

**AGENDA**  
**BOARD OF TRUSTEES**  
**TOWN OF WESTCLIFFE**  
**TUESDAY, AUGUST 20, 2024**  
**PATTERSON HALL – 1000 MAIN**  
**REGULAR MEETING**  
**5:30 p.m.**

Join by Zoom

Meeting ID: 818 5670 3226

Passcode: 423986

By phone: 1 719 359 4580

1. Call to Order
  2. Pledge of Allegiance
  3. Roll Call
  4. Recognition of Visitors
  5. Consent Agenda  
Note: All items listed under the Consent Agenda are routine and are approved with one motion. There will be a separate discussion of these items if a Board Member or citizen requests. The item may be removed from the Consent Agenda and considered separately at the discretion of the Board of Trustees.
    - A. APPROVAL OF MINUTES
    - B. TREASURER'S REPORT
    - C. APPROVAL OF BILLS
  6. Old Business
    - a. Consideration of an appointment to fill the vacant Planning Commission seat.
  7. New Business
    - a. Consideration of a request to allow a right-of-way easement in order to install cluster mailboxes on Mineral Road recommended by the Planning Commission to approve. Leslie Parkes.
    - b. Consideration of a request to approve Resolution #6-2024 amending the Town of Westcliffe Policies Handbook by adding an inclement weather provision as Section 508.
    - c. Consideration of a request to approve the bid with Langston Concrete for the Powell project and approve the overage of \$22,500.
    - d. Consideration of a request to approve the WPAC to move forward with the Hermit/Memorial Parks Complex plans.
    - e. Consideration of a request to install stop signs at the intersection of Main and 2<sup>nd</sup> streets recommended to deny by the Planning Commission.
    - f. Consideration of appointing the Town Clerk/Administrator/Treasurer as of January 1, 2025.
    - g. Consideration of a request to approve Resolution #7-2024 adopting the Master Plan as recommended by the Planning Commission.
    - h. Presentation regarding Affordable Housing. Bianca Trenker.
  8. Additions to the Agenda
  9. Staff & Committee Reports
  10. Public Comment – Westcliffe citizens or business owners can comment on agenda items only and are limited to three (3) minutes. A request can be made to be placed on a future month's agenda if they want to address the Board of Trustees on issues related to the Town of Westcliffe.
- Adjourn

**BOARD OF TRUSTEES  
TOWN OF WESTCLIFFE  
THURSDAY, JULY 26, 2024  
SPECIAL MEETING**

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**CALL TO ORDER**

Mayor Pro-Tem Mowry called the meeting to order at 3:00 a.m.

**ROLL CALL**

The following members were present: Mayor Wenke, Mayor Pro-Tem Mowry, Mr. Jagow, Mr. Fulton, Mr. Wilhelm, and Mr. Dembosky

**PLEDGE OF ALLEGIANCE**

Mayor Pro-Tem Mowry led the Pledge of Allegiance.

**OTHERS PRESENT**

Caleb Patterson and Erin Christie.

**ORDER OF BUSINESS**

**a. Consideration of awarding the contract for the RMS Powell St. Project.**

Mr. Patterson reported that a contract will not be awarded because the only bid came in high. The bid was for \$381,000, and the Town's maximum is \$227,500. There will be negotiations with the bidder to try and lower the cost.

**b. Consideration of a request to approve applying for additional funds for the TAP Phase II Project from CDOT.**

Mr. Patterson reported that the Town is asking for \$280,000 from CDOT in order to use concrete rather than milling for the West end of Rosita Ave. to the parking on Adams Blvd. There should be a response from CDOT by the end of August.

**ACTION:** Mr. Dembosky moved, and Mr. Jagow seconded to approve the letter to CDOT for additional funding for the TAP Phase II Project. Motion carried.

Mr. Fulton moved, and Mr. Mowry seconded to adjourn. Motion carried.

**ADJOURN**

Recorded by:  
Erin Christie  
Deputy Town Clerk

**BOARD OF TRUSTEES  
TOWN OF WESTCLIFFE  
TUESDAY, JULY 16, 2024  
REGULAR MEETING**

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**CALL TO ORDER**

Mayor Wenke called the meeting to order at 5:30 P.M.

**ROLL CALL**

**The following members were present:** Mayor Wenke, Mr. Mowry, Mr. Dembosky, Mr. Nordyke, Mr. Jagow, Mr. Fulton, and Mr. Wilhelm.

**PLEDGE OF ALLEGIANCE**

Mayor Wenke led the Pledge of Allegiance.

**OTHERS PRESENT**

Gary Taylor, Don Cook, Jerry Peters, Brian Clince, Timothy Humphreys, Jessica Farley, Robert Wolf, Ileen Squire, Julie Smith, Michael Trujillo, Dave Elliot, Dale Coleman, Andy Mast, Lloyd Smith, Kathy Reis, Erin Christie, & Caleb Patterson. Zoom visitors: Elliot Jackson, Cathy Snow, Terri Fead, Marta Blanco-Castano, & Doug Mahan.

**TREASURER'S REPORT**

	<b>REVENUE RECEIVED</b>	<b>BALANCE OF ACCOUNTS</b>
<b>General Fund Checking:</b>	\$ 77,252.32	\$ 166,315.24
CSafe-GF Core 11:	\$ 2,520.56	\$ 566,264.86
CSafe-3% Tabor Reserve 13:	\$ 214.72	\$ 48,203.18
CSafe-General Fund Reserve-14	\$ 1,768.56	\$ 397,309.48
CSafe-Tennis Ct.-Core-16	\$ 92.48	\$ 20,785.72
<b>Tennis Court Checking:</b>	\$ 0.00	\$ 5,178.70
<b>Municipal Court Checking:</b>	\$ 0.00	\$ 2,407.70
<b>Conservation Trust Fund Checking:</b>	\$ 1,549.14	\$ 11,569.84
CSafe-CF Core 15	\$ 194.22	\$ 43,606.16
<b>Capital Fund Checking:</b>	\$ 31,845.41	\$ 575,273.05
CSafe-CF Core 12:	\$ 7,163.86	\$ 1,064,567.58

**EXPENDITURES FOR JUNE 2024:**

<b>GENERAL FUND:</b>	\$	<b>107,432.00</b>
<b>MUNICIPAL COURT:</b>	\$	<b>0.00</b>
<b>TENNIS COURT:</b>	\$	<b>0.00</b>
<b>CONSERVATION TRUST FUND:</b>	\$	<b>0.00</b>
<b>CAPITAL FUND:</b>	\$	<b>240,244.59</b>

**APPROVAL OF CONSENT AGENDA**

- Approval of minutes – June 18, 2024, Board of Trustees and Board of Adjustments Meetings.
- Treasurer's Report
- Approval of Bills

**ACTION:** Mr. Fulton moved, and Mr. Jagow seconded to approve the consent agenda. Motion carried.

OLD BUSINESS

- a. **Consideration of a request to continue work on the wireless camera system that began in 2019.**  
Caleb Patterson.

Mr. Patterson recommended not to move forward with the current system that began in 2019 with Travis Roundtree, but instead to go with a different entity.

**ACTION:** Mr. Dembosky moved, and Mr. Jagow seconded to develop a new camera system with a different entity in the 2025 budget. Motion carried.

NEW BUSINESS

- a. **Sheriff 2024 2nd quarter report.**

Sheriff Smith reported that there were three community events: Coffee with a Cop at the Library, the Ace Hardware Event, and the Kids Coalition at the Park. National Night Out will be held on Tuesday, August 6th, at Hermit Park.

There has been double the number of calls for service from last year. At the previous meeting for the first quarter report, Mayor Wenke asked for more speed enforcement on Main Street. Sheriff Smith explained that a radar gun mounted in the front window is currently being used for speed enforcement, but it is hard to get accurate readings. So, they acquired a laser gun to obtain more pinpointed speed enforcement.

There are 20 volunteer posse members who work at the community events and will also direct traffic at the Rodeo.

Mr. Wilhelm inquired about putting stop signs at the intersection of Main and 2<sup>nd</sup> Streets because of the number of pedestrians and the parking spots blocking visibility.

- b. **Consideration of a request to approve a Modification of Premises adding a Beer Cave at 425 S. 6<sup>th</sup> Street for CF Altitude, LLC dba, Alta #6340.**

Ms. Reis reported that Alta did not apply for the modification of premise before putting the beer cave in as required by the Town – the Board must approve the application prior to installing the beer cave. A citizen alerted Ms. Reis that the beer cave had already been installed. The original application Alta submitted was approved by the State for the three-door cooler installation, but now this application is to modify the cooler to make it into a beer cave. Mr. Patterson confirmed that they did not need a building permit to do it.

Ms. Farley, representing Alta, confirmed that the beer cave was already installed but was not in use. Beer is stored in it, but they are not selling any beer, and the cave is not fully finished. She explained that there was a miscommunication between the contractor and the compliance office—they each thought that the other had completed the application process.

**ACTION:** Mr. Jagow moved, and Mr. Fulton seconded to deny a Modification of Premises adding a Beer Cave at 425 S. 6<sup>th</sup> Street for CF Altitude, LLC dba, Alta #6340. Motion carried.

**NEW BUSINESS CONTINUED**

**c. Consideration of a request to approve Resolution #5-2024 to place a mural at 219 Main Street. Andy Mast.**

Mr. Mast reported that he would like to put a mural on the East side of his building. Because it is bat and board, he cannot paint directly on it, so he will paint the mural on a separate wooden frame or vinyl and attach it to the side of the building.

Mr. Wilhelm stated that this seemed like a business sign rather than a mural since it is not painted directly onto the building. Because of its size, it could potentially violate the Town's sign ordinance. Mr. Patterson reported that wall murals are considered separate from signs, and there are no restrictions on murals in the Town's code. Mr. Fulton's concern is that since Mr. Mast's gallery name is on the mural, it could be construed as a business sign.

**ACTION:** Mr. Jagow moved, and Mr. Nordyke seconded to approve resolution #5-2024 to place a mural at 219 Main Street with the condition that Mr. Mast's art gallery name be removed. Motion carried.

**d. Consideration of a request to approve a lighting variance. Ileen Squire.**

This was moved up to the beginning of the meeting because Ms. Squire had another business meeting to attend.

It was clarified that the request is for a lighting permit, not a variance. Ms. Squire reported that the permit is necessary for the Rodeo which is July 17-21 including the extended date for stock delivery. The lights are off at 10:00 p.m. except for the one for the stock pen and the parking lot.

**ACTION:** Mr. Dembosky moved, and Mr. Wilhelm seconded to approve a special use permit for the 17<sup>th</sup> to the 21<sup>st</sup> of July with the lights turned off at 10:00 p.m. except for one light left on for the stock personnel and one for the parking lot. Motion carried.

**e. Consideration of a request to approve a Special Event Liquor Permit at 102 Main Street. Wet Mtn. Broadcasting.**

Mr. Taylor, who represents KLZR, reported that the Summer in the Park series will be on the four Sundays in August. Previously, it was held at the Feedstore, but a new location is needed. This year it will be at All Aboard Westcliffe at 102 Main Street in the area behind the caboose. If it rains, the venue will be at the Rosita Ave. All Aboard location. There will be four bands, and it will be from 12:30 to 2:30 p.m.

**ACTION:** Mr. Fulton moved, and Mr. Mowry seconded to approve a Special Event Liquor Permit at 102 Main Street. Motion carried.

**f. Consideration of a request to amend the Capital Assets Planning and Capital Reserves Plan.**

Ms. Reis explained that the Capital Assets Planning and Capital Reserves Plan needs to be amended to reflect that the 1% Sales Tax is now in perpetuity rather than ending in December 2024.

**ACTION:** Mr. Wenke moved, and Mr. Nordyke seconded to approve amending the Capital Assets Planning and Capital Reserves Plan. Motion carried.

**NEW BUSINESS CONTINUED**

**g. Consideration of a request to approve the revised Town Clerk job description.**

Ms. Reis reported that the current description for the Deputy Town Clerk was designed to become the Town Clerk's job description in January 2025 with a few modifications. The salary is not in the description yet because that will be determined by the budget.

**ACTION:** Mr. Jagow moved, and Mr. Fulton seconded to approve revising the Town Clerk job description. Motion carried.

**h. Consideration of an appointment to fill the vacant Planning Commission seat.**

Mayor Wenke decided to put this on the August Agenda because letters of interest can be submitted until July 17<sup>th</sup>. There are currently two letters that have been received.

**i. Consideration of appointing a new WPAC committee member and restructuring the current committee. Caleb Patterson.**

Mr. Patterson reported that the WPAC thought it best that there be two Trustees and three community members on the committee. He also would like the term 'community member' used rather than 'citizen.' There is a vacant seat and currently only one community member applicant – Debbie Van Doren.

**ACTION:** Mr. Wenke moved, and Mr. Dembosky seconded to appoint Debbie Van Doren as the new WPAC committee member and restructure the current committee. Motion carried.

**j. Consideration of a request to approve the FEMA Study Memorandum of Agreement.**

Mr. Patterson reported that the Town was approved to get a flood study done by FEMA.

Ms. Blanco-Castano, from the Colorado Water Conservation Board (CWCB), reported that if a property is found in a special flood hazard area and the property has a federally backed loan, including a VA loan, they will be required to get flood insurance. However, any type of lender does have the right to require flood insurance.

Ms. Fead, from CWCB, reported that the only purpose of the mapping study is to identify the flood hazard and the flood risk, not to fix flooding issues. For financial assistance on flood mitigation, a Building Resilience Infrastructure & Communities grant can be applied for which is a federal grant administrated through the Colorado Division of Homeland Security.

**ACTION:** Mr. Mowry moved, and Mr. Dembosky seconded to approve the FEMA Study Memorandum of Agreement. Motion carried.

**BOARD OF TRUSTEES  
TOWN OF WESTCLIFFE  
TUESDAY JULY 16, 2024  
REGULAR MEETING**

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**STAFF & COMMITTEE REPORTS**

**a. Report from Deputy Town Clerk**

Ms. Christie reported that on the August Agenda, she will request that the Town Handbook be amended to include a formal snow closure policy, which is standard for other mountain towns in the State.

**b. Report from Town Manager**

Mr. Patterson reported that on the August Agenda he will be requesting to amend the Town Handbook to revise the current procedure for firing employees to make it more formal and specific.

The TAP Project, which consists of putting sidewalks, gutters, and curbs on Adams Blvd. and Rosita Ave., is going well. There will be a grand opening scheduled for Jess Price Park when construction is finished, tentatively on August 16<sup>th</sup> at noon.

**PUBLIC COMMENT**

Citizen Mr. Elliot addressed the Town's future Master Plan.

**Mr. Mowry** moved, and **Mr. Jagow** seconded to adjourn. Motion carried.

**ADJOURN**

Recorded by:  
Erin Christie  
Deputy Town Clerk

**GENERAL FUND**

21st Century Equipment	Vehicle Maint./Parts	6,890.44
Airgas USA LLC	Shop Maint./Supplies	6.79
Bike the US for MS	Park Rental Damage Deposit Refund	100.00
Black Hills Energy	Lights/Electric	1,553.97
Bruckner's Truck & Equipment	Vehicle Maint./Parts	203.87
Brush Hollow Creek	Memorial Park bathroom construction deposit	9,883.00
Buchner, Clayton, Attorney at Law	Attorney Fees	49.50
Card Services	Office Supplies	1,926.12
CenturyLink	Phone/Elevator	99.43
Christie, Erin	Employee clothing allowance reimbursement	186.64
Civic Plus LLC	Ordinances/Publishing	1,273.08
Custer County Senior Citizens Ctr.	Town 2024 non-profit donation	4,000.00
Custer County Rd. & Bridge	Street Maint.& Fuel	661.01
Erb Elements	Communications Services June & July	6,450.00
Hilltop Broadband	Internet	255.45
License Plate Toll	Employee Trave Expense	4.77
Lowe's Pay and Save, Inc.	Supplies	48.82
Norup Gas	Propane	73.32
Rock Parts Company	Vehicle Maint./Parts	141.00
Round Mtn. Water & Sanitation District	Water & Sewer	9,624.60
Smith Woodland, Inc.	Sidewalk demo 116 N. 2nd St.	7,927.00
Stover, Tom	Park Rental Damage Deposit Refund	100.00
Tovrea, Sheri	1 Employee Drug Test	20.00
Uline	Supplies	1,852.23
Valley Ace Hardware	Supplies	433.12
Valley Park Recreation	Town 2024 non-profit donation	1,000.00
Wet Mtn Tribune	Publishing	472.12
Wet Mtn. Valley Rotary CSI	Town 2024 non-profit donation	3,120.65
White Bros Custom Plumbing	Town Hall Maint./Boiler Repair	201.71
Yoder, Sheena	Park Rental Damage Deposit Refund	100.00
Xerox Corporation	Meter Read/Lease Payment	175.96

**Payroll Expenses**

CEBT	Employer/Health Ins.	1,859.88
CEBT	Employee/Health Ins.	529.60
Colo. Dept. of Revenue	2nd Qtr SWT	3,178.00
GWRS	Employee Share Retirement Fund (ACH)	4,152.38
GWRS	Employer Share Retirement Fund (ACH)	1,030.03

<b>BILLS TO DATE</b>		<b>\$69,584.49</b>
<b>JULY 2024 PAYROLL</b>		<b>\$27,652.55</b>
<b>TOTAL GENERAL FUND EXPENDITURES FOR JULY 2024</b>		<b>\$97,237.04</b>

**CAPITAL FUND**

Ayres Associates, Inc	Engineering - Powell Ave. Sidewalk Phase 1 Des	3,600.00
Langston Concrete Inc.	TAP M352-003 (23660)	153,750.00
Rocky Mountain Chip Seal	Street Improvements/Chip Seal	188,577.09
<b>TOTAL CAPITAL FUND EXPENDITURES FOR JULY 2024</b>		<b>\$345,927.09</b>



The undersigned acknowledges that the above listed invoices were presented for review.



**Town of Westcliffe**  
**Conservation Trust Fund Profit & Loss Budget Performance**  
**July 2024**

	Jul 24	Budget	Jan - Jul 24	YTD Budget	Annual Budget
<b>Income</b>					
7000 · State Lottery Income	0.00	458.33	3,251.51	3,208.35	5,500.00
7050 · Interest Income	201.65	6.83	1,384.62	47.85	82.00
<b>Total Income</b>	<u>201.65</u>	<u>465.16</u>	<u>4,636.13</u>	<u>3,256.20</u>	<u>5,582.00</u>
<b>Gross Profit</b>	201.65	465.16	4,636.13	3,256.20	5,582.00
<b>Expense</b>					
9001 · Capital Outlay	0.00	4,166.66	0.00	29,166.70	50,000.00
<b>Total Expense</b>	<u>0.00</u>	<u>4,166.66</u>	<u>0.00</u>	<u>29,166.70</u>	<u>50,000.00</u>
<b>Net Income</b>	<u><u>201.65</u></u>	<u><u>-3,701.50</u></u>	<u><u>4,636.13</u></u>	<u><u>-25,910.50</u></u>	<u><u>-44,418.00</u></u>

**TOWN OF WESTCLIFFE**  
**Capital Fund Profit & Loss Budget Performance**  
**July 2024**

	Jul 24	Budget	Jan - Jul 24	YTD Budget	Annual Budget
<b>Income</b>					
CRF7225 Federal Grants	0.00	0.00	0.00	0.00	0.00
CRF7160 · Interest Income	4,877.27	4,666.67	46,852.12	32,666.65	56,000.00
CRF7210 · Grants (New Roadway Proj)	0.00	0.00	0.00	0.00	0.00
CRF7211 · Grants (New) TP-Audit	0.00	0.00	0.00	0.00	0.00
CRF7212 · Grant (New Town Property)	0.00	20,833.33	0.00	145,833.35	250,000.00
CRF7213 · Grants (Existing) RW	0.00	0.00	0.00	0.00	0.00
CRF7220 · Grants (New) RW	153,750.00	178,327.50	160,044.00	1,248,292.50	2,139,930.00
CRF7223 · CDOT Grants (Existing) RW	0.00	0.00	24,978.21	0.00	0.00
CRF7224 · Grants (Existing) Town Pro	0.00	0.00	0.00	0.00	0.00
CRF7238 · Other Contributions	0.00	0.00	0.00	0.00	0.00
CRF7270 · Lease Proceeds Verizon Tower	1,000.00	1,000.00	6,000.00	7,000.00	12,000.00
CRF7280 · Capital Lease Proceeds	0.00	0.00	0.00	0.00	0.00
CRF7285 · 1% Sales Tax from General Fu...	36,267.27	38,381.25	214,051.47	268,668.75	460,575.00
CRF7290 · Misc. Sales	0.00	0.00	0.00	0.00	0.00
CRF7300 · Tennis Court Donation Fund	0.00	0.00	0.00	0.00	0.00
CRF7805 · Grants (Existing) Town Prope...	0.00	0.00	0.00	0.00	0.00
CRF7810 · Transfers From General Fund	0.00	38,333.37	0.00	268,333.15	460,000.00
<b>Total Income</b>	<b>195,894.54</b>	<b>281,542.12</b>	<b>451,925.80</b>	<b>1,970,794.40</b>	<b>3,378,505.00</b>
<b>Expense</b>					
CRF8215 · Office Supplies/Bank Fees	0.00	0.00	0.00	0.00	0.00
CRF9011 · CIP Roadway (Existing)	188,577.09	25,833.33	239,327.09	180,833.35	310,000.00
CRF9012 · CIP Town Property (Existing)	0.00	33,750.00	238,281.21	236,250.00	405,000.00
CRF9013 · CIP Equipment (Existing)	0.00	0.00	0.00	0.00	0.00
CRF9014 · Equipment Debt Service	0.00	930.75	6,515.18	6,515.25	11,169.00
CRF9016 · Building Debt Service	0.00	0.00	0.00	0.00	0.00
CRF9025 · CIP Roadway (New)	153,750.00	189,660.87	153,750.00	1,327,625.65	2,275,930.00
CRF9026 · CIP-Town Property (New)	0.00	23,958.33	0.00	167,708.35	287,500.00
CRF9027 · CIP-Equipment (New)	0.00	4,416.67	42,920.56	30,916.65	53,000.00
CRF9101 · Improvements-Design	3,600.00	3,750.00	66,933.32	26,250.00	45,000.00
<b>Total Expense</b>	<b>345,927.09</b>	<b>282,299.95</b>	<b>747,727.36</b>	<b>1,976,099.25</b>	<b>3,387,599.00</b>
<b>Net Income</b>	<b>-150,032.55</b>	<b>-757.83</b>	<b>-295,801.56</b>	<b>-5,304.85</b>	<b>-9,094.00</b>

