

**TOWN OF WESTCLIFFE
WEDNESDAY, JULY 10, 2024
REGULAR MEETING**

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CALL TO ORDER

Chairman Patterson called the meeting to order at 3:00 P.M.

PLEDGE OF ALLEGIANCE

Chairman Patterson led the Pledge of Allegiance.

ROLL CALL

-

The following members were present: Chairman Patterson, Paul Wenke, John Van Doren, Bob Fulton, and Chris Lund.

OTHERS PRESENT

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Don Cook, Kevin Ferreira, Manny Santellan, Sal Stabila, Marilyn Hennessey, Barry Keane, Art Nordyke, Fred Hernandez, Debbie Underwood, Robert Veltrie, Denise Mackey, Kevin Mackey, Charles Bogle, Donna Bogelsong, Johnny Winton, Julie Olomon, Christian Clauson, Mike Nuanes, Kathryn Rogers, Joy Vickers, Justin Hutton, Roc Canda, Laura Seitz, Becky Bruns, Dennis Bruns, Manny Fornasier, Karen Midi, Jill Kamiensk, Robert Midi, John Willemsma, Debbie Willemsma, Dean Sharp, Holly Wray, Couch Duayne [sp], Katherine Brenchley, Paul Vogelsong, Ben Livsey, Twila Geroux, Vera Diaz, Elliot Jackson, Freeman Miler, Scott Mwenger [sp], Mary Zawacki, George Mowry, Bob Cornwall [sp], Laura Dollarhide, Doug Prazak, Debbie Prazak, Henry Patrick James, Barbie Trow, Nadine Peterson, Claudia Henning, Jerry Henning, Charles Jagow, Merle Yoder, Kelly Smith, Brad Hartbauer, Veronica Nicholson, Brock Flynn, Bob Senderhauf, Randy Wilhelm, Eva Middendorf, Mark Middendorf, Kit Shy, Janice Nuttall [sp], Bianca Trenke, Luke Hooks, Betsey Taylor, Audrey Gluschke, Melane Rella, Caleb Patterson, and Erin Christie

APPROVAL OF MINUTES

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

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OLD BUSINESS

A. Discuss creating a new commercial district for Vivienda Parque.

After a short discussion, it was decided to Table Old Item A until proper notices were sent out and a public hearing was held.

ACTION: Mr. Wenke moved and Mr. Lund seconded. Motion carried.

VERBATIM TRANSCRIPT

CHAIRMAN PATTERSON: So we'll go ahead and call this meeting to order. If everyone could stand for the pledge of Allegiance.

ALL: I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible with liberty and justice for all.

CHAIRMAN PATTERSON: Rollcall?

RELLA: Chairman Patterson?

CHAIRMAN PATTERSON: Here.

RELLA: Mr. Wenke?

WENKE: Present.

RELLA: Mr. Van Doren?

VAN DOREN: Here.

RELLA: Mr. Lund?

LUND: Here.

RELLA: Mr. Patterson?

TOWN MANAGER PATTERSON: Here.

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RELLA: Mr. Fulton?

FULTON: Present.

CHAIRMAN PATTERSON: Before we do recognition of visitors and how I'd like to do that is just read off the list of people that are here. We'll go ahead and do approval of minutes. Has everybody had a chance to read the minutes from the last meeting?

Any discussion? All those in favor say aye. Aye.

How's the line out there?

RELLA: It's crazy.

(OFF MIC)

CHAIRMAN PATTERSON: Since I don't think anyone is here to talk about Vivienda Parque, if it's OK, I will go ahead and address that old business, and then we can do recognition of visitors. Item A of old business is discuss creating a new commercial district for Vivienda Parque. Do you want to explain that a little bit?

TOWN MANAGER PATTERSON: Yeah. We can shut the door so there's no one coming. We do have two seats here so if you'd like to sit down.

FEMALE: Thank you.

TOWN MANAGER PATTERSON: Okay, so I talked about before. Originally there was a PUD at Vivienda Parque. The old organizers of the PUD disbanded sometime in the early 2000s and therefore they kind of just went up in smoke.

It was all supposed to be residential. Slowly commercial buildings were put there and what we've kind of done so far is address this by taking it into the folds of the Town and getting -- keeping the same business signatures and residential signatures on the lots but just instead of on the map you're seeing as a PUD, we just turned it into residential and blue for commercial.

