	5	0.25	20
Sangre View Park	1996	12	7	0.26	19
Totals			26		

Single Family Residential Lot Inventory

Enough Inventory to Double the Town's Size (40+ Year Supply)

PUD, Subdivision Name	Year Formed and Platted	Number of R-SF Lots Platted	Number of Lots Still Vacant 4/25	Average Build Rate per Year	Years to Build out @ Rate
The Clifton Compay	1880	507	21	3.35	6.3
Vivenda Parque	1969	33	10	0.42	23.9
Adams Filing #1	1982	18	12	0.14	84.0
Mission Plaza	1998	40	33	0.26	127.3
Adams Filing #2	1999	73	34	1.56	21.8
Shadow Ridge	2004	103	59	2.2	26.8
Other			8		
Totals			177		

Single Family Residential Headwinds

Land, building,
and TAP costs

Income from
County jobs does
not support R –
SF ownership

Lack of
construction &
development
capacity

Population
forecast

We have a Cash Buyers Housing Market

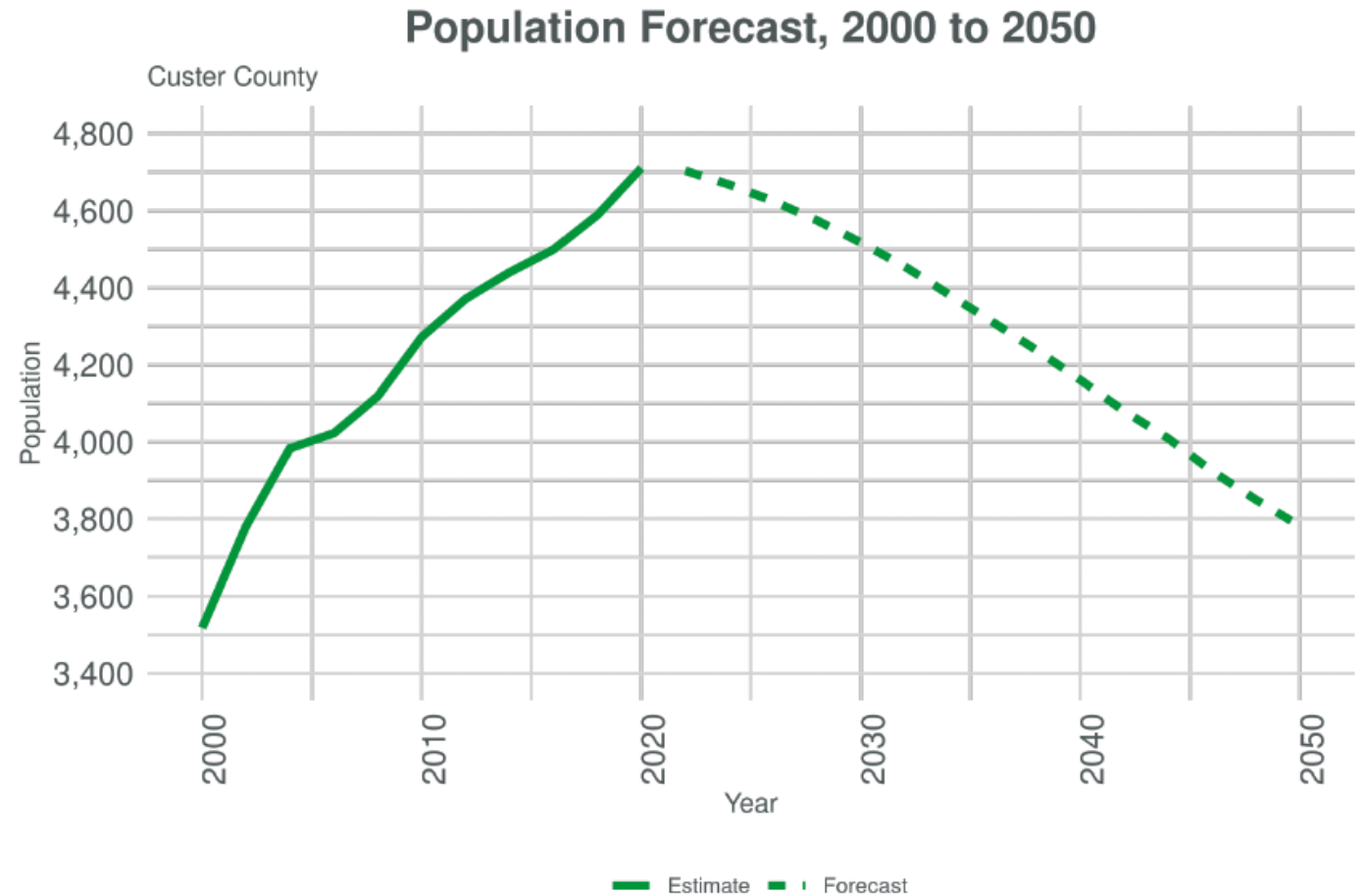
“Baby Boomers who saved over the decades and paid off their initial housing purchases can hop to new properties without having to finance.” – Newsweek, April 2025