**General Fund Profit & Loss Budget Performance**

	<u>Jul 24</u>	<u>Budget</u>	<u>Jan - Jul 24</u>	<u>YTD Budget</u>
<b>Income</b>				
7000 · General Property Taxes	10,014.05	5,617.08	76,465.83	39,319.60
7050 · Specific Ownership Taxes	888.08	666.66	5,109.18	4,666.70
7100 · Town Sales Taxes	72,537.43	76,721.70	428,105.83	537,051.95
7101 · Town Sales Tax License	40.00	416.66	4,880.00	2,916.70
7106 · Penalties & Int-Delinquent Tax	21.62	16.66	33.87	116.70
7115 · Franchise Fee	2,025.71	2,916.66	20,259.05	20,416.70
7125 · Building & Zoning Permits	17,076.00	3,333.33	49,491.00	23,333.35
7126 · Fence & Sign Permits	100.00	150.00	900.00	1,050.00
7127 · Special Use By Review Permits	0.00	50.00	600.00	350.00
7130 · Traffic Fines & Ordinances	0.00	8.33	25.00	58.35
7140 · Liquor Licenses/Special Events	402.50	125.00	2,855.00	875.00
7148 · Disposable Bag Fee	319.26	0.00	1,736.50	0.00
7150 · Cigarette Tax	319.80	166.66	1,311.67	1,166.70
7160 · Interest Income	4,781.97	9,282.92	38,132.94	64,980.40
7165 · Miscellaneous Income	633.08	83.33	6,957.88	583.35
7200 · Highway Users Tax	3,049.71	2,584.25	20,243.07	18,089.75
7205 · Road & Bridge Funds	6,257.67	3,027.22	33,218.05	21,190.52
7300 · Tennis Court Donation Fund	0.00	8.33	0.00	58.35
7305 · Events Center-Rental Fees	0.00	258.33	2,550.00	1,808.35
7310 · Bluff Site Maint. Fee	0.00	0.00	3,318.94	0.00
7315 · Park Usage Fee	100.00	133.33	1,100.00	933.35
7845 · Federal Grant	0.00	16.66	0.00	116.70
<b>Total Income</b>	<b>118,566.88</b>	<b>105,583.11</b>	<b>697,293.81</b>	<b>739,082.52</b>
<b>Gross Profit</b>	<b>118,566.88</b>	<b>105,583.11</b>	<b>697,293.81</b>	<b>739,082.52</b>
<b>Expense</b>				
8000 · Trustees	75.91	333.33	881.53	2,333.35
8005 · Ordinances & Procedures	1,745.20	500.00	4,809.35	3,500.00
8010 · Colo. Muni League Dues	0.00	77.08	0.00	539.60
8015 · Elections	0.00	175.00	2,072.85	1,225.00
8020 · General Accounting	0.00	100.00	3,498.99	700.00
8025 · Auditing	0.00	816.66	4,000.00	5,716.70
8030 · Attorney	49.50	2,000.00	7,307.00	14,000.00
8035 · Insurance - General	0.00	1,329.50	15,965.87	9,306.50
8040 · Workman's Compensation	0.00	516.66	8,202.00	3,616.70
8050 · Colorado State Unemployment	19.31	86.25	369.59	603.77
8100 · Town's Share FICA	2,378.58	1,782.54	14,925.32	12,477.72
8110 · Town's Share MEDI	556.28	416.88	3,490.60	2,918.20
8115 · Town Share Health Insurance	3,111.03	3,735.83	19,345.82	26,150.85
8120 · Town Share Retirement Fund	1,030.03	1,725.03	8,078.56	12,075.25
8200 · Clerk/Treasurer Wages	5,166.67	4,611.37	36,166.69	32,279.55
8205 · Deputy Clerk	9,150.52	9,345.67	61,198.28	65,419.65
8208 · Communications Manager	6,000.00	3,000.00	21,000.00	21,000.00

9:39 AM

Town of Westcliffe

08/07/24

## General Fund Profit &amp; Loss Budget Performance

Accrual Basis

July 2024

	<u>Jul 24</u>	<u>Budget</u>	<u>Jan - Jul 24</u>	<u>YTD Budget</u>
8210 · Clerk Education	0.00	83.33	274.76	583.35
8215 · Office Supplies	1,462.18	150.00	4,080.03	1,050.00
8220 · Town Manager Wages	5,500.00	5,500.00	38,500.00	38,500.00
8225 · Manager/Bldg/Zoning Education	0.00	166.67	2,310.88	1,166.65
8235 · Building Inspector	1,298.98	3,012.53	8,408.09	21,087.75
8240 · County Treasurer's Fees	325.87	166.67	1,902.22	1,166.65
8280 · Payroll Expenses	0.00	0.00	12.96	0.00
8300 · Town Hall Maintenance	592.66	416.67	12,375.57	2,916.65
8308 · Town Hall Utilities	567.97	708.33	5,000.76	4,958.35
8310 · Lease Equipment	120.50	14.00	843.50	98.00
8315 · Lease Principal	0.00	90.94	0.00	636.52
8316 · Lease Interest	0.00	15.57	0.00	108.93
8405 · Animal Control	0.00	43.75	780.42	306.25
8410 · Organizational Membership D...	0.00	75.00	0.00	525.00
8505 · Townman Education	0.00	166.67	27.00	1,166.65
8508 · Street & Park Supervisor	0.00	4,959.89	0.00	34,719.25
8510 · Street and Park Tech Wages	17,777.67	10,439.30	100,285.02	73,075.10
8515 · Street Maintenance & Fuel	8,692.78	4,750.00	26,278.44	33,250.00
8520 · Emergency Snow Removal	0.00	2,500.00	0.00	17,500.00
8525 · Street Lighting	1,077.41	1,250.00	7,561.38	8,750.00
8530 · Vehicle & Equip. Maintenance	7,241.77	2,083.33	20,572.31	14,583.35
8538 · Shop Maintenance	2,156.60	833.33	10,470.50	5,833.35
8540 · Shop Utilities	212.18	583.33	3,472.21	4,083.35
8545 · Highway Barn Utilities	94.81	583.33	2,504.08	4,083.35
8550 · Highway Barn Maint.	0.00	166.67	0.00	1,166.65
8600 · Park Utilities	9,654.40	1,666.67	23,227.37	11,666.65
8605 · Park Maintenance	9,964.97	5,000.00	17,595.16	35,000.00
8700 · Custer County Sheriff	0.00	5,179.17	31,075.00	36,254.15
8800 · Donations	8,120.65	2,383.33	12,911.01	16,683.35
8805 · Grants/Local	0.00	2,083.33	0.00	14,583.35
8806 · American Rescue Plan Expenses	0.00	9,668.19	0.00	67,677.33
8807 · Marketing	705.11	1,250.00	2,679.11	8,750.00
8810 · Contingencies	0.00	1,666.67	0.00	11,666.65
8811 · Contribution to/fromCapital Fun	0.00	38,333.33	460,000.00	268,333.35
<b>Total Expense</b>	<u>104,849.54</u>	<u>136,541.80</u>	<u>1,004,460.23</u>	<u>955,792.82</u>
<b>Net Income</b>	<u>13,717.34</u>	<u>-30,958.69</u>	<u>-307,166.42</u>	<u>-216,710.30</u>

	<u>Annual Budget</u>
<b>Income</b>	
7000 · General Property Taxes	67,405.00
7050 · Specific Ownership Taxes	8,000.00
7100 · Town Sales Taxes	920,660.45
7101 · Town Sales Tax License	5,000.00
7106 · Penalties & Int-Delinquent Tax	200.00
7115 · Franchise Fee	35,000.00
7125 · Building & Zoning Permits	40,000.00
7126 · Fence & Sign Permits	1,800.00
7127 · Special Use By Review Permits	600.00
7130 · Traffic Fines & Ordinances	100.00
7140 · Liquor Licenses/Special Events	1,500.00
7148 · Disposable Bag Fee	0.00
7150 · Cigarette Tax	2,000.00
7160 · Interest Income	111,395.00
7165 · Miscellaneous Income	1,000.00
7200 · Highway Users Tax	31,011.00
7205 · Road & Bridge Funds	36,326.62
7300 · Tennis Court Donation Fund	100.00
7305 · Events Center-Rental Fees	3,100.00
7310 · Bluff Site Maint. Fee	0.00
7315 · Park Usage Fee	1,600.00
7845 · Federal Grant	200.00
	<hr/>
<b>Total Income</b>	<b>1,266,998.07</b>
	<hr/>
<b>Gross Profit</b>	<b>1,266,998.07</b>
<b>Expense</b>	
8000 · Trustees	4,000.00
8005 · Ordinances & Procedures	6,000.00
8010 · Colo. Muni League Dues	925.00
8015 · Elections	2,100.00
8020 · General Accounting	1,200.00
8025 · Auditing	9,800.00
8030 · Attorney	24,000.00
8035 · Insurance - General	15,954.00
8040 · Workman's Compensation	6,200.00
8050 · Colorado State Unemployment	1,035.02
8100 · Town's Share FICA	21,390.42
8110 · Town's Share MEDI	5,002.60
8115 · Town Share Health Insurance	44,830.00
8120 · Town Share Retirement Fund	20,700.40
8200 · Clerk/Treasurer Wages	55,336.40
8205 · Deputy Clerk	112,148.00
8208 · Communications Manager	36,000.00

9:39 AM

Town of Westcliffe

08/07/24

**General Fund Profit & Loss Budget Performance**

Accrual Basis

July 2024

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	<u>Annual Budget</u>
8210 · Clerk Education	1,000.00
8215 · Office Supplies	1,800.00
8220 · Town Manager Wages	66,000.00
8225 · Manager/Bldg/Zoning Education	2,000.00
8235 · Building Inspector	36,150.40
8240 · County Treasurer's Fees	2,000.00
8280 · Payroll Expenses	0.00
8300 · Town Hall Maintenance	5,000.00
8308 · Town Hall Utilities	8,500.00
8310 · Lease Equipment	168.00
8315 · Lease Principal	1,091.22
8316 · Lease Interest	186.78
8405 · Animal Control	525.00
8410 · Organizational Membership D...	900.00
8505 · Townman Education	2,000.00
8508 · Street & Park Supervisor	59,518.70
8510 · Street and Park Tech Wages	125,271.60
8515 · Street Maintenance & Fuel	57,000.00
8520 · Emergency Snow Removal	30,000.00
8525 · Street Lighting	15,000.00
8530 · Vehicle & Equip. Maintenance	25,000.00
8538 · Shop Maintenance	10,000.00
8540 · Shop Utilities	7,000.00
8545 · Highway Barn Utilities	7,000.00
8550 · Highway Barn Maint.	2,000.00
8600 · Park Utilities	20,000.00
8605 · Park Maintenance	60,000.00
8700 · Custer County Sheriff	62,150.00
8800 · Donations	28,600.00
8805 · Grants/Local	25,000.00
8806 · American Rescue Plan Expenses	116,018.28
8807 · Marketing	15,000.00
8810 · Contingencies	20,000.00
8811 · Contribution to/fromCapital Fun	460,000.00
<b>Total Expense</b>	<u>1,638,501.82</u>
<b>Net Income</b>	<u><u>-371,503.75</u></u>

**2024 SALES TAX & PRIOR YEARS COMPARISONS**

	2020	2021	2022	2022	2023	2023	2023	2023	2023	2024	2024	2024	2024	2024	% +/-
		3% total	2% of total (General Fund)	1% of total (Capital Fund)	3% Total Sales Tax	2% of total (General Fund)	1% of total (Capital Fund)	2% of total (General Fund)	1% of total (Capital Fund)	2% of total (General Fund)	1% of total (Capital Fund)	2% of total (General Fund)	1% of total (Capital Fund)	3% Total Sales Tax	
<b>JAN</b>	34,234.63	69,693.17	52,130.67	26,065.34	78,196.01	56,099.57	28,049.78	84,149.35	60,846.07	30,423.03	91,269.10	8.46%			
		150.80				9.67	4.83	14.50	48.33	24.17	72.50				
<b>FEB</b>	32,835.27	62,025.70	47,263.31	23,631.66	70,894.97	54,313.68	27,156.84	81,470.52	49,944.13	24,972.07	74,916.20	-8.05%			
		232.01				29.00	14.50	43.50							
<b>MAR</b>	51,033.37	88,768.43	62,836.37	31,418.18	94,254.55	66,060.05	33,030.03	99,090.08	63,051.66	31,525.83	94,577.49	-4.55%			
		15.95													
<b>APR</b>	46,184.28	77,315.01	63,620.32	31,810.16	95,430.48	58,872.59	29,436.30	88,308.89	61,648.47	30,824.23	92,472.70	4.72%			
						106.34	53.17	159.51							
<b>MAY</b>	51,540.56	101,149.31	65,844.72	32,921.39	98,764.18	74,702.82	37,351.37	112,054.19	72,534.53	36,267.27	108,801.80	-2.90%			
									1.93	0.97	2.90				
<b>JUNE</b>	69,361.40	121,572.25	87,594.31	43,797.16	131,391.47	90,134.77	45,067.39	135,202.16	86,941.95	43,470.97	130,412.92	-3.54%			
						145.00	72.50	217.50							
<b>2% of total (General Fund)</b>															
<b>JULY</b>	65,272.29	117,054.99	88,247.65	44,123.83	132,371.48	87,355.27	43,677.64	131,032.91							% +/-
		130.50													-100.00%
<b>AUG.</b>	59,524.79	88,928.52	85,806.99	42,903.49	128,710.48	82,683.95	41,341.97	124,025.92							-100.00%
						174.00	87.00	261.00							-100.00%
<b>SEPT.</b>	79,591.87	118,962.80	99,847.81	49,923.90	149,771.71	88,920.30	44,460.15	133,380.45							-100.00%
						87.00	43.50	130.50							-100.00%
<b>OCT.</b>	58,001.14	99,222.56	70,957.73	35,478.87	106,436.60	71,952.51	35,976.25	107,928.76							-100.00%
	74.43					7.73	3.87	11.60							-100.00%
<b>NOV.</b>	52,631.93	92,901.48	69,942.02	34,971.01	104,913.03	70,581.29	35,290.64	105,871.93							-100.00%
	44.47	7.25													-100.00%
<b>DEC.</b>	66,270.58	101,609.63	71,268.61	35,634.30	106,801.41	49,448.45	24,724.23	74,172.68							-100.00%
<b>TOTAL</b>	547,579.60	845,999.44	865,360.51	432,679.29	1,237,258.96	851,683.99	425,841.96	600,492.70	395,017.07	197,508.54	592,525.61	-1.33%			

Proposed	510,000.00	898,561.65	802,216.84	401,108.42	1,203,325.26	842,327.68	421,163.84	1,263,491.52	920,660.45	460,575.00
Actual	547,579.60	1,139,740.36	865,360.51	432,679.29	1,297,936.37	851,683.99	425,841.96	600,492.70	395,017.07	197,508.54
Difference	-37,579.60	-241,178.71	-63,143.67	-31,570.87	-94,611.11	-9,356.31	-4,678.12	662,998.82	525,643.38	263,066.46

7/27/24  
MR

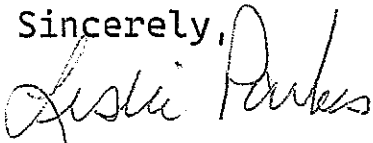
To Mayor Wenke and the Board of Trustees:

I would like to be considered for the position on the Planning Commission. I have served on that body in the past and would be happy to serve again.

I am retired and have the time to serve. I have no agenda except to see Westcliffe grow, yet remain the charming town that it is.

Thank you for your consideration.

Sincerely,



Leslie Parkes

85 Mineral Road

Westcliffe, CO

719-371-6918



7/1/24 MR



Deputy Clerk <deputyclerk50@gmail.com>

**Planning Commission - Letter of Interest**

1 message

John Van Doren <seneca1411@gmail.com>  
To: Melane Rella <deputyclerk@townofwestcliffe.com>  
Cc: Caleb Patterson <townmanager@townofwestcliffe.com>

Mon, Jul 1, 2024 at 2:46 PM

**JOHN VAN DOREN**

107 N Adams Blvd | 303-241-2568 | seneca1411@gmail.com

**Letter of Interest – July 1, 2024**

Planning Commission  
Town of Westcliffe, c/o Melane Rella via email  
1000 Main Street  
Westcliffe, CO 81252

**Dear Planning Commission:**

My wife and I sold our home of 23 years in Bailey, CO and moved to Westcliffe in May of 2020. Since that time I have both a member of the Planning Commission and an alternate. I am currently an alternate member, and, in that role, I have served as a member of the team updating the Town's Master Plan.

What I bring to table is a few decades of experience, much of which is directly relevant to serving on the committee (Architecture, Engineering, Business Turnarounds and Startups). A large part of my desire to serve would be to help preserve and build on the unique natural assets, strong business base, and rich history of Westcliffe. The very things that attracted us to the area in first place.

Sincerely,

**John Van Doren**

P.S. I also serve on the boards of Custer County Tourism and Trails for All

TOWN OF WESTCLIFFE  
REQUEST TO BE PLACED ON AGENDA

Office of the Town Clerk  
P.O. Box 406  
Westcliffe, CO. 81252  
[townclerk@townofwestcliffe.com](mailto:townclerk@townofwestcliffe.com)  
719-783-2282

Westcliffe Town Board       Board of Adjustments  
 Westcliffe Planning Commission

Here are things you need to know:

- You must contact the Town staff prior to coming to the Board. Quite often the issue can be resolved by staff action.
- Please plan on attending the meeting. The Board of Trustees will be unable to take action without a representative in attendance.

Please complete the following information and return this form no later than ten (10) days prior to the Board meeting to the above address or bring it to the Town Hall at 1000 Main Street our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. (Regular Board meetings are scheduled for the third Tuesday of each month.)

Name of person making presentation: Leslie Parkes

Organization, if speaking on behalf of a group: Shadow Ridge Subdivision

Is this a request for Board action?       Yes       No

Please provide a summary of your comments:

We would like to install cluster mailboxes on Mineral Road,

What staff member have you spoken to about this? Please summarize your discussion:

Caleb Patterson

Contact information:

Name: Leslie Parkes  
Mailing Address: P.O. Box 1454  
Westcliffe, CO 81252  
email: rangerparkes@hotmail.com  
Daytime Phone: 719-371-6918

## RIGHT OF WAY EASEMENT

THIS EASEMENT is made this \_\_\_\_ day of \_\_\_\_\_, 2024, by and between the Town of Westcliffe, Colorado, a Colorado municipal corporation (“Grantor”), whose address is 1000 Main St., Westcliffe, CO 81252, and the Shadow Ridge PUD representative (“Grantee”), (collectively the “Parties”):

WITNESSETH, that for and in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee, the following exclusive private easement in gross (“Easement”) described as follows:

A ten-foot (10’) relief from the required thirty (18’) Right of Way currently required by the Land Use Development Code (LUDC) to allow for the construction of a 4 foot by 25-foot (4’ x 4’) concrete pad to support USPS Cluster Mailboxes on the property described in Exhibit A (“Improvements”), to be located on the South side of Mineral Road being the entrance to the Shadow Ridge PUD, along with the Town’s right of way with a minimum eight-foot (2’) setback to the edge of the Improvements. Such easement and relief shall be granted in perpetuity and is intended to attach and run with the land. All other terms, conditions, parameters, and/or requirements of the LUDC remain unchanged and in full force and effect notwithstanding this Easement.

See **EXHIBIT A** legal description and map attached hereto and incorporated herein by reference for details regarding the

The purpose of this Easement is to allow the Grantee to construct a 4 foot by 25-foot (4’ x 25’) concrete pad to support USPS Cluster Mailboxes on the property described in Exhibit A and located on the South side of Mineral Road, being the entrance to the Shadow Ridge PUD, along with the Town’s right of way with a minimum eight-foot (2’) setback to the edge of the concrete pad and Cluster Mailboxes. See Exhibit A. The Grantee of the property hereby acknowledges that this Easement is for a ten-foot (10’) relief from the required eighteen-foot (18’) setback requirement of the LUDC only, and that notwithstanding this Easement, any and all other terms, conditions, parameters, and/or other requirements as set forth in the LUDC, as may be amended from time to time, remain unchanged and in full force and effect and that Grantee will abide by the same.