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We couldn't name it Highway Commercial nor Port Commercial because it was not on a highway nor in a town so, therefore, we just named it Commercial District 1. If you'd please look at all of the uses for it. On the first page we have 10-2-3 use and as well as the description of the zone.

I did add, since we talked about last time, everything that we needed. Instead of non-conforming uses, I put in pre-existing buildings and their uses. I also added the dance halls, the strip malls, sporting goods stores, brewing facilities and medical facilities.

This does not disbar any business that's been there before and allows for more opportunities in this commercial zone. I'm probably going to hold this off from rezoning until the Shadow Ridge rezoning is done with and as well as this one so there's no confusion. All we really need is to approve this and I can hold off on it until these other rezoning disputes are finished.

WENKE: Do you want to move on to the board today?

TOWN MANAGER PATTERSON: No. We'd have to have the public hearing and notify property owners and what not sort of like we're doing right now with the six blocks. I don't really know.

We might just want to hold off on this and bring it up for the next month or maybe just bring it up in the next couple of months so it won't be on the agenda and once these two rezoning disputes are dealt with then we bring it back up and notify the owners and once it gets passed, if it gets passed, we can do more.

LUND: September?

Yeah, we're looking at September maybe October, November. Yes, sir.

CHAIRMAN PATTERSON: And just to clarify, it's not like we're taking any rights away from anybody that already exists here. It's just that there's just some gray area with what was originally planned to be versus what it is. Yeah, so would anyone like to make a motion to table this?

WENKE: I'll move to table this until September.

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LUND: I'll second it.

CHAIRMAN PATTERSON: Motion is to make a second to table discussing creating a new commercial district for Vivienda Parque until September. Any discussion?

All those in favor say aye. Aye. If there's still people signing just bring what you can.

(OFF-MIC)

CHAIRMAN PATTERSON: Normally, with recognition of visitors, we have everyone state their name and their physical address, but since there's so many people here, I think it's better just to run through this list of names, and then this will be put in the record.

So I'm just going to go through everyone that has signed this form. Dan Kuhl, 325 East Main, Kevin Ferreira, 809 Hermit Road, I apologize if I mutilate anyone's name, Manny Santellan, 809 Hermit Road, Sal Stapler, 37 Powell, Marilyn Hennessy, 333 Mission Drive, Barry Keene, P.O. Box 835, Art Nordyke, 57798 Highway 69, Fred Hernandez, 50 Granada Court, Debbie Underwood, 221 Change that address please, it should be 810 East 5th. What name was that? Debbie Underwood. 810 East 5th?

That's correct. Robert Beltree, 509 Powell, Denise Mackey, 1244 Ute, Kevin Mackey, 1244 Ute, Charles Vogel, 2362 Black Fawn, Ghana Vogelsang, 1101 San Isabel, Johnny Winston, 350 Nolthop, Julie Alleman, 1411 Lone Tree, C.R. Clausen, 110 South 3rd, Mike Nunez, 8, Leah Lane, Catherine Rogers, 305 South 2nd, Joy Vickers, 601 4th Street, Justin Hutton, 756 County Road, 325 Roc Canda, 404 5th Street, Laura Seitz, 303 South 2nd, Becky Bruns, there is not a fiscal address for that, Dennis Bruns, 140 Sundeck Drive, Manny Fornacier, 309 Dry Creek Drive, Karen Middy, 123 Sundeck Drive, Jill Kaminski, 805 South 5th, R.A. 123 Sundeck Drive, Will Smough, 535 Sangre Drive, Dean Sharp, 110 North Adams, Holly Ray, 407 South 5th, Dwayne Couch, 1336 Lone Tree, Catherine Brenchley, 112 Alvarado, Paul Vogelsang, 1101 San Isabel, Ben Livesley, 1065 7th Street, Twyla Drew, 1100 County Road 160, Vera Diaz, 919 Main Street, Johnson with the Wet Mountain Tribune, Freeman Miller, Sunset Ranch, Slash Valley Feeds, Scott Unger, 215 South 6th, Mary Zawacki, 129 Sundeck, George May, 404 South 2nd, Floyd Conwell, 279 Road 182M, Laura Dollarhide, 47 Granada, Doug and Joanne Prezack, 36 Kildare, Barbie Ann, Patrick Henry, 40 St. Andrews, Nadine Peterson, 312 South 4th, Claudia Henning,

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409 South 5th, Jerry Peters, 409 South 5th, Charles Yago, 310 South 5th, Merle Yoder, 57 965 State Highway 69, Kelly Smith, 7011 County Road 328, Brad Hartbauer, 401 South 4th, Veronica Nicholson, 1880 Ute Mesa Trail, Paul Schmidt, 112, I don't know, I can't read that, Brock Flynn, 705 Shining Mountain Road, Luke Hooks, 719 No. 2 South Street, Betsy Taylor, 3877 County Road 182, Audrey Gliska, 840 Coronado Road. If any names were said incorrectly, I apologize.