	Land	\$50,000		
	Building	\$525,000	1,500SF at \$350/SF	
	Site	\$10,000		
	Tap	\$28,500		
	Total	\$613,500		
	with 20% Down	\$490,800		
	Required Income	\$130K to \$170K per year		

Custer County Population Forecast

To Grow or Not to Grow

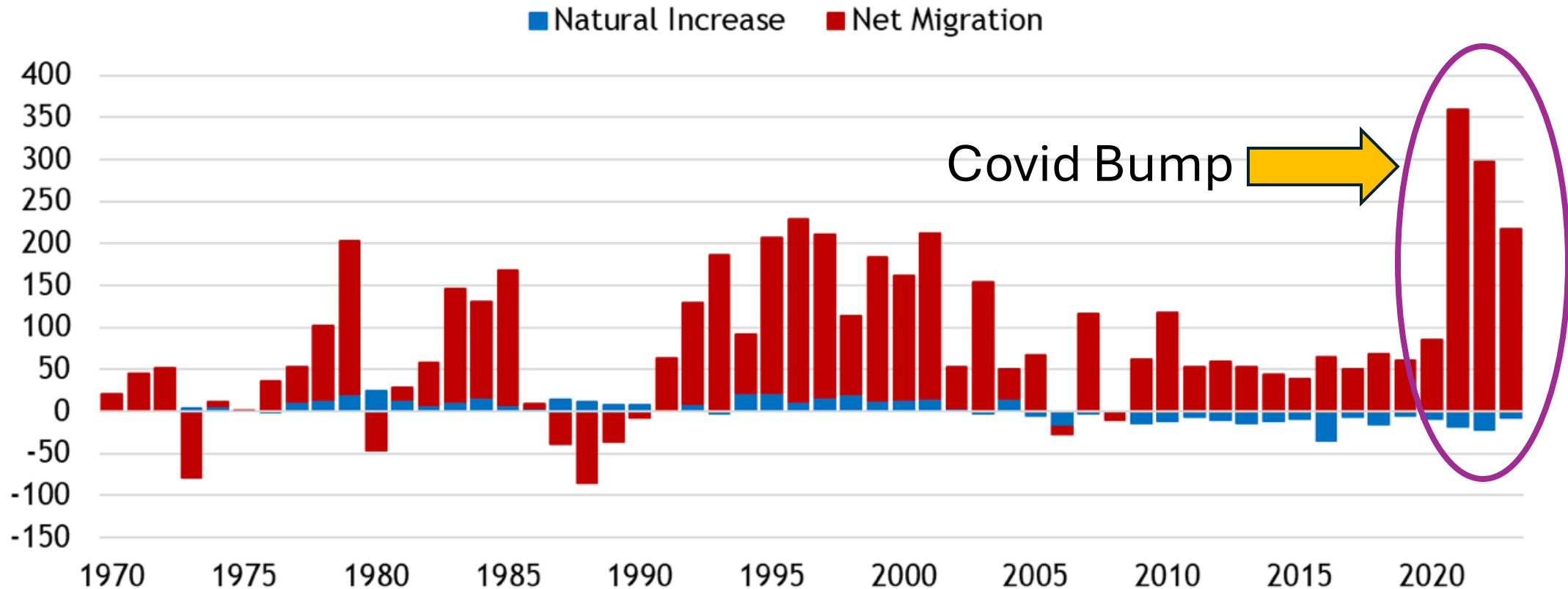
Custer Population Forecast circa 2022



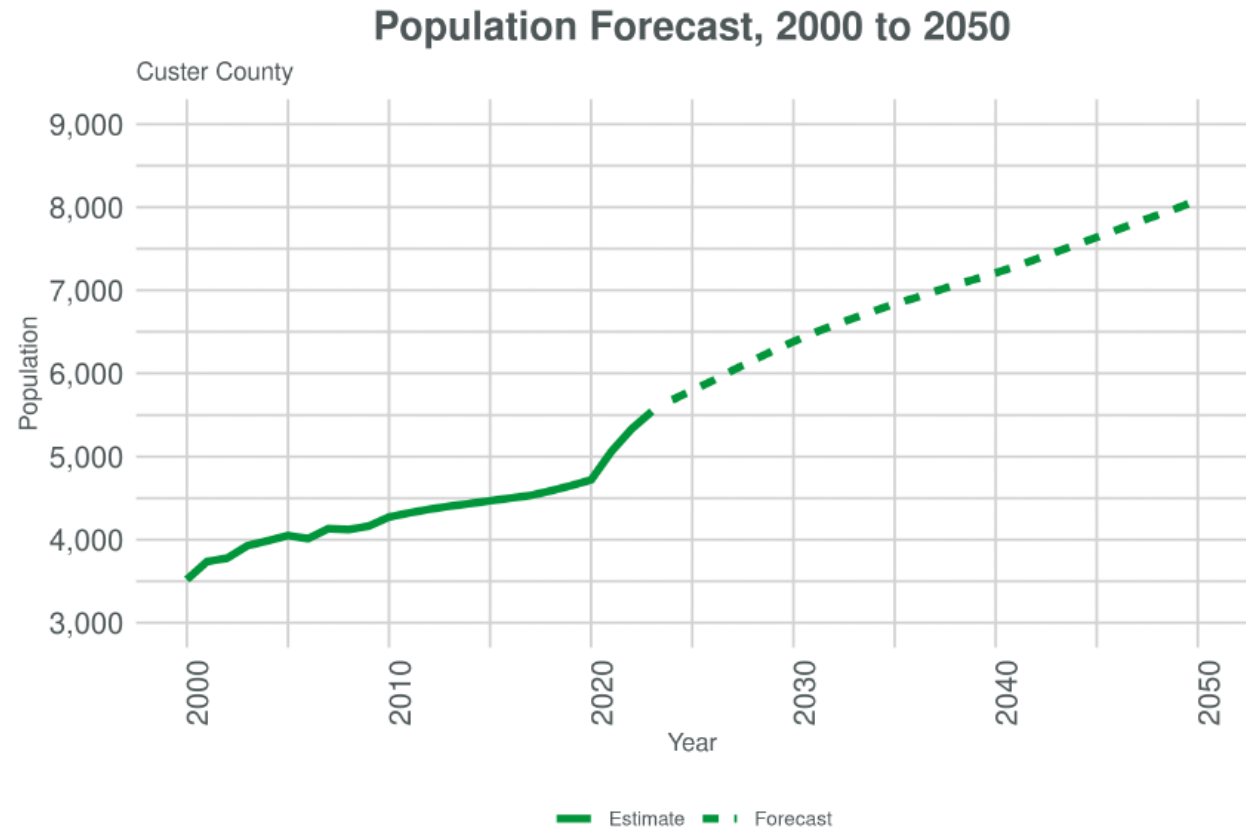
Source: State Demography Office, Print Date: 03/19/2022