To the extent allowed by law, the Grantee agrees to fully indemnify, defend and hold harmless the Grantor, its officers, directors, members, owners, successors, and assigns, of and from any and all liability, claims, demands, actions and causes of action whatsoever arising from or in any way related to this Easement. Said indemnification shall extend to any loss, cost, damage or injury including death to any person, or damage to real and personal property, reasonable attorneys’ fees, expert witness fees, and any other costs incurred by the Grantee arising out of or in any way related to such claims.

Grantee shall maintain the Improvements as deemed necessary by Grantor and all required aesthetic maintenance, including but not limited to the mowing of lawns, grasses and the trimming of bushes and shrubs, the removal of waste, and the removal of snow in and around the Improvements, and must maintain the Improvements in such a way as to comply with Westcliffe's Nuisance and Pride, Health, and Safety Laws.

Except as otherwise provided in this Easement, Grantor reserves the rights to grant further easement interests in or near the Improvements to other grantees so long as (i) such interests and uses do not materially or unreasonably interfere with the use of the Grantee, as determined by Grantee, its successors and assigns as permitted herein, and (ii) Grantor does not allow any other utility lines or facilities to be located within six feet (6') of the Improvements without obtaining Grantee's prior written consent.

Grantor warrants that the Grantor has the lawful right to grant such easement and that the Grantor will, at no time, permit any building, substantial landscaping or other permanent improvements to be thereafter constructed on or to interfere with said Easement. Following the completion of the purpose of any entry by the Grantor upon said Easement for any of the aforesaid objects, the Town shall restore the premises to substantially the same condition existing at the time of the entry.

IN WITNESS WHEREOF, the Grantor hereto has set its hands and seals the day and year first above written.

GRANTOR:  
TOWN OF WESTCLIFFE

By: \_\_\_\_\_  
Paul Wenke, Mayor

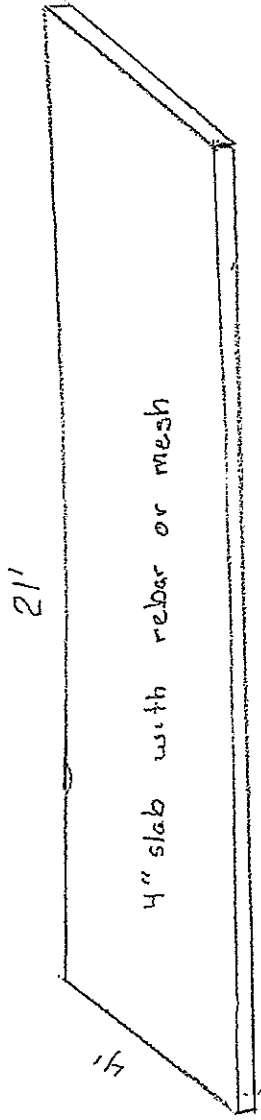
ATTEST:

\_\_\_\_\_  
Kathy Reis, Town Clerk

ACKNOWLEDGMENT:

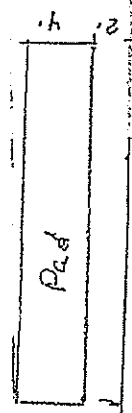
\_\_\_\_\_  
Leslie Parkes, Grantee  
On behalf of Shadow Ridge PUD

Exhibit A



Hydrant

9



21'

15'

60'

3/32



For Mailboxes Shadowridge

**TOWN OF WESTCLIFFE  
RESOLUTION# 6-2024**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO AMENDING THE TOWN OF WESTCLIFFE TOWN HANDBOOK ADDING AN INCLEMENT WEATHER PROVISION AS SECTION 508.**

**WHEREAS**, the Town has previously adopted the Town of Westcliffe Employee Handbook; and

**WHEREAS**, the Town Handbook does not currently contain an inclement weather provision; and

**WHEREAS**, the Town finds that amending the Town of Westcliffe Employee Handbook to add an Inclement Weather Provision as Section 508 is in the best interests and necessary to the function and operation of the Town.

**NOW THEREFORE, BE IT RESOLVED THAT:**

1. **Addition of Section 508 of the Town of Westcliffe Employee Handbook.**

Section 508– Inclement Weather is hereby added as follows and is effective August 20, 2024:

**508 INCLEMENT WEATHER**

At times, a severe weather event or other emergency can disrupt Town operations. To minimize travel during a severe weather event or for other emergencies, the Town may close the Town Hall. If the Mayor or Mayor Pro-Tem closes or delays town facilities, the office staff will be paid for their regularly scheduled hours during the period of closure as if those hours were worked.

If there has been no delay or closure approved by the Mayor or Mayor Pro-Tem, office staff are always encouraged to use their best judgment and not to attempt to come to work if they are uncomfortable traveling in inclement conditions. If the weather conditions impede an employee from attendance or require an employee to depart the premises early from their regularly scheduled shift, but Town Hall has not been delayed or closed, office staff are permitted to use paid time off (PTO), work remotely, or use an alternate work schedule.

Employees on any pre-approved leave or otherwise not scheduled to work during the affected period are eligible for payment under this policy. For example, if an employee is out on a pre-approved vacation or PTO during

the declared closing, the pre-approved vacation or PTO hours will not be deducted from their accrued time.

READ, PASSED, AND APPROVED THIS 20th day of August, 2024.

BY: TOWN OF WESTCLIFFE

\_\_\_\_\_  
Paul Wenke, Mayor

ATTESTED:

\_\_\_\_\_  
Kathy Reis, Town Clerk

C. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph:

1.04 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

Base Bid Proposal

The work will include all coordination, labor, supervision, equipment, tools, materials, supplies, environmental protection, sweeping, cleanup, and incidentals necessary to complete the work in accordance with the Project Construction Documents and the current Town of Westcliffe and CDOT Design Standards and Specifications.

ITEM NO.	Bid Item	UNIT	EST. QTY.	UNIT PRICE	TOTAL PRICE
1	Clearing & Grubbing	ACRE	0.5	1,400. <sup>00</sup>	700. <sup>00</sup>
2	Removal of Curb & Gutter	LF	20	16. <sup>00</sup>	320. <sup>00</sup>
3	Removal of Sidewalk	SY	55	26. <sup>00</sup>	1,430. <sup>00</sup>
4	Removal of Asphalt Mat	SY	143	27. <sup>00</sup>	3,861. <sup>00</sup>
5	Embankment (Complete In Place)	CY	50	79. <sup>00</sup>	3,950. <sup>00</sup>
6	Topsoil (Onsite)	CY	31	21. <sup>00</sup>	651. <sup>00</sup>
7	Concrete Washout Structure	EACH	1	5,000. <sup>00</sup>	0. <sup>00</sup>
8	Reset Ground Sign	EACH	5	600. <sup>00</sup>	3,000. <sup>00</sup>
<del>9</del>	<del>Organic Fertilizer</del>	<del>LB</del>	<del>150</del>		
<del>10</del>	<del>Seeding (Lawn) (Broadcast) 6 lbs PLS per Acre</del>	<del>LB</del>	<del>3.0</del>		
<del>11</del>	<del>Mulching (Weed Free)</del>	<del>ACRE</del>	<del>0.5</del>		
<del>12</del>	<del>Mulch Tackifier</del>	<del>LB</del>	<del>33</del>		
13	HMA (Patching) (Asphalt) (as-needed)	SY	20	110. <sup>00</sup>	2,200. <sup>00</sup>
14	Concrete Pavement (6 Inch)	SY	80	133. <sup>00</sup>	10,640. <sup>00</sup>
15	Concrete Sidewalk	SY	773	111. <sup>00</sup>	85,803. <sup>00</sup>
16	Concrete Curb Ramp	SY	133	210. <sup>00</sup>	27,930. <sup>00</sup>
17	Detectable Warnings	SF	162	102. <sup>00</sup>	16,524. <sup>00</sup>
18	Concrete Curb and Gutter Type 2 (Section II-B)	LF	1272	95. <sup>00</sup>	120,840. <sup>00</sup>
19	Sanitary Facility	EACH	1	2,500. <sup>00</sup>	0. <sup>00</sup>
20	Construction Surveying	LS	1	10,000. <sup>00</sup>	0. <sup>00</sup>
21	Mobilization	LS	1	50,000. <sup>00</sup>	0. <sup>00</sup>
22	Preformed Plastic Pavement Marking (Type I)	SF	272	25. <sup>00</sup>	6,800. <sup>00</sup>
23	Traffic Control (LS)	LS	1	15,351. <sup>00</sup>	15,351. <sup>00</sup>
				TOTAL:	\$ 300,000. <sup>00</sup>

Total Bid Amount, Items 1 thru 23, shall be

Three Hundred Thousand Dollars, and  
Zero Cents.



WESTCLIFFE PLANNING COMMISSION  
TOWN OF WESTCLIFFE  
WEDNESDAY, DECEMBER 6<sup>th</sup>, 2023  
REGULAR MEETING

-Page 2 -

NEW BUSINESS CONTINUED

- c. Discuss, consider, and recommend amending Title 3, Chapter 2, Section 1, Adoption to adopt the 2018 IRC (International Residential Code) Appendix Q, Tiny Home Code.

The concerns were on the size of the home and whether this is the route the town wants to take for affordable housing. It was requested that Mr. Patterson research the town's zoning responsibilities and research adopting the appendix of 2019 for the workshop on December 28th, 2023, at 1:00 pm

- d. Discuss, consider, and recommend amending Title 10, Chapter 2, Section 1, Zone District Map, Title 10, Chapter 2, Section 2, Zone District Use Schedule, Title 10, Chapter 2, Section 3, Zone District Regulations, reinstating Commercial B-1 and Commercial B-2 in the Plan Unit Development (P.U.D.) zones.

**ACTION:** Mr. Lund moved, and Mr. Fulton seconded to recommend to the Board of Trustees reinstating Business 1 (B-1) and Business 2 (B-2) with the changes Mr. Patterson made. Motion carried.

- e. Discuss and consider the development of the six (6) blocks south of Hermit Road.

This was tabled to the workshop on December 28th, 2024, at 1:00 pm.

- f. Consideration of recommending putting a traffic mirror at the intersection of Main and Adams Blvd and a four-way stop at Second and Main.

**ACTION:** Mr. Jagow moved, and Mr. Lund seconded NOT to recommend this to the Board of Trustees. Motion carried.

- g. Consideration of recommending two citizens to the Planning Commission for alternates.

It was requested that Ms. Jennings check with the current alternate and ask if he wants to continue to be the alternate. She will bring it back to the board's next meeting.

Mr. Wenke moved, and Mr. Lund seconded to adjourn the meeting.

ADJOURN

Recorded by:  
Wanda Jennings  
Deputy Clerk

**TOWN OF WESTCLIFFE  
RESOLUTION #7-2024**

**WHEREAS**, Section 31-23-206, C.R.S. provides that it is the duty of the Planning Commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof; which in the commission's judgment bear relation to the planning of such municipality. The master plan of a municipality shall be an advisory document to guide land development decisions; and

**WHEREAS**, a Master Plan for the physical development of the Town known as the Westcliffe Master Plan was first adopted by Resolution 2000-3 November 20<sup>th</sup> 2000; and,

**WHEREAS**, The Planning Commission may amend, extend, or add to the plan from time to time; and,

**WHEREAS**, the adoption by resolution of the Westcliffe Master Plan Amended carried by affirmative votes of not less than two-thirds of the entire membership of the Planning Commission June 10, 2024; and,

**WHEREAS**, an attested copy of the plan has been certified to the Town of Westcliffe Board of Trustees; and,

**WHEREAS**, the Master Plan adopted by Resolution 2000-3 has been revised by the Westcliffe Planning Commission known as the Westcliffe Master Plan Amended; and,

**WHEREAS**, the Board of Trustees believes that it is in the best interests of the Town of Westcliffe that the Westcliffe Master Plan Amended be and adopted by Resolution.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Trustees of the Town of Westcliffe, Colorado that;

**SECTION 1. Adoption of the Master Plan.** The Westcliffe Master Plan Amended for the Town of Westcliffe, as adopted by the Planning Commission on June 10, 2024 by resolution, is hereby approved.

**SECTION 2. Public Inspection.** Copies of Westcliffe Master Plan Amended are available for public inspection at the office of the Town Clerk during regular business hours and available on the Town website [www.townofwestcliffe.com](http://www.townofwestcliffe.com),

**SECTION 3. Attestation.** A copy of this Resolution shall be attached to each copy of the Westcliffe Master Plan Amended and shall serve as an attestation that each such copy is a true and correct copy of the original Westcliffe Master Plan Amended as adopted.

**SECTION 4. Filing with County.** The Town Clerk shall file a certified and attested copy of the Westcliffe Master Plan Amended with the Clerk and Recorder for Custer County, Colorado.

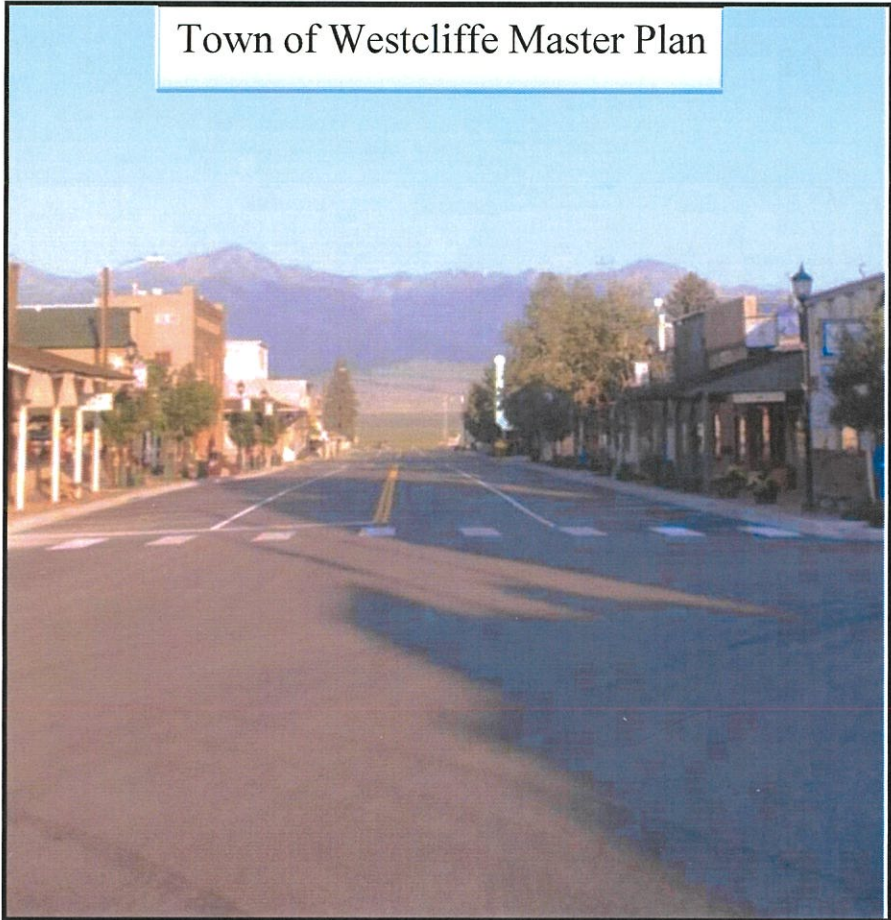
**SECTION 5. Effective upon Adoption.** This Resolution shall become effective upon adoption by the Board of Trustees.

**APPROVED AND ADOPTED** this 20<sup>th</sup> day of AUGUST, 2024 by the Board of Trustees of the Town of Westcliffe, Colorado.

BY: \_\_\_\_\_  
Paul Wenke, Mayor

ATTEST: \_\_\_\_\_  
Kathy Reis, CMC, Town Clerk

# Town of Westcliffe Master Plan



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## Vision

The goal of Westcliffe is to be a vital community for residents, businesses and tourists. Quality shopping for both residents and tourists can be ensured with a diverse business community. Residents and visitors enjoy a variety of entertainment choices for out- door activities, art, theater, music and dark skies and adventure enthusiasts. The town will retain its old time charm while providing necessary infrastructure. Westcliffe will be a model healthy community.

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## Vision

By 2030, the Westcliffe will be ranked as one of the top 10 most desirable small towns to live and work in Southern Colorado.

## Mission

The Town's Mission is to:

- Provide and maintain safe pedestrian walkways, roads, parking, broadband, and public space (parks and trails) infrastructure.
- In partnership with BHE and RMWSD provide for water, sewer, and electric power infrastructure.
- In partnership with the County, the Town will provide for the health, welfare, and safety of its residents and visitors.
- Promote the economic development, growth, and vitality of the Town.

To realize the town's vision by 2030, new employers must be recruited and sold on locating in Westcliffe. These will need to be existing small companies with low environmental impact that are successful and have an existing workforce willing to relocate. Renewed efforts toward creating a culture of business friendliness for all citizens that have frequent contact with local business owners and employees will be a mandatory step. The town's position must be future oriented as it relates to the maintenance and expansion of infrastructure. Plentiful water, good roads and a modern waste disposal facility are important if businesses are to see the community as a good place to locate. Hand in glove with infrastructure is a financially stable, efficiently run town government. A willingness to attract and welcome new residents, particularly those with young families is a must if new businesses are to have customers and future employees. Steady growth fueled by new business ventures will

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[enable the town to remain prosperous while retaining its charm.](#)

**Core Values** (from our Strategic Plan)

- A town where people can live and raise their families in a healthy, safe, stimulating and culturally rich environment.
- Preservation of our small-town Western heritage.
- Encourage an appropriate, healthy, vital, and diverse business environment.
- Be a town government that is: Responsive to citizen needs, and practices fiscal integrity, sound and effective Town management and has a clear Vision for the future.

**Executive Summary**

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

The Town of Westcliffe is one of Colorado’s hidden gems. Located in the Wet Mountain Valley of south-central Colorado and framed by the majestic Sangre de Cristo Mountains and the Wet Mountain (Sierra Mojada) Range, Westcliffe’s extraordinary natural setting, community spirit, and civic amenities has made it one of southern Colorado’s most desirable places to visit and live.

The history of Westcliffe and the adjacent town of Silver Cliff are closely intertwined. The Valley mining boom started in 1872, but the silver discovery in 1878 in what would become Silver Cliff set the stage for the eventual incorporation of the two towns. The town of Silver Cliff was incorporated in 1879 and by 1880 its population exceeded 8,000 as it campaigned to become the capital of Colorado.

Taking advantage of the mining boom, the Denver & Rio Grand Railroad built a narrow gage rail line to the area in 1881. However, because new rail lines are always partly real estate ventures the line terminated south of Silver Cliff in what was to become Westcliffe. Mining production in the Valley peaked in 1884 and mines began to close. As the terminus for the rail line, Westcliffe became the economic center of the Valley whose main economic driver reverted from mining to cattle ranching. The Town of Westcliffe was incorporated in 1887.

In 1888, the narrow gage line was lost due to flooding and replaced by a standard gage line in 1901, and much of what is now Westcliffe was platted by the Denver & Rio Grand at that time. In 1929, Westcliffe officially became the Custer County seat. In 1938, the standard gage rail line closed due to the Great Depression and the Valley became an isolated agricultural community with a declining population until SH96 was paved in 1964 giving the Town and Valley much improved vehicle access to the Front Range population and markets.

Starting in 1990’s the population of both the County and Town began to grow rapidly driven by a relatively low cost of living and the Baby Boom generation’s “Retirement Boom”. One result of that growth in that Custer is now the 2<sup>nd</sup> oldest county in America with a median age in 2023 of 60.1. The Town of Westcliffe is somewhat younger with a median age of 47.4 compared to the State median age of 37.7.

However, the recent sharp increase in property values and end of the Baby Boomer Retirement Boom around 2030 may lead to a population decline. Organic growth is currently negative due to the current birth/death ratio. Going forward, growth will depend on a positive net migration by attracting a younger demographic, improving housing affordability, and continuing to make our limited Town footprint (1.25 sq miles) more attractive to visitors and residents. [\(see Appendix A](#)

Today, the Town is uniquely positioned to achieve its 2030 Vision by building on its many existing strengths and

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civic amenities. Some key elements of the 2024 Plan include:

- Attracting a younger demographic by marketing the Town to remote tech and professional workers.
- Improving the Town's Walkability
- Greening our streets with more trees, walkways, and landscaping
- Transforming the Main St. Core into a more pedestrian friendly central public space
- Working with developers to build out a higher density mixed use plan for the vacant land between Lowe's Market and the Summit and Cliff Parks.
- Encouraging affordability with higher density infill housing on existing vacant lots and with Accessory Dwelling Units (ADU's) in existing single family residential areas.
- Working with developers to build out an affordable and higher density residential area south of Hermit Park. An area that is currently lacking any water or sewer service.