You can stop and talk to the clerk and make sure your name is correct for the minutes if you'd like to do that at the end of this meeting.

NEW BUSINESS

A. PUBLIC HEARING: Consideration of recommending to the Board of Trustees the possible rezoning of blocks; 17 & 18, 19 & 20, 33 & 34, and Town-owned lots to Multi-family District (MFD).

Chairman Patterson opened the PUBLIC HEARING

All right, so item, a new business item A is public hearing consideration of recommending to the Board of Trustees the possible rezoning block 17 and 18, 19 and 20, 33 and 34, and town-owned lots to multi-family district. This is public hearing regarding rezoning blocks 17 and 18, 19 and 20, 33 and 34, governed by Land Use Development Code Section Title 10.

The hearing is a quasi-judicial matter and the Board of Trustees is, and the Planning Commission is not acting as a legislative body but as a judiciary in this matter. Decisions will be based on the evidence presented at the hearing as it applies to Land Use Development Code and such decisions will not be persuaded by popular opinion. As such, the Board of Trustees will only consider the evidence in the record of the hearing including the public comment by interested parties.

Why that's relevant and just to kind of explain to everyone how this works is the Planning Commission makes recommendations to the Board of Trustees. The Planning Commission is not a decision-making body. All we are doing is making the recommendations, whether it's a positive recommendation or a negative recommendation.

That is our role here today. So public opinion, discussion by this Board at this time, that will help make a decision whether it's to yes, take this forward to the Trustees or say we don't, we don't agree with it and then that information will be taken to the Trustees and

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they are able to do what they want with that information. Before we hand this over to Caleb, who is the Town Manager, I wanted to say a couple things and I know that Paul did as well.

What, especially, I think there's some misinformation out there. These things happen. What Caleb or what's being discussed here today comes from Proposition 123, which is being implemented by DOLA, which is to help get affordable housing in communities and DOLA is offering low-income loans and grant money to help make this happen.

People that are able to apply for this money are non-profits, community land trusts, private entities and local governments. Now there is a fast track for local governments. The Town is not in the business, nor have they ever been, of developing land.

We would not be putting up apartments or condos or anything like that. That would be up to a developer to do. What we're wanting to, if I understand correctly, we'd be looking at trying to use some of this available money, possibly help extend water lines and sewer lines out south so that there could be building out there where there has been no, you can't build out there right now, as many of you that are property owners out there know, because we can't get water and sewer out there.

We can't bring water and sewer out there for a host of reasons. So that is what I wanted to say. I just wanted to make clear to everyone that the Town is not in the business of providing housing for anyone.

We're not in the business of developing. We are in the business of zoning and right now that land out there is all zoned single family.

WENKE: Thank you, Christy. I want to start out by, just to reaffirm what Christy just said, there is misinformation in the public sphere, I think on Facebook and other places, about what we talked about at yesterday's workshop. The second thing I want to say is this is a work in process.

We have not settled on any specific plan. We are working through it to see what is best for the community. We know affordable housing is a need.

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We don't know how much affordable housing we need. We will be doing a study, we won't be doing it, a professional firm will be studying not only in the west but in the county to determine the need for affordable housing. I see some realtors in the room.

They may have to express their experience with people not being able to find something they can afford to live in. So we understand that. We understand the workforce needs that we have.

I see signs all over town, including my business, help wanted and they don't get filled. So I just want to say that this is a work in process, number one. Number two, we want to involve the people certainly in those six blocks who might be impacted by this or will be impacted by this.

We want to hear from all of you. It's important to me as mayor and it's important to the board members as well to be able to hear and listen to what you're saying. So no decision has been made at this juncture.

I just want to say that. And so you're all welcome to speak and Christy will govern that.