Net Migration for 2024 was only 2 with a Natural Increase of minus 6

Custer County Annual Population Change, Vintage 2023

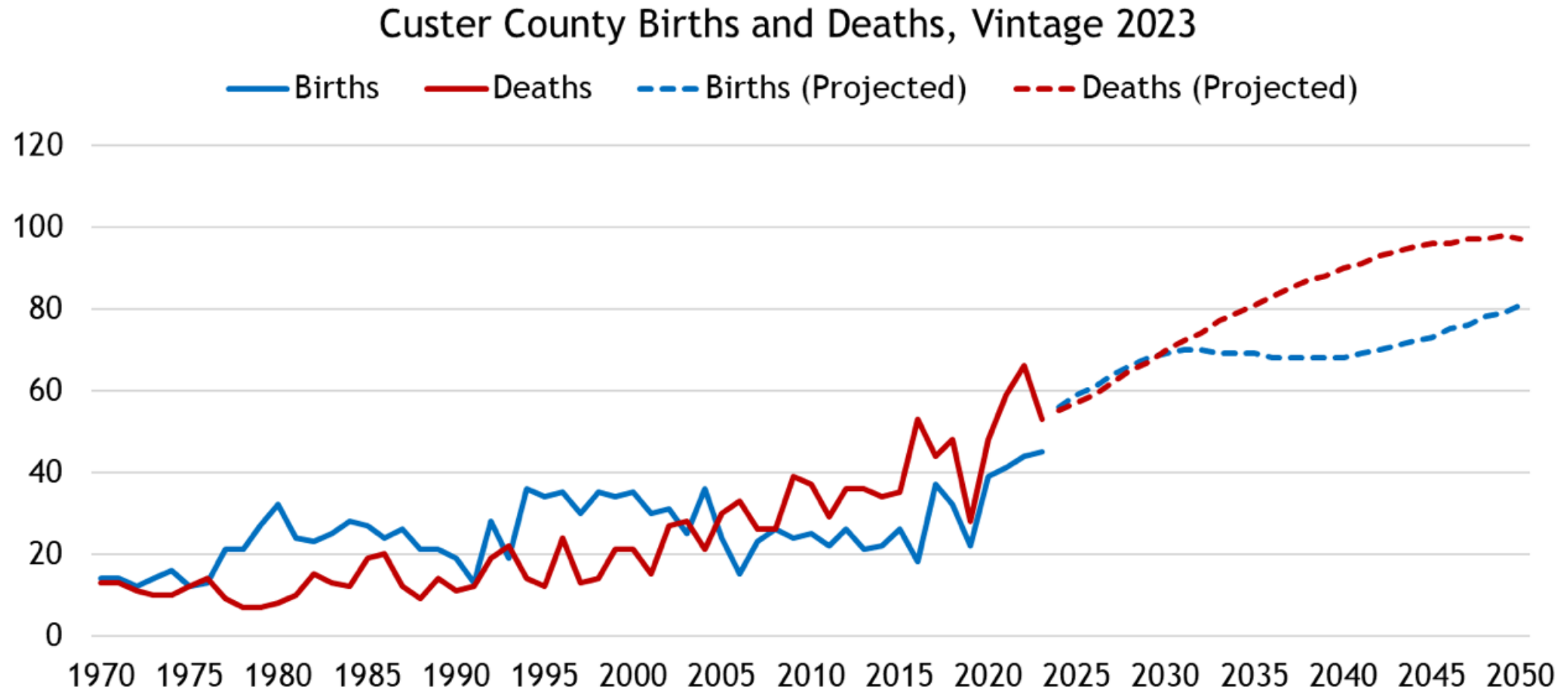


The Covid Bump Causes SDO to Revise Forecasts

