

**PLANNING COMMISSION
TOWN OF WESTCLIFFE
TUESDAY, OCTOBER 20, 2020
REGULAR MEETING**

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CALL TO ORDER

Chairman Ellison called the meeting to order at 9:00A.M.

ROLL CALL

The following members were present: Chairman Ellison, Mr. Stefanich, Ms. Snow and Mr. Fulton.

ABSENT: Mr. Wenke

PLEDGE OF ALLEGIANCE

Chairman Ellison led the pledge of allegiance.

OTHERS PRESENT: Hans Prah1-(representing the group for the Feed Store) 1700 Williams Trace, Byron Elliott-6291 Moulton Ct. Castle Rock, Terri Kerr-9210 CR 328 WC-Michael Hockmuller-9210 CR 328-WC, Marilyn Hennessy-333 Mission Drive, Marlys Hartbauser-816 Main St. and Wanda Jennings.

For the record The Mayor and one or more Trustees may vote on matters that come before the Planning Commission and the Board of Trustees.

OLD BUSINESS

NONE

NEW BUSINESS

- a. Discussion and recommendation to the Board of Trustees for a Special Use Permit regarding the Feed Store to allow for cabins / yurts to be built on the property.**

Hans and Byron presented to the Planning Commission Board what the additions would be for the Feed Store including cabins/yurts, concerts, movie night. They would open the restaurant, keep the rentals that are on the property also open an event center. Hans said they have been in touch with Round Mountain Water regarding this issue. There was concern about the sustainability by starting this project. Hans explained to the board that the majority of the income will be the 6 months out of the summer, with the short-term rentals and the restaurant. Marketing will go outside of Westcliffe, like Colorado Springs, Pueblo and surrounding areas. They understood about the winter months. Hans said that they want to plug into the local economy. Hans will go before the Board of Trustees at the next board meeting on November 2nd.

ACTION: Ms. Snow moved and Mr. Fulton seconded to recommend to the Board of Trustees that the Feed Store lot to be rezoned from Core Commercial to Commercial contingent upon transfer of ownership. Motion carried.

- b. Discussion and recommendation to the Board of Trustees for transferring a previously approved Use by Special Permit from 111 S. 6th St to 210 S 3rd St.**

This was tabled until the moratorium is lifted on short-term rentals.

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NEW BUSINESS CONTINUED

a. Begin discussions regarding short term rental regulations / licensing.

Chairman Ellison stepped down from the board to discuss short-term rentals. Mr. Stefanich became acting Chairman.

Ms. Snow spoke to the board regarding the short-terms rentals here in Westcliffe and recommendations regarding licensing, short-term rental permits, renewals, fees, neighborhood density. Mr. Fulton said he would do some research on the density of the town vs the town population. It was suggested by a attendee to talk about Grandfathering in short-term rentals to the Board of Trustees as well.

Chairman Ellison remained in the audience.

b. Discuss and recommend to the Board of Trustees to amend the Wet Mountain R.V. Park Use by Special Review changing the entrance to Rosita Ave from Hwy 96.

Marlys Hartbauer asked the board to remove the provision that was placed on the RV Park some years ago and to allow the main entrance to be on Rosita Street next to the Sheriff's Office. Mr. Stefanich said he spoke with the Sheriff's Office and they have no issue with the RV Park entrance being on Rosita Street. Mrs. Hartbauer will go before the Board of Trustees on November 2nd.

ACTION: Mr. Stefanich moved and Ms. Snow seconded to recommend to the Board of Trustees amending the Wet Mountain RV Park, Use by Special Review, changing the entrance to The Wet Mtn. RV Park to Rosita Ave. and 96. Motion carried.

Ms. Snow moved and Mr. Fulton seconded to adjourn the meeting. Motion carried.

AJOURN

Recorded by
Wanda Jennings
Deputy Clerk