CHAIRMAN PATTERSON: You have a three-minute limit and I hope we don't try to beat a dead horse. If a point has been made, it's been made and you don't need to make it over and over again because the time is, you know, we got about 60 people in the room every minute, three minutes, that's a long time. So I would just ask that you respect what other people have said and I've said it. There's no need to say it again.

TOWN MANAGER PATTERSON: So thank you. Thank you, Ms. Chairman. To kind of elaborate, this all started with Proposition 123, like she said, and what kind of funds were available through this big grant fund that the state was giving out. I kind of looked at Westcliffe and what we needed, where we could expand and where we could provide housing and really the most simple answer was these six blocks. Right now they lack the current infrastructure, water and sewer that would need to be brought to these lots.

They haven't been done before, nor do I think they will be done without some intervention through the state and through the local government. So I went through this and I also looked at grant criteria. With certain grants, you have certain criteria to be able to be more competitive for the grant.

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A few of these are use of vacant public-owned land, subsidize and reduce local government fees, density bonus for housing needs, promote some meter and utility charge for affordable uses and affordable housing, on and on and on. So really what the state was pushing for this grant in order to get this was density. So that's why we kind of see the density requirements on this.

Now, like Paul said, these are just suggestive and of course, I do believe that this will get a haircut and I do have suggestions on the haircut or the trimming down of these lots and what they would look like. Now, if you guys would like to see what they kind of would look like, I did hand out papers. If you guys are in that in the back, please look around for others that might have the papers.

If you're in this room, please look for people that do have the papers. Planning Commission, I did put it on your guys' desk. Currently in the Town, there already is a three-story apartment in both towns, one in Silver Cliff.

So it's not like a three-story apartment is unheard of nor very controversial. So I just wanted to state that. It also shows the kind of what they could look like.

So sorry about that. So that's kind of the premise of this. Now, Planning Commission, I'd like you, if you may, to turn to the Multifamily Housing District description.

That should be on page 39 and 112 of your packets. The Town on lots, currently there is 45-foot maximum height. I would suggest that we put it down to 35 feet, which would mean three stories, as well as lots 33 and 34 at three stories.

Now, lots 20 and 19, a maximum of 30 feet, and 17 and 18, a maximum of 25 feet. It also says that blocks 17 and 18 are the tiny homes. Now, they don't have to be that as well.

As we look through this and adjust, we can turn it into the idea was kind of a three-story to two-story to one-story to kind of have a tiered construction. So the views would be protected for the people living there and the adjacent property owners. So what they have for 17 and 18 does not have to be that.

We can work on it. So that's kind of the deal.

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WENKE: I might add that Caleb's laid this out. He has presented these diagrams. And this is in, I believe, Salida, is it not?

TOWN MANAGER PATTERSON: Yes, a few of those photos were through a developer called Fading West.

WENKE: So we haven't even decided on moving along three-story apartment complex. I think the demand and need is going to govern what we say about what gets built or what we're recommending or how we zone. And so that data is yet to come.

I'm not trying to put the cart before the horse, but we can do a lot of other things before we get the data. So that's kind of where we are.

CHAIRMAN PATTERSON: Well, and I feel that I don't like seeing these pictures because it would be up to a developer to bring a plan to the Town if they wanted to do this. It's not the Town that would be developing this property. We're just talking about this changing the zoning.

Right now, we have height restrictions on residential and on commercial. So that's already in place. If we change the zone to multifamily, the rules are already in place for that.

And I feel that showing these pictures just adds to the fears, maybe, that people are having right now about this. And I don't think it's appropriate for us to be showing that.

TOWN MANAGER PATTERSON: That's by no means exactly what's going to be up there. Those are just kind of visuals to help -- help others understand. What we probably should discuss is probably number four in the multifamily district, area heights and standards.

The Town on lots we have here, I gave a suggestion for 35 feet, which would mean three stories, 33 blocks, 33 and 34, as well as being 35 feet, 20 and 19 at 30, 17 and 18 at 25.

FEMALE: Can you move us through those, like in terms of east to west from the? Yes, that would be helpful.

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TOWN MANAGER PATTERSON: Yeah, so the Town on lots are, and it should show it on that paper as well. It should be the dark area that I handed out. So if you guys need, go ahead and just hand those papers around to get a better look at it.

Be covered in blue, but it might be black and white. Off to the right. And if you're looking at a colored map that Paul is pointing to, it's the white on box.

Those are the closest to the highway. And those are the Town owned lots. I want to stress that those will be the only proposition lots that the Town has in the Town can work with the developer to put up for those lots only.