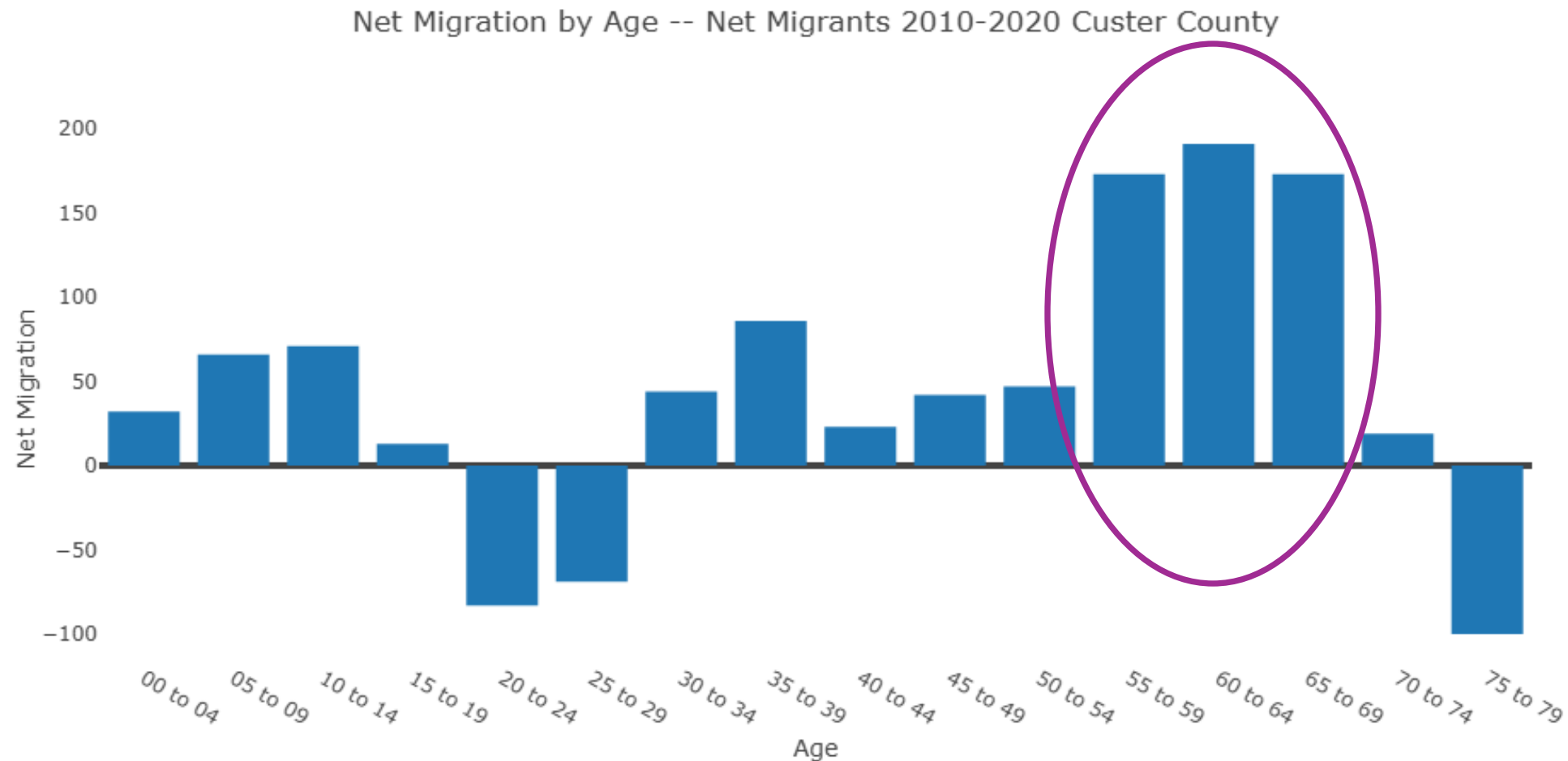


Source: State Demography Office, Print Date: 02/18/2025

Our high Median Age will drive Negative Natural Growth