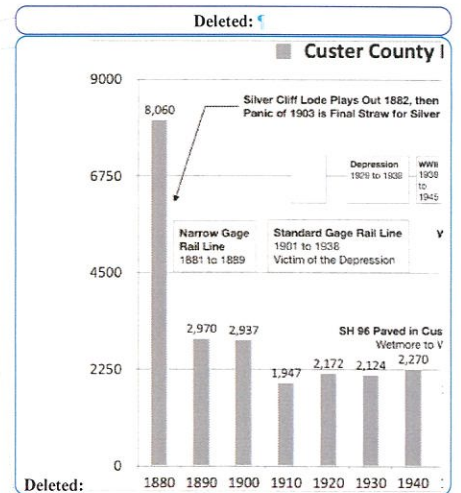
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Appendix F: Adopted Resolution

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# Introduction

## Context For The Plan

Westcliffe is located in south-central Colorado and is the county seat for Custer County. Situated in the Wet Mountain Valley (Sierra Mojada) at the intersection of two state highways, the Town of Westcliffe presently covers approximately 1,236 square miles of land area.

Dr. William A. Bell owned the ranch that the original town of Westcliffe is platted on and began to sell his subdivided lots after convincing the Denver and Rio Grande Western Railroad to extend its rail line to his property in 1881, nearby the booming mining town of Silver Cliff. Westcliffe was incorporated in July 1887 and is named for Westcliffe-on-the-Sea in England, the birthplace of Dr. Bell.

Over the past 129 years, the population of Westcliffe has fluctuated significantly, experiencing the "boom and bust" cycles common throughout Colorado's history (see Appendix A). From 2000 to 2020, Westcliffe's population increased 36.2 percent, from 417 to 437 persons. Westcliffe is the region's economic center, the "downtown" for Custer County and the Wet Mountain Valley.

It's the year 2024, and population and economic growth is expected to continue. By the year 2030, the Colorado Division of Local Government estimates that 437 people will be living in Westcliffe (see Appendix A).

Total revenue by all industries in Westcliffe has increased by about 295% since 2010, and is in large part due to the success of seasonal event-driven tourism. Westcliffe and Custer County still experience a significant outflow of retail dollars due to the lack of availability of consumer retail goods for local residents, such as clothing, pharmaceuticals, and office supplies. Additional affordable housing, expanded medical services, i.e., dental, eye care, and growth in affordable food service industry.

## Purpose of the Plan

The Master Plan (hereinafter referred to as the Plan) is prepared in accordance with state statutes that authorize the Town of Westcliffe's Planning Commission to develop a master plan for its physical development. Per C.R.S. 31-23-207, the purpose of the Town Master Plan is for "guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs."

More specifically, the Plan serves the following additional purposes:

- To respond to community issues
- To shape development in harmony with the natural characteristics of the land, the capabilities of public services and facilities, and the existing built environment
- To provide a policy foundation for updating zoning, subdivision, and related ordinances within the Town's Land Use Code.
- To provide guidance for preparing the Town's capital improvement program.
- To address matters of regional concern that require interjurisdictional coordination.

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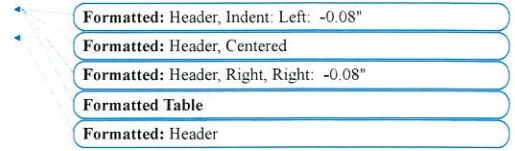

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- To serve as a community database and be used as supporting documentation for pursuing grants for community development activities.



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## Updating the plan

Westcliffe produced its initial Master Plan in November of 2000. This document represents the first review and update. This revision incorporates the primary and supporting documents into one master plan document.

## About the 2024 Plan

The Town's original Master Plan was completed in November of 2000 and updated in August of 2017. The 2024 Plan is the second review and update and will also incorporate the September 2020 Strategic Plan and Master Plan into one document.

## Use of the Plan

The Plan provides a Vision and responds to key issues facing the Town of Westcliffe. It establishes direction, policies, and actions for Town development, and should be consulted by Town staff, the Planning Commission, and the Board of Trustees when considering development proposals, subdivision and zoning regulations, intergovernmental issues, annual budgets, and when reviewing progress toward accomplishing plan goals. The Plan should also be used by residents, landowners, and project applicants for guidance concerning land planning objectives.

The Plan is considered an advisory document only. Although advisory, the Plan is considered the guiding document for regulatory measures including land use code updates and project review recommendations. The Plan should be used in conjunction with the Town Land Use Code and Zoning Map to guide the appropriate location, character, type and intensity of new development and rezoning activity.

The Plan serves as the guiding document for future intergovernmental agreements, capital improvement programming, and detailed studies and programs. It should also be used as a supporting document for State and Federal grants.

The Plan should be reviewed on an annual basis for progress and as new strategies are identified. Policies should also be reviewed on an annual basis and revised with changing circumstances, as appropriate. The entire document should be made available for public review and updated every five years.

## Key Metrics to Achieve Our Vision

Several questions come to mind relative to achieving our Vision.

What are the living and working metrics that make a town like Westcliffe a desirable destination? What amenities and features appeal to the younger demographic that we are wanting to attract? How do we rank against those metrics now and how can we improve?

After a review of organizations that rank the livability of towns, the Planning Commission developed and ranked the following list of criteria to judge how well we currently meet our stated Vision. [See Appendix A](#)

## Comparison with Other Towns

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How do our demographics and schools compare with 25 other small and med-sized towns in Southern Colorado? What are some of our weaknesses? Note that schools currently stand out as a major deterrent to attracting new young families to our towns and county. [See Appendix A](#)

**SWOT Analysis**

As part of our assessment of the Town’s current state, the Master Plan Team conducted a *strengths, weaknesses, opportunities, and threats* workshop on January 23, 2024. There is a strong correlation between the findings of the ranked *Living & Working Metrics* shown above and the SWOT analysis shown below. Two weaknesses that stand out are our school district and the Town’s Walkability and Bike Ability. [See in Appendix A](#)

**Walkability & Bike Ability (Walkscore.com)**

Walkability is not only an important criterion for attracting a younger demographic to the Town, but also an important for the safety, health, and wellbeing of our existing residents. Bike Ability is an especially important for the Millennial and Gen X demographic. [See Appendix A](#)

**Main Street Historical District – To Close or Not to Close**

How do we make Main St. more pedestrian friendly? One option is to follow Salida’s lead and close Main St. from 2<sup>nd</sup> to 3<sup>rd</sup> during the “season”.

Salida’s Main St. is F Street which was closed in response to the pandemic in 2020. The closure was so successful that the town expanded the areas of closure and now closes the street from May 15th to September 4<sup>th</sup> each year.

They also managed the closure with very little cost, using concrete barriers painted by local artists and light weight wooden planters that are easily moved for emergencies.

A 2020 survey by the town of 613 residents was overwhelmingly positive.

- ◇ 51.5% said they loved it.
- ◇ 26.1% said they liked it, but that it could be improved.
- ◇ 16.2% said they hated it.
- ◇ 5.3% said they didn’t like it but were willing to try something new.
- ◇ 1.3% were neutral.

Among members of the business community the response was 78.7% positive:

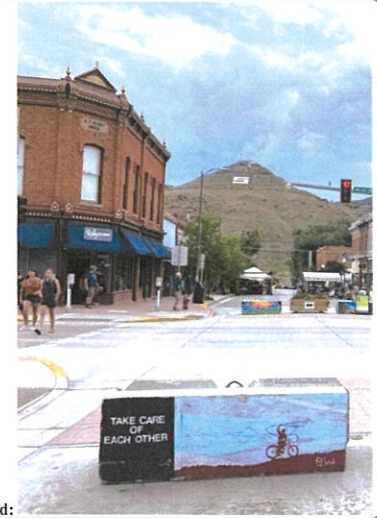
- ◇ 42.6% said they loved it.
- ◇ 36.1% said they liked it, but that it could be improved.

Some of the respondents to the survey wanted the town to make the space more inviting by adding temporary

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Towns <small>(west of I25, south of I70)</small>	Source: U.S. Census Bureau - 2020 Town Profiles			
	Population	Median Age	Employment Rate	Median HH Income
1 Alamosa	9,806	29.7	59.8%	\$50,239
2 Basalt	3,984	46.2	73.5%	\$103,049
3 Buena Vista	2,855	33.3	68.5%	\$58,168
4 Carbondale	6,434	42.0	77.7%	\$92,083
5 Crawford	403	42.9	64.1%	\$55,375
6 Cortez	8,766	37.9	51.4%	\$55,962
7 Crested Butte	1,639	41.5	72.5%	\$67,625
8 Del Norte	1,458	43.8	55.3%	\$40,756
9 Delta	9,035	43.4	45.7%	\$45,950
10 Monte Vista	4,247	38.2	56.1%	\$51,071
11 Durango	19,071	36.6	65.9%	\$76,177
12 Fairplay	724	37.4	81.0%	\$80,179
13 Florence	3,822	44.6	58.1%	\$58,167
14 Ouray	898	50.3	57.0%	\$68,750
15 Gunnison	6,560	24.9	74.1%	\$63,229
16 La Veta	862	65.3	43.8%	\$48,297
17 Lake City	432	54.9	51.4%	\$57,548
18 Leadville	2,633	38.0	87.2%	\$80,100
19 Mancos	1,196	46.5	61.1%	\$63,185
20 Montrose	20,191	48.7	49.9%	\$60,132
21 Pagosa Springs	1,577	34.2	62.2%	\$32,500
22 Paonia	1,447	38.9	54.3%	\$54,643
23 South Fork	510	59.3	40.5%	\$70,804
24 Salida	5,666	44.3	59.1%	\$63,775
25 Silverton	622	45.4	64.8%	\$64,000
Median	2,633	43	59.8%	\$60,132
Westcliffe	435	47.4	59.6%	\$52,500
Silver Cliff	609	38.9	43.6%	\$35,583
The "Cliffs"	1,044	42.4	50.3%	\$42,632

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landscaping, seating, and by providing shade structures.

October 2020 Letter to the Mountain Mail Editor:

Dear Editor:

We would like to extend our sincere gratitude and thanks to Mayor P.T. Wood, Salida City Council, Drew Nelson, Salida Business Alliance and city officials who were responsible for turning F Street into a pedestrian use walkway.

This year has been full of uncertainty for our businesses and community members, but how fortunate we are to have representatives take initiative and help us tread through the uncharted waters of 2020. With talking to others, we truly are lucky to have this leadership, keeping our community thriving and safe.

We have been an F Street business for close to a decade and seen, first hand, the benefits of the street closure. It is safer, quieter and gives our downtown district a vibrant feel.

A special thanks to Michael Varnum and Ken Brandon for organizing many of Salida's artists to decorate the cement barriers. We feel it added more energy and made our creative district come alive.

Going forward, we hope to see the closure made permanent and the space made more beautiful for our residents and tourists to enjoy. It's an exciting look into the future of downtown Salida and what it could feel like with an optimistic mindset and a little adaptability.

Thank you Salida for supporting, not only us, but our entire community.

We are truly fortunate and blessed to have a business in such a caring, loving town.

From the bottom of our hearts,

You rock.

Nikki Manes and

Johnna Baughman,

Eye Candy Art and Treasure

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## Use of Plan

The plan responds to the key issues facing Westcliffe and establishes directions, policies, and actions for community development. The plan should be consulted by Town of Westcliffe staff, the Planning Commission, and the Board of Trustees when considering development proposals, updating subdivision and zoning regulations, working on intergovernmental issues, preparing annual budgets, and reviewing progress toward accomplishing goals. The plan should also be used by residents, landowners, and project applicants for guidance concerning land planning objectives within and surrounding Westcliffe.

The Plan is considered an advisory document only and is not binding on the zoning discretion of Westcliffe. Although advisory, the Plan is the basis for regulatory measures inclusive of land use code updates and project, review recommendations. The Recommended Zoning Map should be used in conjunction with the Town of Westcliffe Land Use Code, and the Town of Westcliffe Official Zoning Map, to guide the appropriate location, character, type and intensity of new development and rezoning activity.

The Plan serves as the foundation for future intergovernmental agreements, capital improvement programming, and detailed studies and programs. The Plan is also a community database and can be used as supporting documentation for pursuing grants for community development activities.

The Plan should be reviewed on an annual basis as specific actions are achieved and new strategies are identified. Policies should also be reviewed on an annual basis and revised with changing circumstances, as appropriate. Ideally, the entire document should be considered for public review and update no later than five years from its adoption.

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# Planning Influences

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## ENVIRONMENTAL CHARACTER

### Location and Geography,

Westcliffe, Colorado, lies at an elevation ranging from 7,800 to 7,900 feet in the Wet Mountain Valley, a northwest-southeast trending area between the Wet Mountains to the east and the Sangre de Cristo Range to the west. The Valley is 4th high elevation park or valley in Colorado. The Sangre de Cristo range was formed by the same geologic forces that formed the Grand Tetons in Wyoming and rise abruptly from the valley floor to elevations exceeding 14,000 feet. The much older Wet Mountain range include foothills and rises gently to around 10,000 feet.

The Wet Mountains are largely composed of Precambrian (1,700-1,800 million years old) metamorphic felsic and hornblende gneisses that were derived from volcanic rocks. The younger Sangre de Cristo Range consists of the Permian and Pennsylvanian (248-323 million years old) Sangre de Cristo Formation (arkosic conglomerate, sandstone, and siltstone).

The land surface in the majority of the Wet Mountain Valley beneath and surrounding Westcliffe is composed of unconsolidated Pleistocene (1.8 million years old) gravel and alluvium deposits. Older, Tertiary deposits in the area include the Sante Fe Formation, comprised of siltstone, sandstone, and conglomerates from the Miocene era, and lava deposits from the earlier Oligocene era. These intra-ash flow quartz latitic lavas are present to the immediate east of Westcliffe; Silver Cliff lies atop a volcanic deposit.

The Valley aquifer is 4,000 feet deep and is estimated to hold 1.2-million acre-feet of water.

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Westcliffe is located in portions of Sections 17, 18, 19 and 20, Township 22 South, Range 72 West of the Sixth Principal Meridian, at latitude 38°07'46"N and longitude 105°28'37"W.

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The climate within Westcliffe and the surrounding area fluctuates due to the area's varied terrain and altitudes. Temperatures are characteristic of a high altitude, dry continental climate. The average January and July temperatures at Westcliffe are 22.0° and 63.4 degrees Fahrenheit, respectively, with low humidity. The average annual precipitation is 16 inches, and annual snowfall is 80 inches.

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## Soils

Three soil units exist in Westcliffe: the Feltonia sandy loam, the Silver Cliff gravelly sandy loam, and the Coutis sandy loam. The soil unit underlying the majority of Westcliffe is the Feltonia sandy loam. This deep, well-drained soil has moderate permeability and low available water capacity.

Also deep and well drained, the Silver Cliff gravelly sandy loam soil is found along Grape Creek and Chloride Gulch. The permeability of the Silver Cliff gravelly sandy loam soil is moderately rapid, and the available water capacity is low. Located in the drainageways and footslopes near the intersection of Grape Creek and Chloride Gulch, the Coutis sandy loam soil has moderately rapid permeability, and moderate available water capacity.

Of the three soil types in Westcliffe, the Feltonia sandy loam that is found throughout Westcliffe is the best suited for development. Only those soil units found along the drainageways (the Silver Cliff gravelly sandy loam and the Coutis sandy loam) are not well suited for development. In particular, the Coutis sandy loam is subject to ponding or flooding. Surface runoff for all three soil types is medium, creating a moderate to high erosion hazard.

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## Vegetation

The native vegetation in the area is mainly needleandthread, western wheatgrass, mountain muhly, and Arizona fescue linked to the Feltonia sandy loam soil. As the native lands deteriorate, blue grama, gray housebrush, rabbitbrush, sleepygrass, silmstem muhly, and snakeweed increase. Suitable grasses for seeding include intermediate wheatgrass, pubescent wheatgrass, western wheatgrass, and Arizona fescue.

Numerous non-native species are also found in Westcliffe, particularly within established neighborhoods. Typical trees include honey locust, Blue spruce, Aspen and cottonwoods; shrubs include lilac, creeping junipers, and honeysuckle.

## Drainages and Floodplains

Mountain streams from the Sangre de Cristo and the Wet Mountains drain into the Wet Mountain Valley where they join Grape Creek. Grape Creek flows northwest from Westcliffe and then northeast through the DeWeese Reservoir, joining the Arkansas River at Canon City. Chloride Gulch, located just north of Westcliffe, is the major drainageway for the town and flows to the west into Grape Creek.

The Wet Mountain Valley receives substantial moisture from intense thunderstorms in the late spring and summer months. As a result, Grape Creek, Chloride Gulch, and the low-lying areas in the southwest part of Westcliffe are vulnerable to flooding.

According to a drainage study prepared in 1996, flooding occurs on an average of once every two years (a two-year storm event) because the existing storm water drainage system is inadequate to manage the flows generated by the intense storm events.

The source of flooding originates on the east side of Westcliffe as well as in Silver Cliff, just east of the Westcliffe town limits. Within Westcliffe, the existing drainage structures

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that are supposed to divert flow from the south side of Main Street to the north side and then into Chloride Gulch are inadequate. Consequently, storm water encroaches onto the street rather than staying in the swales, creating flooding problems in the business and residential areas.

In consideration of financial constraints, the drainage report identified a design solution to manage a 25-year storm event. Because the majority of runoff reaching the southwestern areas of Westcliffe originates in Silver Cliff, the drainage report recommends diverting as much flow as possible to Chloride Gulch before it reaches Westcliffe. Installation of two new 24" culverts and catch basins on Main Street West of Seventh St. draining to Chloride Gulch should relieve Main St. by 50% during an average storm and as much as 90% during a severe storm.

Federal Emergency Management Agency flood insurance maps are not available to determine 100-year floodways and floodplains in Westcliffe. However, additional development within Chloride Gulch is not recommended in order to minimize increases in downstream flood elevation, potential life or safety hazards, and property damage.

### Water Quality

Westcliffe is located in the Arkansas headwater watershed, which has a water quality ranking of "3" on a scale of "1" to "6," signifying less serious water quality problems and a low vulnerability to toxic pollutants. The municipal water in Westcliffe is drawn from three wells in the intermontane trough of the Wet Mountain Valley, a terraced alluvium aquifer. Westcliffe's water is currently in compliance of state water quality standards. However, the use of individual septic tanks outside within and adjacent to Westcliffe boundaries could potentially affect future water quality within town limits.

### Dark Skies

The Town of Westcliffe adopted a Dark Skies friendly community. All street lights are hooded so that there is limited light pollution created.

The 'Cliffs and the Wet Mountain Valley are known for their beautiful mountain vistas and big skies, but not much is known about our world-class dark night skies. In 2016, Silver Cliff and Westcliffe were recognized by the International Dark-Sky Association as the ninth Dark Sky Community in the world, seven of which are in the United States, the 'Cliffs being the first in Colorado and with an elevation of almost 7900 feet, the nearest to the heavens.

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Since 1998, Dark Skies of the Wet Mountain Valley, a 501(c) 3 non-profit, has been working to reduce local light pollution and create public awareness of a valuable and irreplaceable part of our Western heritage. Those who worked tirelessly to obtain this designation realized that *our* night sky is a precious natural resource to be preserved for residents and visitors alike - for many years to come. It's wonderful to think that we have the ability to enjoy and appreciate the same night sky that the original settlers of the area observed. Our clear night sky is as much a part of our heritage as the ranches and riparian areas which are preserved below them from the Bluff Park one can view the heavens from the newly dedicated Smokey Jack Observatory with its 14" computer-automated telescope. Besides the public star parties, People can reserve the Smokey Jack Observatory for private viewing sessions under the direction of volunteer guides.

### Air Quality

The Environmental Protection Agency currently monitors air quality at the Custer County Road and Bridge Department in Westcliffe. The air quality in Westcliffe is excellent and meets state air quality guidelines. Non-point sources of air pollution, which are not regulated by the state, can contribute to air quality problems. Fugitive dust from gravel and dirt roads and alleys is the chief non-point air quality problem. Westcliffe is subject to wind gusts of up to 110 miles per hour. Air Quality is subject to local and non-local fires during the fire season.

### Climate and Climate Change

The climate within Westcliffe and the surrounding area fluctuates due to the area's varied terrain and altitudes. Temperatures are characteristic of a high altitude, dry continental climate. The average January and July temperatures at Westcliffe are 22.0 and 63.4 degrees Fahrenheit, respectively, with low humidity. The average annual precipitation is 16 inches, and annual snowfall is 80 inches.

According to 2024 Colorado Climate Assessment Report, Colorado is warming faster than the U.S. Average and south-central Colorado is warming faster than the State average. (See Figure 2). According to Assessment Report, with high confidence we can expect a warmer and dryer climate with more frequent heat waves and drought conditions. This will increase the heat island effect adjacent to our Town roads which represent a large percentage of our land area.

Wildfire risk outside the Town and in Colorado and adjacent States will also increase leading to periods of poor air quality. See appendix A

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### Wilderness and Wildlife

The Sangre de Cristo mountains are designated Wilderness Area with hundreds of miles of hiking trails, biking, and 4-wheel drive opportunities.

Both our Valley and mountain ranges are rich in wildlife with abundant herds of elk, deer, and pronghorn antelope, fish in our lakes, streams and rivers, and a healthy variety of raptors, and waterfowl cruising our skies.

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**Wildlife Habitat**

The Colorado Division of Wildlife lists 73 species of birds and 38 mammal species found in Custer County. Federally listed threatened or endangered species in the county include the American peregrine falcon, bald eagle, greenback cutthroat trout, meadow jumping mouse, Mexican spotted owl, southwestern willow flycatcher, and whooping crane. No threatened or endangered species, or areas of potential high or very high wildlife impact, currently exist within Westcliffe.