Net Migration has been Driven by the 55 to 69 age Retirement Demographic



Source: Colorado State Demography Office, Vintage 2023 Estimates

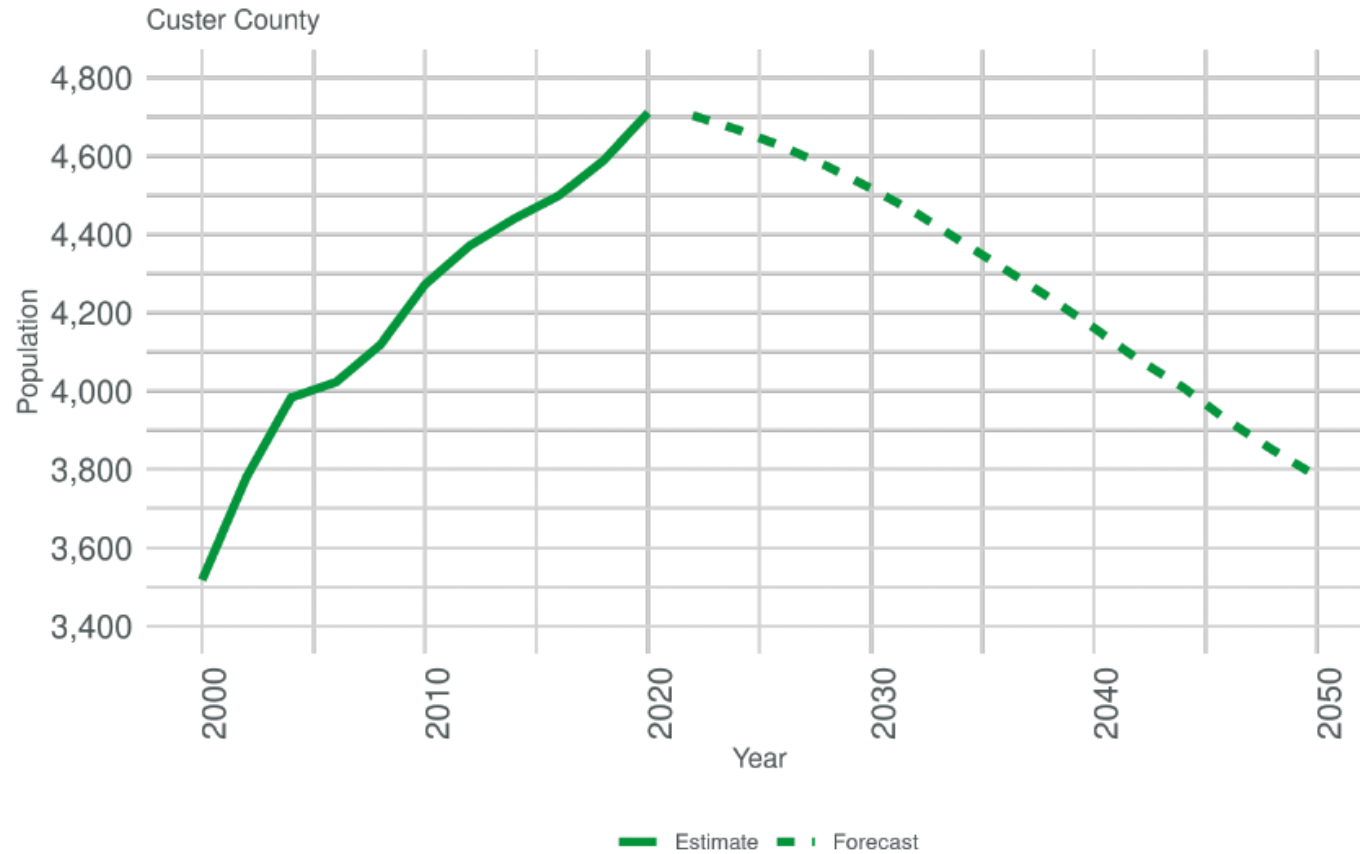
Negative Factors for Custer Population Growth