**COMMUNITY INFRASTRUCTURE**

**Transportation**

Regional and local circulation is accomplished primarily through a network of state, county, and local roads. Via paved road, Westcliffe is located 133 miles from Alamosa, 44 miles from Canon City, 75 miles from Colorado Springs, 150 miles from Denver, 56 miles from Pueblo, 50 miles from Salida, and 60 miles from Walsenburg. A small airport also serves the region.

In 2009 the Colorado Department of Transportation identified 10.29 miles of arterial, collector, and local roads in Westcliffe. Public and private streets and alleys account for 18 percent of the town's land area.

**Arterial Roads**

Arterial roads are designed to move traffic through town. Westcliffe's arterial roads are characterized by having right-of-way widths of 80 feet. Principal arterial roads in Westcliffe include,

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- State Highway 69 and
- State Highway 96

**From US 50 at Texas Creek, State Highway (SH) 69 enters Westcliffe from the north, turns east into Main Street, and then turns south on 6<sup>th</sup> Street, continuing to Walsenburg. SH 96, a national scenic byway, begins at the junction of SH 69 at Main Street and 6<sup>th</sup> Street, extending east through Silver Cliff over Hardscrabble Pass to Wetmore and Pueblo, Collector Roads**

Westcliffe's collector roads are characterized by having right-of-way widths of 80 feet. Major collector roads in Westcliffe include

- Main Street,
- 6<sup>th</sup> Street,
- Hermit Road, and
- Lake DeWeese Road.

Main Street and 6<sup>th</sup> Street are also portions of SH 69, although they principally serve to collect traffic from surrounding neighborhoods and businesses. The increase in truck traffic onto Main Street and 6<sup>th</sup> Street has raised noise and safety concerns from local residents and business owners. Intersecting at 6<sup>th</sup> Street, Hermit Road provides access to the west, exiting Westcliffe as County Road (CR) 160. East of 6<sup>th</sup> Street, Hermit Road becomes Hermit Lane, providing access into the Vivienda Parque subdivision. Lake DeWeese Road extends north where SH 69 curves on the north side of Westcliffe and quickly becomes CR 241.

### Local Roads

The Town of Westcliffe was platted in 1887 with “streets and avenues 80 feet wide, alleys 20 feet wide.” The boundaries for the original plat were Grape Creek to the west, Mill Gulch to the north, the “west line of the corporate limit of Silver Cliff” to the east, and what is now Lincoln Avenue to the south. More recently, the majority of local streets are platted with 60-foot-wide rights-of-way.

Alleys still transect many of the local streets within the original platted area, with the exception of Silver Cliff Avenue, which is now called Main Street. Several of the alleys off Main Street have been purchased or claimed by adjacent property owners and are now either covered by structures or used for access to private parking lots.

Road maintenance consists of asphalt repairs, [chipseal](#), dust control, snow removal and sanding, sign upgrades, alley grading, and general right-of-way maintenance. The Town of Westcliffe owns its two maintenance shops.

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## Sidewalks

Sidewalks in Westcliffe are characterized by their variety in location and type. Detached, concrete sidewalks are found in the older residential sections of Westcliffe, along both sides of 2<sup>nd</sup> Street south to Hermit Road. Moving east, detached sidewalks are found along portions of 3<sup>rd</sup> and 4<sup>th</sup> Streets (primarily north of Edwards); 5<sup>th</sup> Street has very little sidewalk. Sidewalks on Main Street consist of various widths and materials, from narrow dirt paths to attached concrete sections to improved brick streetscape areas. Sidewalks on Rosita Avenue consist of improved drainage, and ADA crossings. The Town is currently looking to install sidewalks along Rosita to Adams Boulevard to Main Street in order to improve Walkability in the Town. Sidewalks on Powell are also being installed to connect Town trails and homes to businesses on Main Street. Future endeavors of the Town include: a crosswalk on 0 block of Main Street, Green Streets, and using RMS grants to improve walkability to all homes to businesses. Sidewalk, curb, gutter, and drainage improvement along S HW 69. \*The Town is looking at improving walkability in the Town...etc

## Airport

The Silver West Airport, located nine miles south of Westcliffe off SH 69, provides general aviation services, including hanger rental, tie downs, and fueling. The airport, which is operated by the Custer County Advisory Board, has a 7,000-foot-long, 40-foot-wide paved runway. Currently, only chartered aircraft is available at the airport. Passenger air service is provided in Pueblo, Colorado Springs, Denver, and Albuquerque, with connections worldwide.

## Transit

While transit services are limited, the Wet Mountain Rotary Van Service operates the vans to transport Westcliffe area residents to Florence, Canon City, and Pueblo, primarily for medical appointments. Rides are available on a demand/response basis. The service operates four vehicles with accommodations for the handicapped, there are no fees, donations are accepted. Due to recent events the Van Services are facing problems and their services in the future are unclear. The Rotary Van service is a non-profit organization.

Public transportation exists from Salida (50 miles away) to Union Station in Denver.

## UTILITIES

Utilities consist of water, wastewater, propane, electricity, solid waste, and telecommunications. Utility providers are entities separate from the Town of Westcliffe.

## Water

Westcliffe is located in the Arkansas headwater watershed, which has a water quality ranking of "3" on a scale of "1 to 6," signifying less serious water quality problems and a low vulnerability to toxic pollutants. The municipal water in Westcliffe is drawn from two wells in the intermontane trough of the Wet Mountain Valley, a terraced alluvium aquifer. Westcliffe's water is currently in compliance with state water quality standards. However, the

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use of individual septic tanks outside within and adjacent to Westcliffe boundaries could potentially affect future water quality within town limits.

#### Water

The Round Mountain Water and Sanitation District (RMWSD) provides water service within an area that encompasses approximately 6,345 acres and includes the towns of Westcliffe and Silver Cliff.

Water is supplied to the community from two (2) wells; the Hermit (or Smith) Well and the Gallery Well. Both wells are located south of town. Prior to distribution to the community the water is disinfected with a small amount of chlorine. A project to significantly upgrade the Smith well is close to completion which will provide over double the water pumping capacity at less than one-half the energy cost.

Treated water is pumped from the wells through the distribution system to two steel storage tanks with a combined potable water capacity of 450,000 gallons. Both the 200,000 -gallon and 250,000-gallon tanks are located north of Silver Cliff. Water flows by gravity from each storage tank back into the distribution system consisting of three-inch, four-inch, six-inch, and eight-inch water pipes.

The current system is a combination of the existing water systems of Westcliffe and Silver Cliff, installed as early as the 1880's that were upgraded and connected by RMWSD constructed in 1974. The distribution system includes two six pressure reducing valves and approximately 40 78 fire hydrants within Westcliffe.

All residences and businesses within Westcliffe are connected with meters to the water system by the use of water meters, with the exception of a few "grandfathered" properties that are still using individual wells.

The RMWSD currently serves 640- 700 residential and commercial customers. To meet future demand, the district purchased a 320-acre ranch with water rights that potentially could serve an additional 500 residential water taps. In 2009 water tap fees were increased 40 percent and water and sewer service fees were raised 35.5 percent, to help defray the cost of the water rights purchase. RMWSD has sufficient water rights and water pumping capability to meet the increased demands of population growth well into the future.

#### **Wastewater**

The RMWSD also provides wastewater service within its service area. The wastewater system in Westcliffe, constructed in 1975, consists of a variety of six-inch to 10-inch gravity collection lines that terminate at and a lift station located on Adams Boulevard that pumps collected wastewater via a four-inch force main to a Class D treatment facility. The wastewater treatment plant, located on a 10-acre site at SH 69 and Adams Boulevard, consists of two aerated ponds and a polishing pond. Wastewater effluent is either applied to an adjacent 40-acre site or chlorinated and discharged to filter beds.

RMWSD has commissioned a Preliminary Engineering Report to update or replace its existing treatment and disposal system. The district intends to have a new system in place by December 2017. RMWSD is completing the process of acquiring Colorado Department of Public Health and Environment (CDPHE) approval for a major upgrade of the existing treatment system that will provide over twice the treatment capacity once installed.

#### **Propane**

Natural gas is not available in Westcliffe, the majority of homes in Westcliffe are served by propane. [The Town of Westcliffe has numerous suppliers for propane in Town.](#)

#### **Electricity**

Black Hills Energy provides electric power to the approximately 600 customers in Westcliffe. The electricity arrives via a 69-kilovolt line from Canon City to the Skinner

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substation in Silver Cliff. Power is then distributed by a grid system to Westcliffe. The current distribution system is capable of supplying an area 15 times the size of Westcliffe with electric power. The majority of power lines are above ground, although all new utility lines must be buried per requirements of the Town of Westcliffe's subdivision regulations adopted in 1998. Black Hills Energy also maintains the town's streetlights.

Given funding it is the Town's desire to change all electric lines from poles to underground infrastructure.

### Solid Waste

Solid waste disposal service in Westcliffe is provided by [Oak Disposal and P Bar O Disposal](#) private hauling companies. The refuse is transported to the Custer County Landfill, "the cleanest landfill in the state," opened in 1994 on land located south of Westcliffe on CR 328 (Rosita

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Road. T o w n Silver Cliff and the Town of Westcliffe sponsor an annual town clean-up day.

The Town of Westcliffe, Custer County and the Town of Silver Cliff all participate in the Upper Arkansas Area Council of Governments Recycling Program. A per capita fee is paid which gives the community the ability to recycle glass, tin, aluminum and newspapers. A non-profit, High Country Recycling, formed in 2007. This education focused organization has created a relationship with Angel of Shavano Recycling in Salida, which has afforded the community to also be able to recycle plastics, cardboard and office pack. There are currently recycling containers located by the the County Landfill.

### Telecommunications

The telecommunications infrastructure in Westcliffe is owned by CenturyLink, which provides approximately 2,400 access lines to the town. DSL is provided by numerous providers.

### Broadband

The town of Westcliffe, Silver Cliff, and Custer County has partnered to bring in fiberoptic broadband line as well as other private services are and will be available. Of note: Starlink and future Project Kuiper and One Web.

## EMERGENCY SERVICES

Emergency services consist of law enforcement, search and rescue, fire protection, and medical services. Emergency service providers are entities separate from the Town of Westcliffe.

### Law Enforcement

The Custer County Sheriff's Department Office provides law enforcement services to Westcliffe through a service contract with the Town of Westcliffe. The Sheriff's Department Office is located at 702 Rosita Avenue adjacent to the County Courthouse in Westcliffe. Custer County Search and Rescue provides assistance in locating lost or injured individuals in the Custer County area. The Search and Rescue building is located just east of the Sheriff's office at 710 Rosita Ave. in Westcliffe. The Search and Rescue team is comprised of volunteers – they include an ATV team, horse team, rock team, ground pounders, and office personnel. Search equipment includes four vehicles, a mobile command trailer, various radio equipment to allow remote relay towers for communications interoperability, and rock climbing rescue equipment. Our Search and Rescue team has assisted Fremont, Teller, Pueblo, Huerfano, Saugache, Alamosa and Costilla counties in various missions.

### Fire Protection

The Wet Mountain Fire Protection District (WMFPD) is a combination organization that provides fire suppression, fire prevention, hazardous material response, specialty rescue, and public education services to a Fire District comprising over 611 square miles. Fire apparatus includes 18 pieces of equipment that range from brush trucks to Class A pumpers, with water

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capacities that range from 250 to 3000 gallons. Compressed-air foam (CAFS) is available on five trucks and foam alone is available on two additional units. The department has two trucks dedicated to rescue services.

A formal mutual aid agreement exists with Deer Mountain Fire, Canyon City FPD, Western Fremont County Fire, Rye Fire Department, Beulah Fire, Upper Huerfano Fire, Wetmore Fire, Florence Fire, and others. The average response time in the town areas of Westcliffe and Silver Cliff ranges between eight and ten minutes. The Department implemented a paid shift system that helps assure that one or two firefighters are available for rapid response. The town of Westcliffe itself currently has an Insurance Service Office (ISO) rating of "5/6", which is used to determine insurance costs based on fire protection capability. The lower the rating, the lower the cost of insurance.

### Medical

The Custer County Clinic is operated by Heart of the Rockies Regional Medical Center in Salida Colorado. The clinic is located at 704 Edwards St., Westcliffe. Custer County Medical Center provides comprehensive family practice, acute care, acute care stabilization for EMS transport, physical therapy, optometry, Orthopedics specialty, GYN specialty and Cardiac specialty services laboratory, x-ray and patient education. The clinic is staffed with 2 Physicians and 1 Nurse Practitioner and is open 5 days a week from 8:00am to 5:00pm. To schedule an appointment, please call 719-783-2380. Same day visits are often available.

### COMMUNITY FACILITIES

Westcliffe's community facilities include the town hall, the County Courthouse, the West Custer County Library, the Westcliffe Community Building, the old school house and All Aboard Westcliffe.

### Town Hall

The Westcliffe town hall Patterson Hall is located at 1000 ~~1000~~ Main Street. The town hall serves as the municipal administrative office and is staffed by a Town Manager, Building and Zoning Official and a Town Clerk and Deputy Clerk.

The Elected Board of Trustees and appointed Planning Commission each conduct monthly meetings at the town hall.

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~~Deleted:~~ The Wet Mountain Fire Protection District (WMFPD) is a volunteer organization which provides fire suppression, fire prevention, hazardous material response, specialty rescue and public education services to a Fire District comprised of over 530 square miles. Fire apparatus includes 16 pieces of equipment that range from brush trucks to Class A pumpers, with water capacities that range from 250 to 3000 gallons. Compressed-air foam (CAFS) is available on three trucks and foam alone is available on two additional units. The department has two trucks dedicated to rescue services.

A formal mutual aid agreement exists with Deer Mountain Fire, Canyon City FPD, Western Fremont County Fire, Rye Fire Department, Beulah Fire, Upper Huerfano Fire, Wetmore Fire, Florence Fire and others. The average response time in the town areas of Westcliffe and Silver Cliff ranges between eight and ten minutes. The Department implemented a paid shift system that helps assure that fire one or two firefighters are available for rapid response. Westcliffe currently has an Insurance Service Office (ISO) rating of "6", which is used to determine insurance costs based on fire protection capability. The lower the rating, the lower the cost of insurance.

~~Deleted:~~ The Custer County Medical Clinic is operated by the Custer County Hospital District, a special district formed in 1988. In 1998, Custer County residents approved a \$500,000 bond issue to be used in conjunction with over \$800,000 in cash and in-kind donations to build a new, state-of-the-art medical facility.

The clinic is located at 704 Edwards St., Westcliffe. Custer County Medical Center provides comprehensive family practice, acute care, acute care stabilization for EMS transport, physical therapy, mental health, optometry, laboratory, x-ray and patient education.

Custer County Emergency Medical Services provides 24/7/365 basic and advance life support services. The ambulance facility is located at the Custer County Medical Clinic and houses three ambulances. Personnel include paramedics, intermediate and basic EMT's.

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## Courthouse

The Custer County Courthouse is located at 205 6<sup>th</sup> Street. The courthouse contains numerous Custer County administrative offices, a Colorado State University Cooperative Extension office, human service functions, and the combined courts. The elected County Commissioners, the appointed Planning Commission and Board of Zoning Adjustment each conduct monthly meetings at the County Courthouse.

## Public Library

The West Custer County Library District offers a local collection of around 12,000 items plus e-book and e-audio book downloads and more than 1.3 million books and movies for loan through a shared catalog with other Colorado libraries. The Community Room is available for community use both for group rental and as a quiet work space when it is not reserved. Events and classes for all ages are offered throughout the year, including a summer reading program for children and teens, several monthly events for teens and adults, a winter adult reading program, a weekly playgroup, and a monthly interactive learning series for early elementary students. The library sponsors three book clubs, a writers' group, a Scrabble group and local author events. True broadband is available through Wi-Fi and 10 public computers and laptops, and library staff provide one-on-one computer training by appointment. A number of online research and educational resources are available through the library's website. The library houses a central archive to assist in historical research of the area, much of which is available online for easier public access.

[Westcliffe Center of Performing Arts](#)

[\\*Reach out to them and insert their suggestions here\\*](#)

[The Town of Westcliffe recognizes that this is a gem... and plan to do this... to help out this org...](#)

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## Other Community Buildings

The Westcliffe Community Building, located at 207 Main Street adjacent to the library, was donated to the Town of Westcliffe approximately 55 years ago. Operated by the West Custer County Library, and with a seating capacity of approximately 50 persons, the building is used for monthly meetings by various community groups.

The Historic "Westcliff" Schoolhouse, located at 320 South 4<sup>th</sup> Street is currently home to the Mennonite Children during the school year serving grades 1 - 8. During the summer the school serves as community center for individuals and organizations as well as a museum open to the public by request. Two most prominent activities are the Annual Book Fair in August and the Older Schoolhouse Quilters Quilt show Labor Day weekend.

All Aboard Westcliffe, a community organization dedicated to the preservation of Westcliffe's railroad heritage. The interpretative center was designed as a replica of an historic depot and features information about the area's railroad history, and includes a 40-seat

video theater with additional adjacent seating and a snack bar. The Heritage center is available for meetings and catered functions.

## **EDUCATIONAL FACILITIES**

Educational facilities in Westcliffe include the Westcliffe Consolidated School and the Custer County Pre-School.

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## Custer County Public Schools

The Westcliffe Consolidated School, operated by Custer County School District C- 1, is located at 709 Main Street and provides kindergarten through grade 12 education. Currently, all grades are located under one roof with an elementary school wing and a high school wing.

### [Our School District \(GreatSchools.org & CDE\)](#)

[Our School District has been struggling. 12 teachers resigned last year and many parents have opted for home schooling. However, a new slate of school board members was elected and installed in January of 2024. They immediately began to heal the rift between faculty/staff and the administration.](#)

[However, district and school performance measures are well below expectations and will be an obstacle to attracting new young families to the area. Great Schools scores, which are found on any Zillow search of homes in the area, will be a red flag for many new families considering living and working in Westcliffe.](#)

[The Colorado Department of Education \(CDE\) are not as readily accessible but tell a story of declining performance in the district. Hopefully, a new school board and superintendent will be able to reverse this decline.](#)

### [Great School Scores](#)

#### [High School](#)

♣ Overall 3/10

♣ Student Progress 2/10

#### [Middle School](#)

♣ Overall 3/10

♣ Student Progress 3/10

#### [Elementary School](#)

♣ Test Scores 4/10

[Colorado Department of Education Metrics See Appendix A](#)

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# Land Use

## ADJACENT LAND USE

While "rural Westcliffe" is a local term for the unincorporated area bringing Westcliffe to the north, south, and west, the incorporated Town of Silver Cliff lies to the east of Westcliffe. Rural Westcliffe and Silver Cliff both influence land use patterns in Westcliffe.

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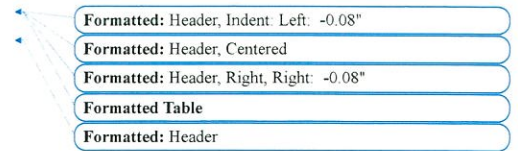
### Unincorporated Vicinity

The rural area outside of Westcliffe generally west of Grape Creek. The Grape Creek Zoning District is located in the Wet Mountain Valley, west of Westcliffe, State Highway (SH) 69 and Grape Creek. The Grape Creek Zoning District is generally a rich alluvial environment dominated by agricultural land uses, including irrigated lands, meadow hay lands, and grazing lands along the Grape Creek drainage. The Grape Creek Zoning District is intended to have a low population density and to remain agricultural in character, with a minimum lot size of 80 acres. Special consideration is being given to original parcels described by the aliquot method. Few subdivisions exist in the Grape Creek District.

Unincorporated areas generally east of Grape Creek are within the Foothills zoning district. The Foothills Zoning District is located in portions of the Wet Mountain Valley and the Wet Mountains, and is generally a sagebrush-covered environment with patented mining claims and approved residential subdivisions of 5 acres or more. The largest subdivision is Silver Cliff Heights, located in the northern portion of the Foothills District. Over 30 subdivisions in the Foothills Zoning District are platted with lots of at least 35 acres in size. Of these, the following 35 acre subdivisions, originally in the Foothills Zoning District, have been rezoned to Zoning District II: Bull Domingo Ranch, Centennial Ranch, portions of the Woods at Buck Mountain, Gem Mountain and McKinley Mountain.

### **Silver Cliff**

Incorporated in 1879, Silver Cliff is the eastern gateway to Westcliffe via SH 96. Although its population is similar in size to Westcliffe's, Silver Cliff has an incorporated land area of 11.5 square miles, most of which is agricultural or undeveloped land extending south and east of Silver Cliff's existing urban area.



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Silver Cliff contains five zoning districts that describe the town's existing land use: Agricultural, Urban Residential, Mobile Home Residential, Business, and Urban Residential with Subsurface Mining. Numerous mining claims still exist on Round Mountain and the agricultural lands in the eastern portions of Silver Cliff.

The majority of Silver Cliff's western edge shares a boundary with the eastern edge of Westcliffe. Zoning along this boundary between the two communities is relatively compatible, although each town has separate subdivision regulations that result in distinct land use differences.

## **OPEN LANDS AND TRAILS**

There is a Park to Park Trail starting at Memorial Park going east to the Silver Cliff Park. [The Park Master plan identifies future trails to go north of Bluff Park, alongside of Chloride gulch, and then into Silver Cliff.](#) Westcliffe and dedicated open space is principally limited to 11.83 acres of drainage basins, almost 200,000 acres of public lands exist in Custer County. The U.S. Forest Service manages 85 percent of the public lands located in the county. The boundaries of the San Isabel National Forest are as close as seven miles west of Westcliffe in the Sangre de Cristo Mountains and 16 miles east of town in the Wet Mountains, offering access to public lands via numerous public trails.

Within Westcliffe, almost 104 acres of private land is zoned agricultural, providing open views to the Sangre de Cristo range (see Appendix A). While a portion of agricultural land lies along Grape Creek and is relatively unsuited for development due to poor access and/or soil conditions, other areas currently zoned as agricultural are suitable for development.

The [Colorado Open Lands](#) is a nationally accredited 501(c) 3 non-profit, non-political conservation organization working with landowners to protect their land and water in Custer, Fremont, Pueblo, and Huerfano Counties.

### **Town parks**

Westcliffe has four existing developed parks. A fifth park site, undeveloped, is located on Jerry Drive and is large enough to accommodate playground equipment.

Jess Price Memorial Park is a small "pocket" park, owned and maintained by the Town of Westcliffe, located on Main Street at the corner of 4<sup>th</sup> Street. The park is landscaped with benches, and there is a public restroom adjacent to the park. [Jess Price Park consists of a stage for bands and art, seating areas for people to gather, and is a gathering area for local organizations like the Farmers Market to help bring business to Main Street.](#)

Memorial Park, located north of Hermit Street between 3<sup>rd</sup> and 4<sup>th</sup> streets, covers an entire town block. The park is fenced and has a baseball diamond, two picnic shelters, and a restroom. New playground equipment has also been installed recently. Memorial Park is owned and maintained by the Town of Westcliffe.

Hermit Park is immediately southeast of Memorial Park that has a multipurpose playing field, tennis court, a picnic pavilion and parking area.

Summit Park is a small area located at the west end of Westcliffe on Adams Blvd.

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adjoining the Bluff area. The park is used for events and viewing the area. There is an

[Westcliffe Parks Advisory Committee \(WPAC\)](#)

[The WPAC is currently reviewing all parks in the Town to plan, grow, and develop new designs for all parks in the Town of Westcliffe.](#)

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Observatory at the west end of the Summit Park donated by Dark Skies, Inc. known as the Smokey Jack Observatory.

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Bluff Park area of about 10 acres is owned by [Colorado Open Lands](#) and is a Conservation Easement, to preserve it as a public park with open views across the valley forever. The Bluff Park is a partnership between San Isabel Land Protection Trust and the Town of Westcliffe. There are plans in the current agreement between the Town and Colorado Open Lands to have a stage. The Town should partner with Colorado Open Lands and GOCO to try to build the stage.

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Regional recreational facilities are available within a short drive from Westcliffe. Five miles north of Westcliffe is DeWeese Reservoir, a Colorado state wildlife area with camping and fishing.

Deleted: For golf enthusiasts, St. Andrews Golf Course is located approximately three miles northwest of Westcliffe and includes a regulation ninehole course, driving range, practice green, pro-shop, and restaurant.

[Pocket Park was developed by private, public partners: Cliffs' Action Revitalization Team, Town of Westcliffe, Rebeccas Fund and private individuals- Willie Britt and Cathy Snow, and David Music transforming an alley into a multiuser park.](#)

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### Residential

Currently, 111 acres of land within Westcliffe are developed for residential purposes at an average density of 5.1 persons per acre. With 206 acres of vacant land zoned for future residential development, anticipated population increases can be accommodated at the same average density within Westcliffe town limits for the next 20 years (see Appendix A). [Currently there are six blocks south of Hermit Road that are undeveloped. These 6 blocks could be used for higher density housing.](#)

### Commercial

Commercial land accounts for 59 acres in Westcliffe. The majority of commercial activities are in the Main Street corridor, either on Main Street between 2<sup>nd</sup> Street and 6<sup>th</sup> Street or along 2<sup>nd</sup> Street between Rosita Avenue and North Avenue. Commercial uses are dominated by numerous retail trades, several real estate offices, financial institutions, and lodging facilities.

The leading source of income for the Town of Westcliffe is derived from the tax on retail sales. The total sales tax revenues for Westcliffe in 2023 is anticipated to be approximately \$[1,263,491](#), or [70](#) percent of the total revenues. Westcliffe does not have a lodging [tax](#).

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Several vacant parcels west of 2<sup>nd</sup> Street to Adams Boulevard are available for commercial activities. More significant, however, is the amount of available vacant land zoned for commercial uses east of 6<sup>th</sup> Street/SH 69 and south of Main Street.

**There are five (5) planned unit developments (PUDs)-Adams Filing 1 & 2, Mission Plaza Filing 1 &2, Nordyke Commercial Park, Sangre View Park and Shadow Ridge. There are two (2) subdivisions-Columbine Park and Demense Conquistador. While portions of these PUDs may be used for either residential, industrial, or other purposes, land remains available for**

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**commercial use (see Appendix A),Industrial**

Industrial uses, primarily office warehouse, light manufacturing and outdoor storage, cover 5 acers. These developments are located in the, Rodeo Park, Sangre View Park, and Nordyke Commercial Park subdivisions.

The Rodeo Park subdivision, located on the north end of Westcliffe off of SH 69/Lake DeWeese Road, and the Nordyke Commercial Park, located near the southern tip of Westcliffe off of SH 69, have several vacant parcels that are zoned for industrial uses. At build-out, these subdivisions could collectively accommodate almost three times the amount of industrial development that currently exists within Westcliffe.

**Institutional**

Westcliffe has numerous institutional uses (public and quasi-public facilities such as government facilities, schools, and churches) that account for 94 acres of land.

Another 32 acres of land could potentially be developed into institutional uses. The Town of Westcliffe owns two vacant parcels at the southern end of town, one at SH 69 and Hafford Street and the other at SH 69 and Chicago Street. Custer County has two additional parcels of land north and east of Hermit Park. The Custer County School District owns several parcels of land north of the Westcliffe Consolidated School.

**HISTORIC BUILDINGS**

Westcliffe has six structures that are designated as historic on either the Colorado State Historic Register or the National Historic Register.

**Denver and Rio Grande Engine House  
West end of Rosita Avenue  
State Register 12/08/1993, 5CR221**

Constructed in 1900-01, the Denver and Rio Grande engine house served the Westcliffe terminus of the branch line from Texas Creek. The engine house, depot (Miller House), section house (Eissmann House) are all that remains of the Texas Creek branch of the Denver and Rio Grande railroad line. Few historic engine houses of any type survive in Colorado, and engine houses were not commonly built on branch lines. This example of a single-stall, branch-line engine house is particularly rare.

**Hope Lutheran Church  
310 3<sup>rd</sup> Street  
National Register 01/31/1978, 5CR55**

Designed and built in 1917 by its pastor, the church houses one of the oldest Lutheran congregations in Colorado. The ornamental concrete block building has a 96-foot tower visible for miles. An elaborately carved altar with a gothic arch and 11 ornate spires was also the work of the pastor. Fourteen stained glass windows illuminate the simple interior.

**National Hotel/Wolff Building**  
**201 2<sup>nd</sup> Street**  
**National Register 11/05/1987, 5CR5**

This 1887 two-story brick building has a quarry-faced stone front with arched windows trimmed in contrasting tooled and dressed stone. This example of a small 19<sup>th</sup>, century Victorian commercial building has a sophistication of design not usually found in the small mountain communities of Colorado. It was Westcliffe's first hotel and is the only remaining stone front building in Westcliffe.

**Mercier House**  
**215 S. 6<sup>th</sup>**  
**Street State Register 06/12/1996, 5CR261**

The Mercier House, built in 1898, is significant as an example of the residential work of Archie Scherer, an early Westcliffe stonemason. Scherer, who was known for his skillful use of local fieldstone and for his attention to detail, also built the Westcliffe Jail and the Westcliff School.

**Westcliffe Jail**  
**116 2<sup>nd</sup> Street**  
**National Register 02/03/1993, 5CR218**

This small one-story building was constructed in 1888 of locally collected fieldstone. The building served as an incarceration facility until the mid – 1920's.

**Westcliff School**  
**304 4<sup>th</sup> Street**  
**National Register 07/27/1989, 5CR29**

Built in 1891 of local fieldstone, this rural schoolhouse functioned as a school until 1953. The building has an unusual flat-topped gable roof.

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## **EXISTING COMBINED LAND USE AND ZONING MAP**

The Existing Combined Land and Zoning Use Map depicts the land use categories described further in this document, and acreage for each use, including vacant land, is calculated. Platted streets, blocks, and lots are shown, and public and private right-of-way acreage is also calculated. Names of parks and institutional properties and locations of designated historic structures are labeled. Key viewpoints and community gateways are also identified.

The Existing Combined Land and Zoning Use Map should be viewed as a "snapshot in time," providing a visual context for the planning directions that follow.

flood-prone areas shall be accompanied by plans for proper flood-proofing measures. On-going.

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**GD-1B** All future development will consider and incorporate best practices for accessibility

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**GD-1C** The Town of Westcliffe shall encourage activities that preserve non-developable open lands, protect natural and scenic resources, On-going.

**Actions**

- 

**Direction**

**GD-2** Direct development to vacant parcels within existing town boundaries, maintain a compact town form, and ensure that any future annexations foster fiscally responsible growth of the community.

**Policies**

**GD-2A** All annexations shall be in conformance with the provisions of Section 31 -12 of the Colorado Revised Statutes. In particular, a community of interest shall exist between the Town of Westcliffe and any area proposed for annexation, with clear support by existing and/or potential town residents.

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**GD-2BA** fiscal impact report shall be completed and submitted concurrent with a petition for annexation. Fiscal impacts associated with an annexation shall be adequately offset by (a) an increased tax base within the annexation area, (b) an increased tax base elsewhere within Westcliffe, and/or (c) the overall economic benefit to Westcliffe. Long-term.

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**GD-2C** Direct costs of services and infrastructure associated with an annexation shall be borne by the petitioner. Lands needed for public purposes (parks, trails, schools, fire stations, etc.) shall be dedicated to the Town of Westcliffe or other appropriate public entity. All improvements shall be constructed in accordance with Town of Westcliffe or other appropriate public entity design standards, with performance surety in place.

**Actions**

- Prepare and adopt a Three-Mile Area Plan in compliance with C.R.S. 31-12-105(e). *Timeframe: Short-term*
- Adopt a Tiny home code for alternative ADU's.
- Rezone the six blocks south of Hermit Lane to Multi-Family.
- Rezone empty lot in Vivienda Parque in residential zone multi-family
- Make commercial lots in Vivienda Parque a new commercial district.
- Plan and look into all vacant lots in residential districts to turn into multi-family.
- Extend the Core Commercial District west to Adams Boulevard.

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- Prepare a model annexation agreement that includes clauses for a fiscal impact study, infrastructure improvements, and land dedications.  
*Timeframe: Mid-term*

**Direction**

**GD-3** Zone land consistent with the Master Plan and its Recommended Land Use and Zoning Map, in consideration of market needs and opportunities.

**Policies**

**GD-3A** The Town of Westcliffe shall periodically review and update its Land Use Code to ensure compatibility with the directions and policies of the Master Plan. In particular, the Code will be reviewed for policies that impede and increase the cost of affordable housing. Every effort will be made to support ADU's, higher density in-fill housing, and higher density development of south Westcliffe and the vacant land on Adams Subdivision to Bluff Park.

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**GD-3B** The Town of Westcliffe shall periodically review and update its Land Use and Zoning Map.

**GD-3C** All applications for rezoning shall be consistent with the Land Use and Zoning Map and the directions and policies of the Master Plan.

**GD-3D** The Land Use and Zoning Map shall be periodically updated in consideration of market needs and opportunities that are consistent with other Master Plan directions and policies.

**Actions**

- Revise the Land Use Code/Zoning Code to be compatible with the directions and policies of the Master Plan, recent case law, and statutory updates.  
*Timeframe: On going*

- Review and revise LUC to eliminate impediments to affordable housing.  
*Timeframe: immediate*
- Eliminate 20-foot setback in Core Commercial District to 5 feet. Each business must still allow for a minimum of two parking spaces on their lot.
- Change side yard setback in Residential SF to 3 feet and front rear yard to 5 feet with room for at least two vehicles. For Residential Multi-Family change side yard to 5 feet and front 10 and rear 5 with/without alley. Must allow for one parking space per dwelling.

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**Direction**

**GD-4** Cooperate with the Town of Silver Cliff and Custer County on interjurisdictional planning and/or development activities.

**Policies**

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GD-4A

The Town of Westcliffe shall work to coordinate the directions, policies, and actions within the Master Plan with the goals and objectives of the Town of Silver Cliff and Custer County master or strategic plans.

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**Actions**

- Submit an electronic copy of the Master Plan to Custer County and Town of Silver Cliff officials for their use. *Timeframe: Short-term(1-2 years, meet with both municipalities)*

**ECONOMIC DEVELOPMENT**

**Direction**

**ED-1** Encourage economic development activities that will provide a balance of goods and services within the community, consistent with a defined community vision.

**ED-1A** The Town of Westcliffe recognizes that due to its median age, organic population growth will be negative and a concerted effort must be made to increase net migration and attract a younger demographic. Accordingly, the Town will market itself to highly skilled remote workers

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**Policies**

**Actions**

- The Town will work with Custer County, Silver Cliff, and the Custer County Tourism Board to market the Town and region directly and indirectly to highly skilled, and younger remote workers. Note that a secondary effect of increased tourism traffic is that a certain percentage of visitors will choose to relocate to the region.
- The Town will enact policies and make infrastructure investments that appeal to a younger demographic. For example, Main St closure to vehicles, improved Town trail systems, walkability & bike ability, greening our streets, etc.
- Work with the Upper Arkansas Enterprise Zone Administrator, Department of Local Affairs and the State of Colorado or any appropriate others to facilitate the preparation of an economic development plan. Timeframe: Ongoing
- Create a business incubator for the Town of Westcliffe. Work with local governments and local private entities to help these businesses. Timeframe: ongoing
- Work with the Upper Arkansas Enterprise Zone Administrator or any other appropriate entities to identify existing local businesses that could qualify for tax incentives, such as tax credits for investment, research and development, rehabilitation of vacant commercial buildings, or job training. *Timeframe: Ongoing*
- Work with the Upper Arkansas Enterprise Zone Administrator or any other appropriate entities to identify strategies to attract new businesses that would improve the availability of local goods and services. *Timeframe: Ongoing*

**Direction**



ED-2

Encourage an adequate supply of housing for Westcliffe residents of all income levels to ensure the availability of a diverse and qualified labor force, using Prop 123 funds and DOLA grants. [See GD-3A and GD-2C-Actions.](#)

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**Policies**

**ED-2A**

The Town of Westcliffe will maintain an adequate supply of Multi- family zoned land and actively promote ADUs rentals within existing residential areas for wage earners within Westcliffe.

**Actions**

- Identify new Multifamily Zoning Districts (including potential in-fill lots) and work with landowners to rezone property in appropriate locations for apartments and townhomes. *Timeframe: Short-term. Used lots 15-28 adjacent to Chicago Avenue for affordable housing in conjunction with Proposition 123.* Enact and actively promote a new ADU Ordinance that encourages all six forms of residential ADUs. Timeframe: short-term

**COMMUNITY IMAGE**

**Direction**

**CI-1**

Protect the rural, small western town character of Westcliffe.

**Policies**

**CI-1A**

The rural community character of Westcliffe shall be protected through appropriate land use activities.

**Actions**

- Open opportunities for expansion in agricultural zones while preserving views, community edges. *Timeframe: On-going*
- *It should be the best interest for the Town to protect the land between Bluff Park and Grape Creek, possibly owning the parcel and putting it into the Town conservation easement.*

**Direction**

**CI-2**

Enhance the visual elements of Westcliffe that reflect and reinforce its ranching, wildland & wildlife, and railroad heritage.

**Policies**

CI-2A The Town of Westcliffe may establish recommendations for commercial building design, landscaping, and welcome signage along the SH 69, Main Street, and SH 96 corridors. **Actions**

- Update the Title 10 Land Use Code to incorporate design guidelines that

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provide incentives for integrating recommended architectural elements into the core commercial zone and traditional neighborhood. *Timeframe: Mid-term*

- Investigate and consider having Architectural standards in the Core Commercial District, DHM may help bring some insight. *Timeframe: on-going*

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**Direction**  
**CI-3**

Enhance beautification in the Town through green plantings.

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**CI-3A Policies**

The Town of Westcliffe may establish incentives for citizens and businesses to plant greenery.

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**Actions**

- Create a tree planting/greenery grant: the grantee must buy the tree from a list of trees the Town comes up with, with help from the Garden club, and the Town can create a plaque in remembrance of loved ones. The tree must be in Town ROW and can be any homeowner or business. Plaque is optional.
- When planning sidewalk grants, the Town of Westcliffe should have tree plantings accompany the grant.
- The tree planting grant should also include planting trees in parks.
- The grant must be a cost share program.
- The grant should be in Town ROW, preferably between the sidewalk and curb.
- Plantings should all be drought resistant perennials.
- Xeriscapes should be considered.
- The Town should use the UAACOG mini grant to plant trees in the town.
- The Town shall come up with height restrictions of tall signs along highways.

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## HISTORIC PRESERVATION

### Direction

**HP-1** Preserve the historic character of the Main Street District.

### Policies

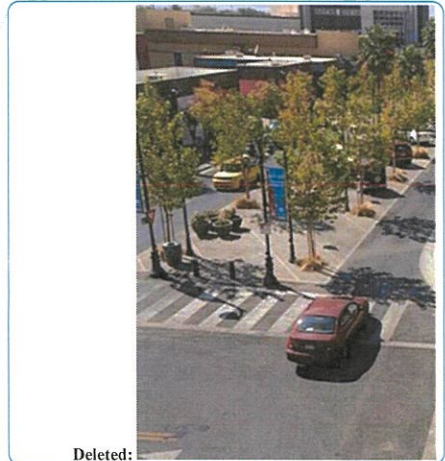
**HP-1A** The historic character of the Main Street District shall be protected using guidelines for new buildings and renovations that maintain existing architectural scale, continuity, and texture.

### Actions

- Install consistent sidewalk paving, uniform lighting, and other pedestrian amenities along Main Street between Adams Boulevard and 6<sup>th</sup> Street and along 2<sup>nd</sup> Street between Rosita Avenue and North Avenue. *Timeframe: Short-term :On going*
- Update the facade grant to give more money to those who are preserving historic character, and small Town Western feel.
- Complete Main St. master plan of improved walkways, public spaces, and landscaping from 3<sup>rd</sup> Street to Adams Blvd.
- Widen the sidewalks, have a uniform sidewalk design, plant more trees along 3<sup>rd</sup> street and Main to Adams Blvd.
- Try to divert commercial traffic from Main Street.
- Encourage awning builds for the Core Commercial district in the facade grant.

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### Direction

**HP-2** The historic character of properties and historic homes should be protected.

### Policies

**HP-2A** The historic character of the Properties and historic homes shall be protected using guidelines for new buildings and renovations that maintain existing architectural scale, continuity, and texture.

### Actions

- Incentivize remodel permits, take 20% off of the building permit fee.

## TRANSPORTATION

### Direction

- T-1 Provide a safe, accessible, and efficient navigation network system.
- T-2 The Town will explore and support Public Transportation links to Denver in Salida (Bustang).

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**Policies**

T-1A The Town of Westcliffe shall maintain and improve its navigation network transportation system, consistent with available funding.

**Actions**

- Prepare and adopt a Major Street Plan (Have the Planning Commission prepare a master street plan) in conformance with the provisions of Section 31-23-212 of the Colorado Revised Statutes. *Timeframe: Mid term*
- Improve sidewalk and street crossing safety at key locations. *Timeframe: Short-term*

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**RECREATION**

**Direction**

R-1 The Parks Committee and the Town of Westcliffe should encourage and develop recreational opportunities for visitors and residents of Westcliffe.

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**Actions**

- *Bolster the Town Parks to enhance the community.*
- *Start to design and incorporate the Hermit and Memorial Park complex.*
- *Acquire the land between Bluff Park and grape creek to create a park attraction for families to play in the creek.*
- *Town Trails should be enhanced and expanded along Chloride Gulch to connect to Silver Cliff and possibly the San de Cristo trail heads.*
- *Partner with other non-profit groups like Trails for all in order to take the heavy lifting off the Town when applying for grants through CPW and other government and non-profit groups.*

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### Policies

R-1A The Town of Westcliffe shall maintain and continue to improve its park system.

R-1B The Town of Westcliffe shall encourage any opportunities to build a regional indoor recreational center to serve residents and visitors.

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R-1C The Town shall support the development opportunities to develop a community trail network, linking residential, commercial, and recreational areas.

### Actions

Work with the Westcliffe Park Advisory Committee and public to encourage the development of a community trail network, linking residential, commercial, and recreational areas. Time Frame-Mid Term

Deleted: appropriate entities

## CAPITAL IMPROVEMENTS

### Direction

CIP-1 Make the Town more walkable by constructing sidewalks throughout Town.