- Net Migration for 2024 was only 2 with a Natural Increase of minus 6
- Home prices increased by 50 to 65% from 2020 to 2025
 - Data from: Zillow/Realtor.com & Colorado Association of Realtors
 - Only Retirees moving equity and 2nd home buyers paying cash can afford our homes
- The Baby Boom Retirement Boom ends in 2030
 - Will the Gen X (the baby bust generation) fill the gap?
- 50%+ probability of a recession in 2025

So...are we Back to THIS



Population Forecast, 2000 to 2050



Source: State Demography Office, Print Date: 03/19/2022

R-SF, R-MF, & TN Zoning Overview

	Number of Dwelling Units	Min Lot Size SF (1)	Max Height	Front Setback	Side Setback	Back on Alley	Back w/o Alley	Parking per Dwelling unit			
R-MF	up to 6 units	12,500	35	20	10	10	20	2	Room for (2) 2-story 5-plexes		
TN	3 to 6-plex	6,250	30	10	5	5	10	2	Room for (2) Duplexes		
R-SF	up to 2 units, 4 w/ ADUs	6,250	30	10	5	5	10	2			
Notes: 1) Lot Sizes are multiples of Clifton Co. 25x125 lots											

Fading West Factory Built 5-Plex



Rezoning Criteria from Title 10

1. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town's Master Plan.
2. The area for which rezoning is requested has changed or is changing to such a degree that it is in the **public interest** to encourage a redevelopment of the area or **new approach to development**.
3. The proposed rezoning is necessary to provide land for a **community related use** which was not anticipated at the time of the adoption of the Town's Master Plan, and that such rezoning will be consistent with the **policies and goals of the Master Plan**.

Rezoning related to improved Housing Choice & Affordability meet the criteria of items 2 &3.

Six Policies to Consider to Improve Housing Choice and Affordability

- 1. Allow single-family home conversion to duplex or triplex, by right.



- 2. Permit backyard cottages in all residential zones.



- 3. Legalize starter homes in all residential zones.



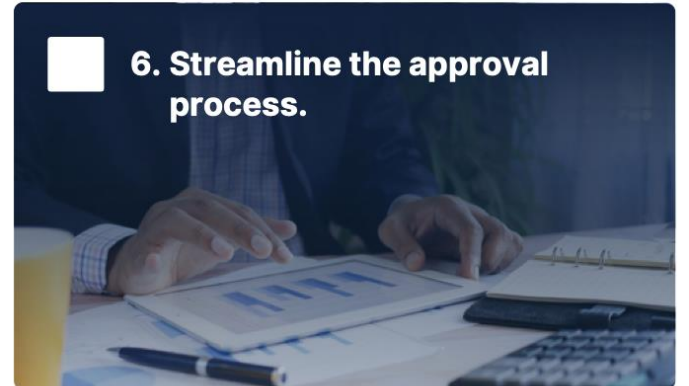
- 4. Eliminate minimum lot size requirements in existing neighborhoods.