### Policies

CIP-1A The Town shall budget and plan additional sidewalk improvements each year.

CIP-1B The Town will seek grants to construct sidewalks.

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### Actions

- Work with CDOT and other granters to go for sidewalk and infrastructure grants.
- The Town shall pursue grants to help offset costs.
- The Town shall have a plan for constructing and sidewalk improvements five years out.

### Direction

CIP-2 Make the Town more walkable by completing loop and permitter within Westcliffe, and by connecting the trails from to Silver Cliff to Westcliffe.

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### Policy

CIP-2A The Town will seek grants and work with non-profits to help steward, and construct sidewalks.

CIP-3A The Town shall try to work with land owners to complete the trails from Westcliffe to Silver Cliff.

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### Actions

- Plant Drought tolerant trees and shrubbery along the trails
- Plant check dams along the trail at chloride gulch to help combat flooding

- and plant trees behind the dams to help green the trails.
- Design and plan park benches around the trails.
- Work with the Hartbauers to create a land swap between Town owned land on North 4<sup>th</sup> street and their land along the trail.

**Direction**

**CIP-4** The Town of Westcliffe shall develop the South six blocks (south of Hermit Rd.) for multi-family housing and/or higher density housing.

**Policy**

**CIP-4A** The Town shall work with developers, state entities, and other non-profit groups to place infrastructure and housing.

**Actions**

- The Town shall seek grants to help offset the cost of water and sewer infrastructure.
- Work with a developer to replat the Town owned land.
- Work with a developer to make the Town owned land multifamily housing.
- Chase grants to put in infrastructure.
- Work with the on call engineer and Round Mountain to plan, map, and get costs for the water and sewer infrastructure

**Direction**

**CIP-5** The Town shall develop a landscaping plan.

**Policy**

**CIP-5A** The Town shall work with outside entities to help develop a landscape plan.

**Actions**

- Develop a landscaping plan to help trees on Mainstreet grow for longevity.
- The Town should work with the garden club to select trees that are drought resistant and deer resistant.
- Help encourage residents to plant the greenspace between the sidewalk and street by developing guidelines and incentives. Residents who participate would be recognized by local paper.
- Develop incentives for Zero scaping the greenspace between the sidewalk and road.
- Help encourage residents to plant the greenspace between the sidewalk and street by developing guidelines and incentives. Residents who participate would be recognized by local paper.
- Develop incentives for Zero scaping the greenspace between the sidewalk and road.

**Policies**

**CIP-1A** The Town of Westcliffe shall develop, maintain and make appropriate

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upgrades that annually update a capital improvement program to prioritize funding for street, sidewalk, and drainage.

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**Actions**

- Prepare a road, curb and gutter, and drainage improvement plan that includes improvements to assessability, walkability, and bike ability.  
Timeframe: long-term
- Work with FEMA and Colorado water control Board to develop a 100 year floodplain mapping.
- Plan the drainage improvements to get water to flow along Hermit Road and Chloride Gulch and the un-named gulch.

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**Direction**

**CIP-6** Require developers to pay for all services and infrastructure.  
Developers shall adhere to the Town of Westcliffe Sidewalk and road guidelines.

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**Policies**

**CIP-6A** Land developers shall pay the initial costs of services and infrastructure associated with new development.

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The Town shall maintain the costs of maintenance after development process is complete.

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## RECOMMENDED LAND USE AND ZONING MAP

Eleven land use categories comprise the Recommended Land Use and Zoning Map described as follows:

1. **Agricultural.** This district is designed to protect and preserve the agricultural industry of the Town of Westcliffe, and to protect the rural property owners from encroachment by urban land uses. This district was formerly the A-1 Agriculture District and is hereby renamed.
2. **Single Family.** This district is designed to accommodate a maximum of two permanent residential single and two family attached or detached Dwellings with a minimum dwelling size of 550 square feet for the primary residence. And 400 for the secondary. The secondary dwelling should be no larger than the primary residence ADU ordinance should have no limit on size and allow for up to two ADUs.
3. **Multifamily.** This district is designed to allow for permanent multi-family dwelling units to a density of six (6) dwelling units per minimum lot area. Probably needs review, how do we account to infill opportunities?
4. **Mobile Home Park District.** This district is designed to allow for permanent residential mobile home development to a density of twelve (12) dwelling units per acre. Can density be increased with Tiny Homes?
5. **Core Commercial.** The core commercial category is intended for retail sales, offices, and services in the Main Street District and vicinity to accommodate businesses that ordinarily serve the permanent residents of the area and that are pedestrian oriented. This district allows for dwelling units above, below or behind a business. Needs review to increase density of units above.
6. **Highway Commercial.** This category is intended for highway commercial uses along the SH 69 or SH 96 corridors to accommodate businesses that ordinarily serve customers arriving for a specific service by automobile.
7. **Heavy Industrial.** This district is intended to provide a location for a variety of employment opportunities such as manufacturing, warehousing and distributing, indoor and outdoor storage and a wide range of industrial operations. Locations for this zone require good access to major arterial streets and adequate water, sewer and power.
8. **PUD Planned Unit Development.** This district is designed to provide flexibility in the development of large sites, and to promote the unified development and use of such sites while protecting environmental and ecological assets. Does this include mixed use development?
9. **Special District** The institutional category is intended for public andquasipublic uses, such as government facilities, schools, v
10. **Special District** The parks and open space category is intended for passive and

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- active recreational uses, such as parks and trails.
11. Create a commercial zone for areas not along Main street or the Highway
  12. **Multi family District.** This District is designed to accommodate work force housing, affordable housing, senior housing, and veteran housing. The Town of Westcliffe recognizes it's small footprint and is designing this district to allow for more housing and growth in the Town. This zoning designation covers all lots South of Hafford Avenue.
  13.
  14. **Special Commercial District.** This District is designed to give a zoning designation for businesses not on Main Street or in the Core Commercial District.

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The Land Use and Zoning Map should be used in conjunction with the directions, policies, and actions of the Plan to guide development in Westcliffe. The Land Use and Zoning Map is regulatory, any changes should be consistent with the land use categories shown on the Land Use and Zoning Map.

**FUTURE PROJECTS-LONG RANGE**

1. [Pavillion at Summit Park, Water and Sewer lines for the six blocks south of Hermit Road.](#)
2. [Explore Broadband Initiatives](#)
3. [Gazebos at the Jess Price](#)
4. [Amphitheater at the Bluff](#)
5. [Public Transportation, to and from Westcliffe.](#)
- 6.
7. [Improvements to Memorial and Hermit Parks](#)
8. [Walkability in town, sidewalk infrastructure](#)
9. [Drainage plan](#)
10. [Greening our extra wide streets with more trees, walkways, and landscaping.](#)
11. [Plan streets to have greenways in the middle](#)
12. [Grape Creek park with splash course, to extend to Pine Rd.](#)
13. [Chloride Gulch disc golf course.](#)
14. [New Shop for employees](#)

[Trailway along chloride gulch shaded by trees with benches, and check dams,](#)

**Accomplishments**

- [Current accomplishments](#)
- [Jess Price Park](#)
- [More Sidewalks in the Town](#)
- [Facade grant](#)
- [Roadway improvements](#)
- [Improved Parking for Bluff Park](#)
- [Paving Parking Lot Behind Jess Price Park](#)
- [Bluff Park turned over to the Town](#)

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 ¶  
 GD-1C= Identify and map flood-prone areas within Westcliffe, particularly the areas along Grape Creek and Chloride Gulch.¶  
 ¶  
 Identify and map prime agricultural and areas in rural Westcliffe.¶  
 ¶  
 GD-3E= Revise the Land Use Code to be compatible with the directions and policies of the Master Plan, recent case law, and statutory updates.¶  
 ¶  
 Update the Zoning Map to be consistent with the Recommended Land Use Map, working with landowners to determine optional zoning districts for parcels that are inconsistent with the Recommended Land Use Map.¶  
 ¶  
**ECONOMIC DEVELOPMENT**¶  
 ¶  
 ED-1D= Update the Land Use Code to streamline the development review process for subdivision and zoning actions, creating a one-step site plan review,¶ simplifying minor subdivision procedures, and consolidating public improvement provisions.¶  
 ¶  
 Create a minimum of three new zoning districts (Core Commercial, Highway Commercial, and Industrial) from the existing B-1 and B-2 zoning districts, distinguishing the development characteristics of commercial and industrial uses within Westcliff... [3]

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**Deleted: C1-2** - Create a new Core Commercial Zoning District, Highway Commercial Zoning District, and Industrial Zoning District, accommodating businesses along the SH 69, Main Street, and SH 96 corridors.

Update the sign regulations within the Land Use Code, consolidating all requirements into a single section, eliminating the placement of any additional internally lighted illuminated signs, and otherwise providing exemptions and standards appropriate to Westcliffe.

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**HP-1A** - Update the Land Use Code to create a Core Commercial Zoning District that provides lot area, lot coverage, build-to line, and use standards that reflect historic development patterns in the Main Street District, with flexibility to accommodate compatible uses on parcels in the vicinity of and outside the Main Street District.

**TRANSPORTATION**

**T-1A** - Conduct a parking study to identify parking needs on Main Street, 2<sup>nd</sup> Street, and other key locations within Westcliffe.

**RECREATION**

**R-1C** - Apply to Great Outdoors Colorado for a grant to improve the 2.2 -acre tract of land located south of Veterans Memorial Park and owned by the Town of Westcliffe as a multipurpose field.

Apply to Great Outdoors Colorado for a grant to improve the site south of Veterans Memorial Park owned by the Town of Westcliffe to include tennis courts and a parking area.

Work with the landowner to negotiate the purchase of Vimont Park renamed to Jess Price Memorial Park.

Work with the Colorado Department of Transportation to swap the CDOT shop parcel adjacent to the future park south of Veterans Memorial Park for a parcel located near or on SH 69 North.

Work with Westcliffe parks committee to improve parks

**CAPITAL IMPROVEMENTS**

**CIP-11A** - Prepare and adopt a capital improve... [4]

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## Appendix A: Tables

**Table 1: Historic Population**

1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
192	256	232	388	333	429	390	306	243	324	312	417	568	437

Source: U.S. Census Bureau; 2010

**Table 2: Population Projections**

2020	2025	2030	2035	2040
662	746	828	902	967

Source: Colorado Department of Local Affairs; 2016

**Table 3: Land Use Acreage**

Private Land Use	Number of Acres	Percentage of Total
Agriculture	104	18%
Residential	111	19%
Commercial	59	10%
Industrial	5	>1%
Vacant	206	36%
Religious	12	2%
Local Government	78	13%
Other	4	>1%
<b>TOTAL</b>	<b>579</b>	<b>100%</b>

Source: Custer County Assessor's Office; 2016

**Table 4: Employment Projects – County wide**

	2020	2030	2040
Total Jobs	2,624	3,439	4,358

Source: Colorado Department of Local Affairs; 2017

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**Table 5: Selected Planned Unit Development Activity**

Planned Unit Development	Number of Lots	Number Built	Percentage Built-Out
Adams Filing #1	33	10	30.3%
Adams Filing #2	68	13	19%
Mission Plaza Filing #1	32	3	9.5%
Mission Plaza Filing #2	17	2	11.8%
Nordyke Commercial Park	5	1	20%
Sangre View Park	9	1	11.12%
Shadow Ridge Filing	109	10	11.0%

*Source: Town of Westcliffe Building and Zoning Department 2017*

**Table 6: Selected Subdivision Activity**

Subdivision	Number of Lots	Number Built	Percentage Built-Out
Columbine Park	35	10	28.5%
Demense Conquistador	34	0	0

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Source: Town of Westcliffe Building and Zoning Department 2017

Table 7: Assessed Valuation

2016 Assessed Valuation	
Property Type:	Assessment:
Vacant Land	\$ 1,869,430
Residential	\$ 3,173,430
Commercial	\$ 4,914,180
Industrial	\$ 55,000
Agricultural	\$ 6,830
Natural Resources	\$ 250
State Assessed	\$ 445,870
Assessed Value	\$ 10,464,990
Exempt Valuation	\$ 4,018,420
<b>Total Valuation</b>	<b>\$ 14,483,410</b>

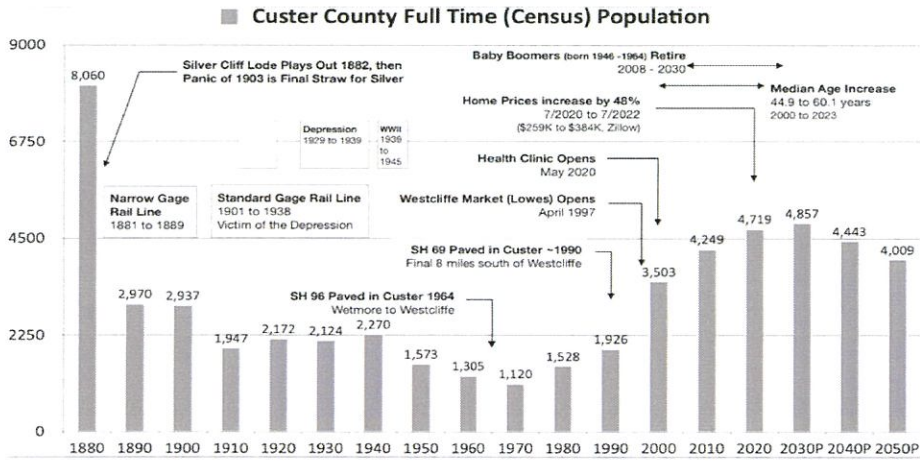
Source: Custer County Assessor's Office; 2016

Demographics	
Residential Population	437
Annual Growth Rate (2010-2016)	56%
Median Age	54.3
Households	259
Average Household Size	2.14
Households with Children (2020)	14.7%
Median Household Income	\$46,477
Associates Degree or Higher	40.9%
HOUSING	
Median Home Value	\$237,500
Total Housing Units	319
Owner Occupied	72%
Renter Occupied	28%
Vacant Housing	93

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Table 8. Census



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Table 9. Town of Westcliffe living metrics

	Criteria (Living & Working Metrics)	Letter Grade
1	What kind of access does the Town have to the outdoor recreation opportunities?	A
2	What's the climate and air quality like?	A
3	Does the Town offer a variety of housing choices?	C
4	Is the Town walkable? Bikeable?	C
5	Is housing affordable?	C-
6	What is the Town's economy like?	B-
7	What is the Library system like?	A
8	What access does it have to the arts? Galleries, plays, movies?	A
9	How are the schools performing?	D
10	Is the Town near larger Metro areas?	C
11	What about hobbies? (And are there fellow hobbyists in the Town?)	B
12	Is it easy to find a spiritual home? 21 churches.	A
13	What about special health issues? Can the hospitals/providers support them?	B+
14	What kinds of foods do you like? Are there good restaurants/grocers for that?	C+
15	How is the coffee scene (with WiFi places to hang out with my laptop)?	A
16	Does the city work to show empathy and listen to its citizens?	B
17	How do Crime Statistics compare with other Towns in southern CO?	B
18	Is there public Transportation to major Rail & Airline Terminals?	C
19	Is there a Music Scene? Festivals and concerts?	A
20	Is there a singles Night Life?	D
21	Is public space Broadband available?	C-
22	Is highspeed Broadband available for Work from Home? Starlink.	B+
23	How are the Public Parks, Playgrounds, public spaces?	B-
24	What is the Educational Level of the current Town residents?	C+

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Table 10: Comparison with other Towns

Towns <small>(west of 125, south of 170)</small>	Source: U.S. Census Bureau - 2020 Town Profiles					Source: GreatSchools.com (out of 10)				Source: Realtor.com
	Population	Median Age	Employment Rate	Median HH Income	Educational Bachelors+	Elementary Schools	Middle	High	Median Home Price	
1 Alamosa	9,806	29.7	59.8%	\$50,239	28.0%	5	5	6	\$270,000	
2 Basalt	3,984	46.2	73.5%	\$103,049	56.1%	7	4	6	\$1,400,000	
3 Buena Vista	2,855	33.3	68.5%	\$58,168	37.6%	4	7	8	\$810,000	
4 Carbondale	6,434	42.0	77.7%	\$92,083	57.1%	3	7	6	\$1,800,000	
5 Crawford	403	42.9	64.1%	\$55,375	16.2%				\$328,000	
6 Cortez	8,766	37.9	51.4%	\$55,962	31.1%	5	5	4	\$282,500	
7 Crested Butte	1,639	41.5	72.5%	\$67,625	75.0%	9	8	8	\$829,000	
8 Del Norte	1,458	43.8	55.3%	\$40,756	20.2%		5	5	\$361,000	
9 Delta	9,035	43.4	45.7%	\$45,950	18.1%	4	6	5	\$353,000	
10 Monte Vista	4,247	38.2	56.1%	\$51,071	30.1%	5	6	4	\$153,000	
11 Durango	19,071	36.6	65.9%	\$76,177	58.7%	8	8	7	\$750,000	
12 Fairplay	724	37.4	81.0%	\$80,179	24.2%	7	8	5	\$567,900	
13 Florence	3,822	44.6	58.1%	\$58,167	21.8%				\$310,000	
14 Ouray	898	50.3	57.0%	\$68,750	54.4%			7	\$424,000	
15 Gunnison	6,560	24.9	74.1%	\$63,229	55.9%	3	5	6	\$587,000	
16 La Veta	862	65.3	43.8%	\$48,297	31.2%		6	6	\$351,000	
17 Lake City	432	54.9	51.4%	\$57,548	40.9%				\$306,000	
18 Leadville	2,633	38.0	87.2%	\$80,100	57.9%		3	4	\$512,500	
19 Mancos	1,196	46.5	61.1%	\$63,185	43.2%			5	\$344,000	
20 Montrose	20,191	48.7	49.9%	\$60,132	31.7%	7	5	5	\$486,900	
21 Pagosa Springs	1,577	34.2	62.2%	\$32,500	21.7%	6	4	5	\$592,500	
22 Paonia	1,447	38.9	54.3%	\$54,643	38.1%	7	4	10	\$408,500	
23 South Fork	510	59.3	40.5%	\$70,804	38.9%				\$114,300	
24 Salida	5,666	44.3	59.1%	\$63,775	46.2%	9	5	6	\$520,000	
25 Silverton	622	45.4	64.8%	\$64,000	37.9%			10	\$658,000	
Median	2,633	43	59.8%	\$60,132	37.9%				\$424,000	
<b>Westcliffe</b>	<b>435</b>	<b>47.4</b>	<b>59.6%</b>	<b>\$52,500</b>	<b>37.8%</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>\$449,000</b>	
Silver Cliff	609	38.9	43.6%	\$35,583	14.2%	4	3	3	\$304,000	
<b>The "Cliffs"</b>	<b>1,044</b>	<b>42.4</b>	<b>50.3%</b>	<b>\$42,632</b>	<b>24.0%</b>	<b>4</b>	<b>3</b>	<b>3</b>		

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Table 11: SWOT analysis

STRENGTHS	WEAKNESSES
5.00 Small Town Friendly Community & Feel	5.00 Available Workforce
5.00 Dark Skies Community	5.00 Attainable Housing
5.00 Low Crime Rate	5.00 Through Traffic (SH69)
4.75 Mountain Viewscapes	4.80 Drainage (flooding)
4.60 Healthy Environment (air, water, weather)	4.80 Lack of Water/Sewer Lines
4.60 Rich History	4.75 Broadband Cost & Availability
4.50 Valley Strong, Non-profits	4.60 Lack of Restaurants
4.25 Outdoor Recreation Choices	4.60 Lack of Land for Growth
4.25 Town Parks	4.50 School Ratings & Performance
4.00 Library	4.40 Lack of Lower Cost Shopping (people buy staples "down the hill")
4.00 Wet Mountain Valley Location	4.20 Lack of Forward Thinking to Protect Past & Present
4.00 Little or No Traffic	4.20 Walkability
3.40 Arts & Music Culture	4.17 Seasonal Tourism
3.00 Gym & Public Pool	4.00 High Median Age
2.40 Rodeo	3.80 Political Antagonism
2.00 Abundance of Worship Choices	3.60 Bike Pathways
	3.40 Three Different Governments (duplication of costs)
	3.25 Significant Seasonal (non voting) Population
	3.00 Lack of Snowfall
	2.00 Minimal Public Transportation
OPPORTUNITIES	THREATS
4.80 Attract a Younger Demographic	5.00 Losing Town Trees
4.60 A More Pedestrian Friendly Environment	5.00 Lack of Adequate Funding/Revenue
4.40 Recruit Remote Workers	5.00 Water/Sewer Availability
4.20 Increase Tourism	4.60 Temporary Loss of Adams Blvd Sewage Lift Station
4.20 Community (public) Art Projects	4.00 Nearby Forest Fire
4.20 Entry for 1st Time Home Owners	4.00 School Distric Leadership
4.20 Connected Trails Town to Town	3.80 Folks who Move from Elsewhere Trying to Impose their Values
4.20 Allow for ADU's	3.60 Losing Historic Buildings
4.00 Park Along Grape Creek	3.40 High Wind Events
4.00 Improve 200 Block of Main St for Users	3.40 Main St. Fire
3.60 Attractive Signs Entering Town on SH69 & SH96	3.00 Front Range Architecture Spoiling our Historical Feel
3.20 Business District & Higher Density Housing South of Town	2.80 Losing Valley Agriculture
3.20 Close 200 Block of Main St during Tourist Season	2.80 Small Mindedness
2.80 Summit Park Music Pavillion	2.40 Flooding
2.80 Require & Assist Owners in Using Historic Paint Colors	2.40 Air Quality from Near & Distant Wildfires
Plant more Trees, GreenStreets	2.20 Increased Crime with Population Growth
	Climate Change

Table 11: Walkability score

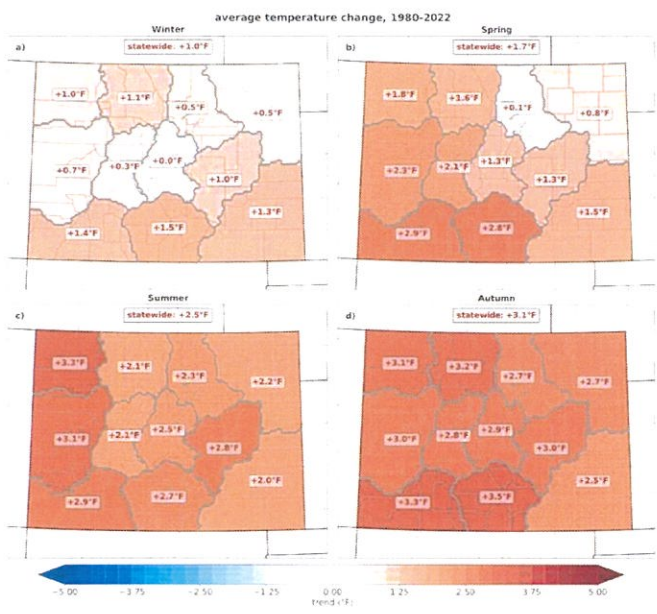
	Walk Score	Bike Score
Main Street	56	41
Old Westcliffe	51	41
Adams Subdivision	40	32
South Westcliffe	39	34
Mission Plaza	27	26
Shadow Ridge	5	20

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Bike Score	Description
90-100	<b>Biker's Paradise</b> Daily errands can be accomplished on a bike.
70-89	<b>Very Bikeable</b> Biking is convenient for most trips.
50-69	<b>Bikeable</b> Some bike infrastructure.
0-49	<b>Somewhat Bikeable</b> Minimal bike infrastructure.

Table 12: Climate Analysis



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Table 13: School rating

Performance Indicator Ratings: 1-Year Report

	Overall Rating	Elementary School	Middle School	High School
Academic Achievement	2023: Approaching (48.8%)* 2022: Approaching (49.3%)* 2019: Meets (52.2%)* 2018: Meets (50.7%)* 2017: Meets (51.4%)*	Approaching (50.0%)* Approaching (50.0%)* Meets (75.0%)* Meets (60.3%)* Meets (65.4%)*	Approaching (47.2%)* Approaching (48.8%)* Meets (74.0%)* Meets (75.0%)* Speaks but does not meet (51.2%)* Meets (62.9%)*	Approaching (48.8%)* Approaching (50.0%)* Meets (66.7%)* Meets (64.4%)* Approaching (51.5%)* Approaching (50.0%)*
Academic Growth	2023: Approaching (51.8%)* 2022: Approaching (54.3%)* 2019: Meets (75.3%)* 2018: Approaching (65.1%)* 2017: Meets (76.5%)*	Meets (78.4%)* Insufficient Data 1)* Meets (76.4%)* Exceeds (87.8%)* Meets (82.5%)*	Speaks but does not meet (51.2%)* Meets (62.9%)* Meets (76.8%)* Approaching (71.1%)* Exceeds (98.6%)*	Approaching (48.5%)* Approaching (50.0%)* Meets (76.5%)* Approaching (81.1%)* Meets (82.5%)*
Postsecondary & Workforce Readiness	2023: Meets (82.4%)* 2022: Meets (82.4%)* 2019: Meets (77.8%)* 2018: Meets (78.2%)* 2017: Approaching (85.7%)*			Meets (82.4%)* Meets (82.4%)* Meets (77.8%)* Meets (78.2%)* Approaching (85.7%)*

\* indicates rating associated with official report type

### Matriculation Rates | All Students

Matriculation rates reflect the percentage of students who have enrolled in a post-secondary program or enlisted in the military at any time during high school through the fall following graduation.

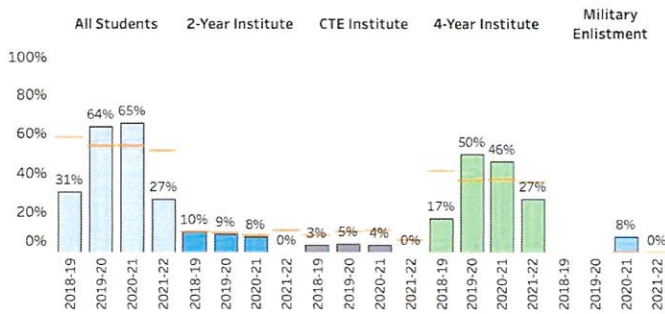


Table 14: Demographics

Demographics	
Residential Population	437
Annual Growth Rate (2010-2016)	56%
Median Age	54.3
Households	259
Average Household Size	2.14
Households with Children (2020)	14.7%
Median Household Income	\$46,477
Associates Degree or Higher	40.9%
HOUSING	
Median Home Value	\$237,500
Total Housing Units	319
Owner Occupied	72%
Renter Occupied	28%
Vacant Housing	93

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## **Appendix B: Glossary of Terms**

Master Plan: Is prepared in accordance with state statutes that authorize the Town of

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Westcliffe Planning Commission to develop a master plan for its physical development. Per C.R.S. 31-23-207, the purpose for the Town of Westcliffe Master Plan is "guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs".

**Capital Improvement Plan:** (CIP), is a short-range plan, usually four to ten years, which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan.

**Actions:** Measures to implement the Master Plan and ultimately achieve a desired goal. Each action includes a timeframe for completion: short-term (one to two years); midterm (three to five years); long term (beyond five years), and on-going.

**Goals:** The broad objectives to be achieved by the Master Plan.

**Polices:** Guidelines for decision-making.

**Planned Unit Development:** A project or subdivision that consists of common property and improvements that are owned and maintained by an owner's association for the benefit and use of the individual units within the project.

**Subdivision:**The division of a parcel of land into two or more parcels, sites or lots for the purpose, whether immediate or future.

## **Appendix C: Common Acronyms**

<b>CAFS</b>	Compressed-air foam
<b>CR</b>	County Road
<b>EMT's</b>	Emergency Medical Technician
<b>FPD</b>	Fire Protection District
<b>ISO</b>	Insurance Service Office
<b>PUD</b>	Planned Unit Development
<b>RMWSD</b>	Round Mountain Water and Sanitation District
<b>SH</b>	State Highway
<b>WMFPD</b>	Wet Mountain Fire Protection District



## Appendix D: Bibliography

Custer County Assessor's Office  
Town of Westcliffe Building and Zoning Department  
Colorado Department of Local Affairs  
U.S. Census Bureau

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## APPENDIX E: ACKNOWLEDGEMENTS

### Planning and Zoning Members

Chairman Christy Patterson

- [Caleb Patterson](#)
- [Paul Wenke](#)
- [Bob Fulton](#)
- [Chuck](#)

#### Alternates

- [Chris Lund](#)
- [John Van](#)
- [Doren](#)

### Westcliffe Staff

- [Caleb Patterson](#)
- Kathy Reis

### Thanks to:

- Dave Schneider
- Rich Smith
- Craig Cutter
- Jeremiah Coleman
- Chuck Yagow

- Deleted: Cathy
- Deleted: SnowChristy Patterson,
- Deleted: Mike Carter
- Deleted:
- Deleted: Rod Thornburg
- Deleted: Jerry Jennings
- Deleted: ¶
- Deleted: Jim Bistodeau
- Deleted: Kathy Reis

- Deleted: Alan Clark
- Deleted: Mike Carter

APPROVED AND ADOPTED this 20<sup>th</sup> day of AUGUST 2024 by the Board of Trustees of the Town of Westcliffe, Colorado.

BY \_\_\_\_\_  
Paul Wenke, Mayor

ATTEST: \_\_\_\_\_  
Kathy Reis, Town Clerk

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TOWN OF WESTCLIFFE  
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Office of the Town Clerk  
P.O. Box 406  
Westcliffe, CO. 81252  
[townclerk@townofwestcliffe.com](mailto:townclerk@townofwestcliffe.com)  
719-783-2282

X Westcliffe Town Board \_\_\_\_\_ Board of Adjustments  
\_\_\_\_\_ Westcliffe Planning Commission

Here are things you need to know:

- You must contact the Town staff prior to coming to the Board. Quite often the issue can be resolved by staff action.
- Please plan on attending the meeting. The Board of Trustees will be unable to take action without a representative in attendance.

Please complete the following information and return this form no later than ten (10) days prior to the Board meeting to the above address or bring it to the Town Hall at 1000 Main Street our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. (Regular Board meetings are scheduled for the third Tuesday of each month.)

Name of person making presentation: Bianca Treuka

Organization, if speaking on behalf of a group: \_\_\_\_\_

Is this a request for Board action? Yes No

Please provide a summary of your comments:

Presenting Signatures + photo visuals  
pertaining to and in support of  
the affordable workforce housing  
project sw of tennis courts within  
the town of W.C.

What staff member have you spoken to about this? Please summarize your discussion:

all office staff, Town Manager

Contact information:

Name: Bianca Treuka  
Mailing Address: 414 Main Street  
W.C. 81252

email: coloradoearthscents@gmail.com  
Daytime Phone: 719-210-1515

In the conversations leading to signatures presented Main street workforce, managers and employees are included.

Cook, waitresses, baristas, retail workers, grocery store employees, gas station attendants and mechanics, tradesmen and skilled labor, business owners, business managers.... Etc. *Teachers, EMT, Clinic, hardware + more business participants will be forthcoming*  
Zero unemployed persons living for free/"on welfare" were approached by me or participated in this list.

A small percentage of signatures are included from the retired community which lives in the area but support the concept as they rely on town workforce and services.

My focus was the business and workforce corridor





Layers

Memorial Park

Hermit Park

Custer County High School

Custer County EMS

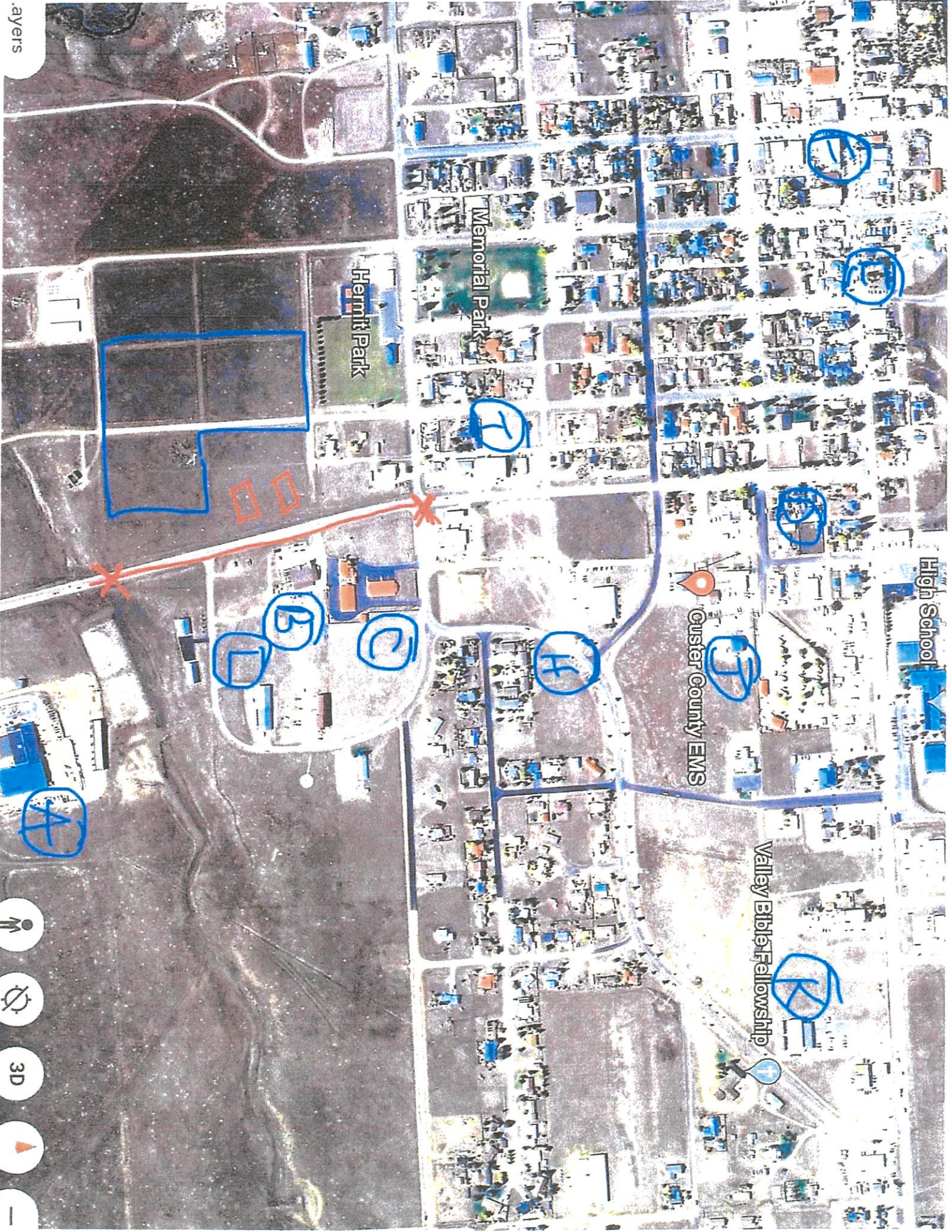
Valley Bible Fellowship

33ft

35ft

drop in elevation from upper point to lower point, purposed max height of structure

Navigation controls: a compass icon, a 3D view icon, a zoom in (+) and zoom out (-) icon.



② Diesel repair from  
Virivenda Park neighborhood east edge



# Best Leggers & Retail on Main

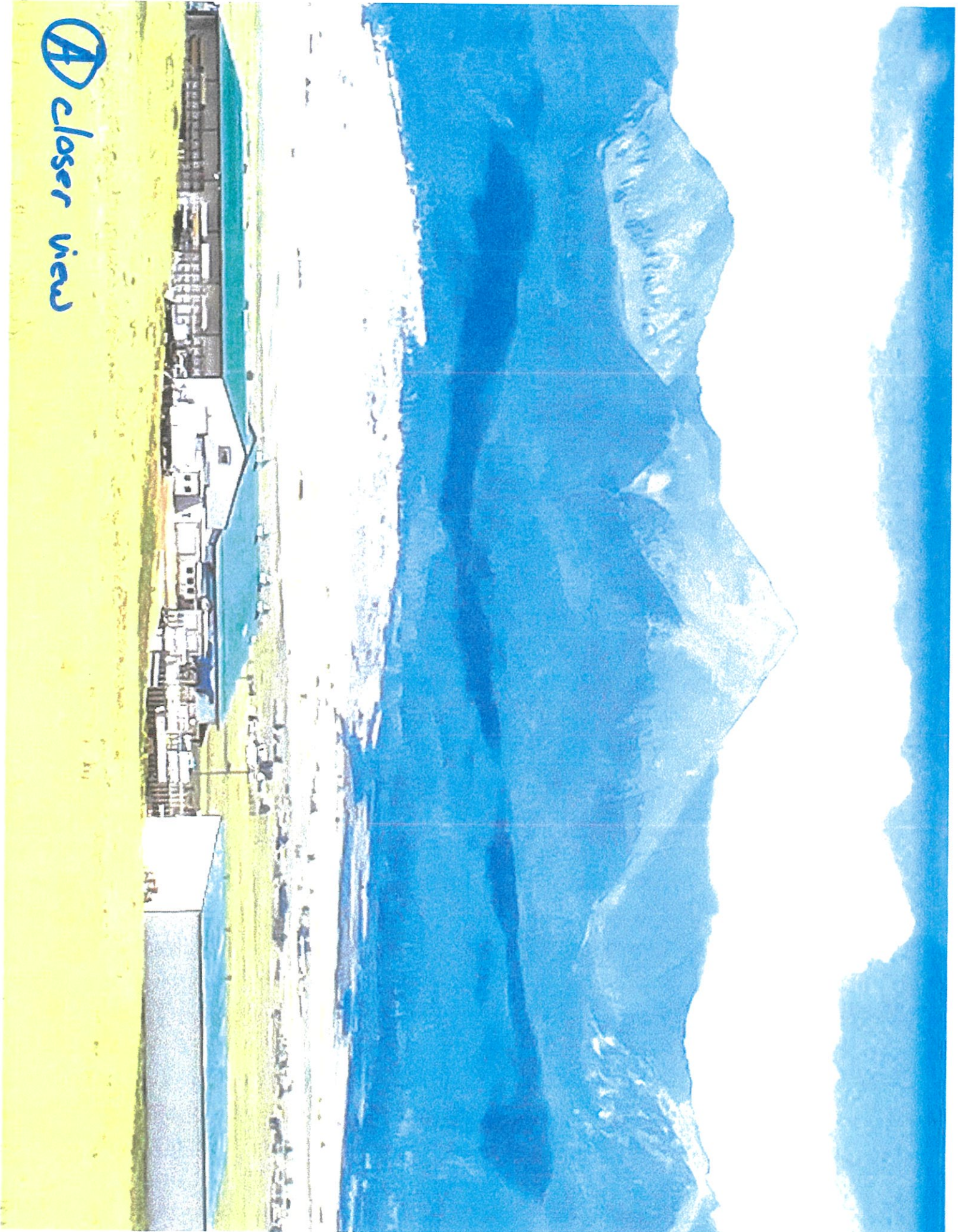


① Granada Court  
Covales



① Search & Rescue Barn





**A** closer view

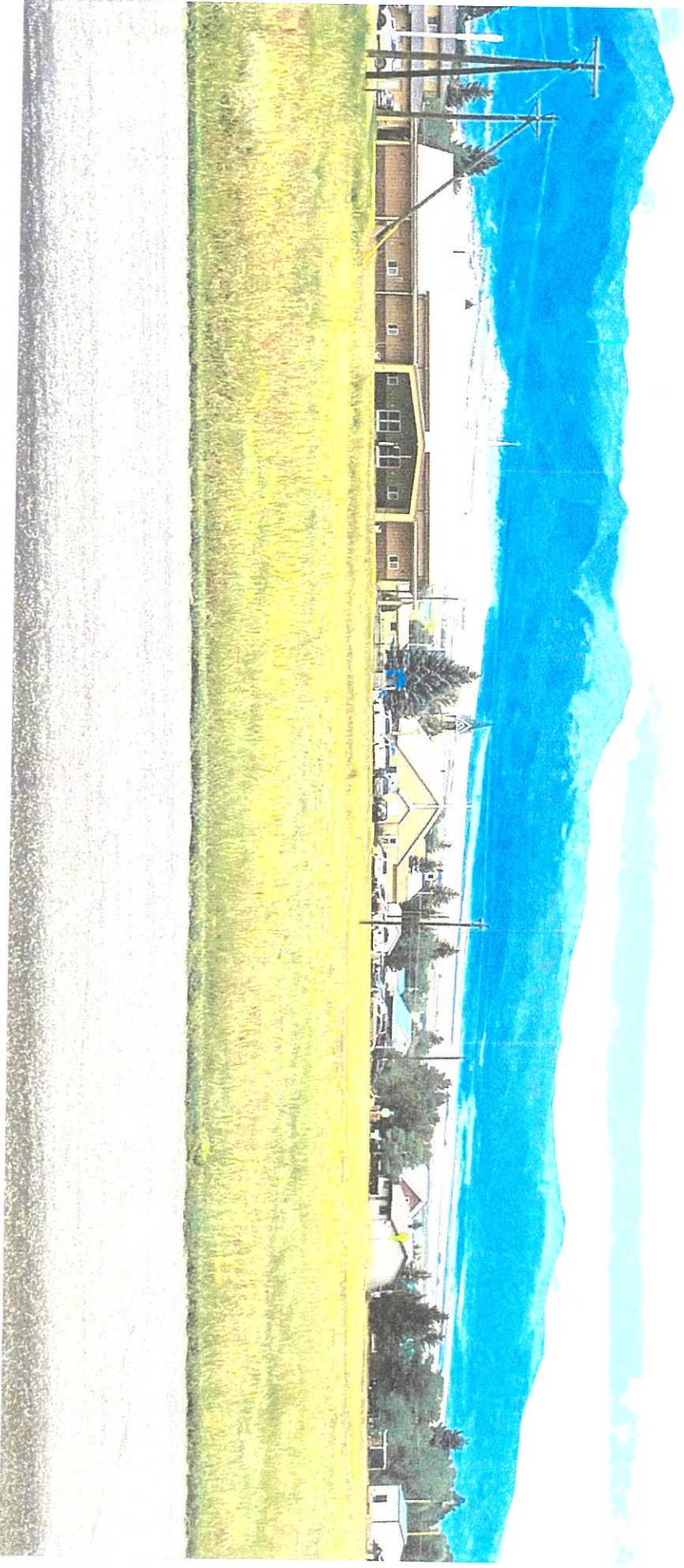


A

a wide few



# I Church



② Sugar bump tallest on South Main Street