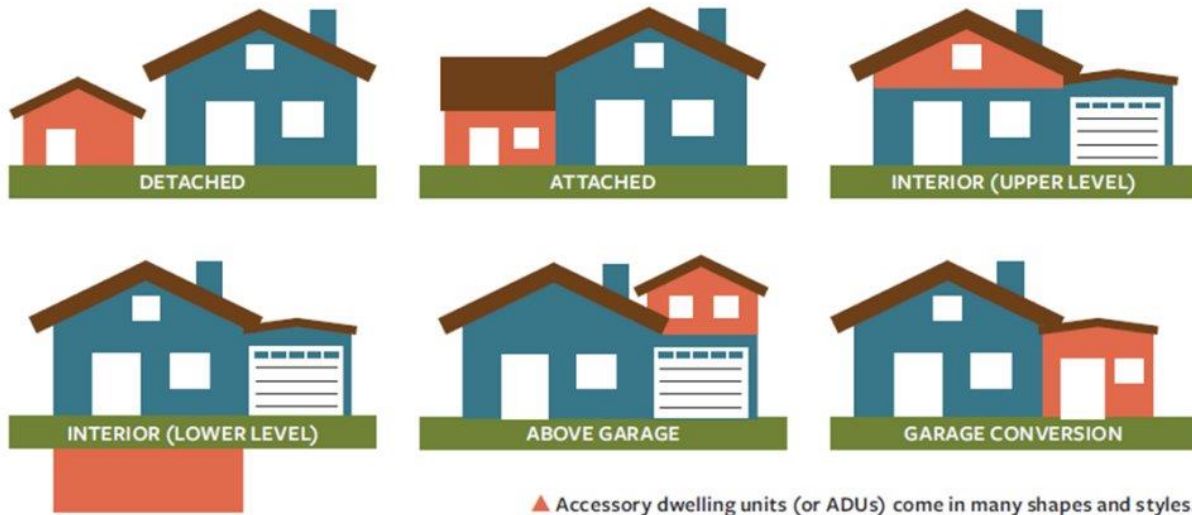
- 5. Repeal parking mandates for housing.



- 6. Streamline the approval process.



Accessory Dwelling Units (ADUs)



“ Accessory Dwelling units may not be built until the primary Residence/Business has a certificate of occupancy.”

We do not have a contractor/developer infrastructure to support the building of ADUs.

Studio Shed ADU Kits

Not feasible with current RMWSD
Tap policy.



The Statutory Duties of a Colorado Town Planning Commission

In Colorado, the statutory duties of a **Town Planning Commission** (also referred to as a Planning and Zoning Commission) are primarily outlined in **Colorado Revised Statutes** (C.R.S.) Title 31, Article 23 (Municipal Government - Planning and Zoning).

Key Statutory Duties of a Town Planning Commission in Colorado:

1. Preparation and Adoption of a Master Plan (Comprehensive Plan)

- The commission is responsible for creating, amending, and recommending a Master Plan (C.R.S. § 31-23-206) for the physical development of the municipality.
- The Plan guides future growth, land use, transportation, public facilities, and other planning elements.

2. Zoning Regulations & Recommendations

- The commission reviews and recommends zoning ordinances, including zoning maps, to the town council or board of trustees (C.R.S. § 31-23-301).
- It holds public hearings on proposed zoning changes and makes recommendations to the governing body.

3. Subdivision Regulations

- The commission reviews and recommends subdivision regulations (C.R.S. § 31-23-401) to ensure proper land division, infrastructure, and compliance with the master plan.

4. Reviewing Development Proposals

- The commission evaluates site plans, plats, conditional use permits, variances, and other land use applications (as delegated by local ordinance).
- It ensures compliance with zoning and subdivision regulations.

5. Public Hearings & Community Input

- The commission conducts public hearings on planning and zoning matters (C.R.S. § 31-23-303).
- It gathers input from residents, developers, and stakeholders before making recommendations.

Shadow Ridge PUD

- Annexed 2003 PUD Signed 2004
- Roads & Open Space dedicated to Town ????
- No provision for mandatory HOA
- No voluntary HOA formed

Mission Plaza PUD

- Town approval 1999
- Declaration of Covenants 2000
- Provision for Mandatory POA
- Roads and open space maintained by the POA

Adams PUD

- Filing #2 1999
- No provision for a mandatory HOA
- No active HOA
- CC&Rs expired in 2024

Adams PUD

- Filing #1 1982
- Need documentation

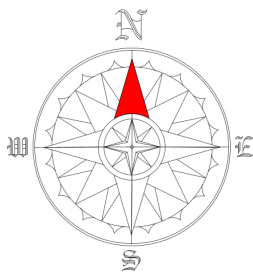
Vivenda Parque PUD

- Initial Filing 1969
- Numbered lots are residential + guest house Lettered lots are multi-family or commercial
- Amendment 1973 added Architectural Committee
- Amendment 1975 changed minimum dwelling size to 1,000SF for filing #2
- No provision for a mandatory HOA
- No expiration provision

End of RMWSD Service Area

TOWN OF WESTCLIFFE

ZONING MAP



- TRADITIONAL NEIGHBORHOOD
- A-1 (U-1) : AGRICULTURE
- RESIDENTIAL
- MOBILE HOME PARK
- CORE COMMERCIAL
- HIGHWAY COMMERCIAL
- UTILITIES, PARKS, OPEN SPACE, STREETS, MUNICIPAL PROPERTY
- P.U.D. : PLANNED UNIT DEVELOPMENT TO INCLUDE THE FOLLOWING
 - P-1 = MAIN STREET BUSINESS CONDOMINIUMS
 - P-2 = GOLDEN CORNER CONDOMINIUMS
 - P-3 = NORDIYKE BUSINESS CONDOMINIUMS
 - P-4 = ALDRICH'S BUSINESS CONDOMINIUMS
- HEAVY INDUSTRIAL

DeMense Conquistador Subdivision

- Single owner
- Driveways onto SH69 (55MPH)
- Clearly inactive and unsuitable for R-SF

WMFPO - WEST MOUNTAIN FIRE PROTECTION DISTRICT
 RWMSD - ROUND MOUNTAIN WATER AND SANITATION DISTRICT
 CC - CUSTER COUNTY
 CCS - CUSTER COUNTY SCHOOLS
 ROADS - CITY STREETS, STATE HIGHWAYS 489 AND 936 TRAIL SYSTEM
 PARKS - CITY PARKS
 OS - OPEN SPACE FOR DRAINAGE, BUFFER AND RECREATION
 WCCHD - WEST CUSTER HOSPITAL DISTRICT

REVISION SCHEDULE			
	BY	ORDINANCE #	DATE
ORIGINAL TOWN MAP	SHY SURVEYORS		10/11/1999
ZONING REVISIONS	SHY SURVEYORS		01/04/2000
ZONING REVISIONS	SHY SURVEYORS		11/15/2007
ZONING REVISIONS	KIT SHY / LWA		11/29/2021
ZONING REVISIONS	KIT SHY / LWA		2/11/2022
ZONING REVISIONS	KIT SHY / LWA		3/29/2022

Kit Shy Surveying

590 HERMIT ROAD, P.O. BOX 1280, WESTCLIFFE, COLORADO, 81252
 Phone (719) 783-2347 kitsurv@gmail.com

JOB # 99-319
 NAME: WESTCLIFFE ZONING MAP
 DWG. FILE: Westcliffe Town Map.DWG
 PLOTTER CONFIGURATION: WESTCLIFFE_ZONINGMAP
 DRAWN BY: JAS 02/15/93-01/04/2000-11/15/2007 (KNO-11/21)
 CHECKED BY: Kit Shy
 DRAWN: LWA LAND SURVEYING, 953 E. FILLMORE ST., COLO SPCS, CO 80907 719-636-5179



The Statutory Duties of a Colorado Town Planning Commission

6. Advising the Governing Body

- The commission provides expert recommendations to the town council or board of trustees on land use, planning, and zoning issues.
- The governing body typically has final approval authority, but the commission's input is crucial.

7. Long-Range Planning & Studies

- The commission may conduct studies on housing, transportation, economic development, and environmental impacts (C.R.S. § 31-23-207).
- It may also recommend urban renewal plans or special districts.

8. Enforcement & Amendments

- The commission may propose amendments to zoning codes and subdivision regulations as needed (C.R.S. § 31-23-307).
- It ensures that development aligns with the town's vision.

Additional Local Authority:

- Municipalities may grant additional duties through local ordinances (e.g., historic preservation, design review, or sign regulations).
- Some towns combine the Planning Commission with a Board of Adjustment (for variances and appeals), but this varies by jurisdiction.

Legal Basis:

- C.R.S. § 31-23-201 (Creation of Planning Commission)
- C.R.S. § 31-23-206 (Master Plan)
- C.R.S. § 31-23-301 (Zoning Powers)
- C.R.S. § 31-23-401 (Subdivision Regulations)