So that is what it means on the zoning for the Town on lots block 33 and 34 are the two red blocks on to the left-hand side of the Town on lots. So that you can see that the Town owns half of some of those lots. The rest are privately owned.

So off to the right, the middle two lots are blocks 20 and 19. Those are on the structure. Hold on, let me get to the definition of that.

Those lots are meant to be for townhomes, apartments to not exceed two stories.

FEMALE: I'm sorry, right here, number

WENKE: It's the center block 20 and 20, 19, 19 and 20. These center blocks here, these lots here. You got that there?

FEMALE: And those will be for what?

TOWN MANAGER PATTERSON: 20 and 19 shall be townhomes and apartments not to exceed two stories. Blocks 17 and 18 on the far left, meaning west, shall be reserved. I have this for tiny homes, bedroom housing, and houses that can be built on half a lot.

So that is what it currently is at the moment.

MALE: That's going to be for low income housing, correct?

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TOWN MANAGER PATTERSON: No, no. Again, the only areas that are for the low income housing are the Town owned lots to the far right or to the far east adjacent to the highway.

FEMALE: 30 and 30, 33 and 34.

TOWN MANAGER PATTERSON: Yes, the Town owns half of one block as well as two triangle slips off to the right, if you guys can see that. On that visual I gave you, it should just show one big blob there that I darkened.

FEMALE: And you want to make three stories there?

TOWN MANAGER PATTERSON: Yes.

FEMALE: On the highway.

TOWN MANAGER PATTERSON: Correct.

FEMALE: Isn't that the view? Isn't that the reason for the acres?

TOWN MANAGER PATTERSON: I don't think it's the Town's business. Personally, I don't think it's the Town's business to protect views. I think if the Town is going to provide services, that's for you.

CHAIRMAN PATTERSON: With this, through DOLA, with this Proposition 123, does it state that it has to be affordable housing or does it just say that there has to be providing housing?

TOWN MANAGER PATTERSON: No, so that's the whole thing behind the Proposition funds is that they are affordable housing.

MALE: Now, what's the definition of affordable housing?

CHAIRMAN PATTERSON: Who defines affordable housing?

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TOWN MANAGER PATTERSON: Yeah, so the state does. There are certain percentage of AMIs, goes up to, let me just go ahead and pull this out. What's an AMI?

CHAIRMAN PATTERSON: Median income, area median income. Thank you.

TOWN MANAGER PATTERSON: The last housing needs assessment had different, in 2019, excuse me, so probably second to last, had different income brackets. One was \$23,000 per year. The other was \$31,000 per year, \$45,000 in the middle.

Again, this is done in 2019. And then the workforce housing bracket was \$55,000 a year. So there's different income brackets and those are based off certain percentages of AMIs.

CHAIRMAN PATTERSON: So then if we got money for, we got grant money through this program, then anybody who lived out there would be subject to income certifications and verifications?

TOWN MANAGER PATTERSON: Yeah, so yes and no. It depends if the property is going to be deed restricted. If there is a deed restriction, if there's a restriction on the deed that limits the amount it could sell for or be rented for, then they would be available for proposition funds.

So that much is clear. Primarily it's going to be the Town, so the Town on lots. The Town could have taken this or I could have looked at this when I zoned it and just looked at the Town on lots and put water and sewer in just the Town on lots and said, okay, then that would be what we're talking about today.

But I took a new approach or a different approach because those entire six blocks, I've never seen water and sewer service in their lifetime. I don't think if we put the lots, if we put water and sewer in the Town on lots, then all of a sudden I don't think the property owners would go and branch off from that because they haven't done it before. This is a way for the Town to not only encompass its town on lots, that would be affordable houses, but also encompass the six blocks as well in this grant.

Now, like I said, there is a checklist. It is Energy Mineral Impact Advisory Fund, whereas now Best Practices. That is what that paper is.

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And it goes over a few checklists, allowing for or kind of pushing for higher density houses. So that's why you see the higher density area here was to look more favorably on that grant. I think personally, I think the farther away we go from a higher density, and I'm not saying it needs to be skyscrapers and whatnot, but the farther we go away from it, the less likelihood of getting this grant to provide water and sewer infrastructure for this area could be affected.

CHAIRMAN PATTERSON: So this grant, what you're asking for would just be to extend the lines to be able to get water and sewer out to that, I'm just going to say that south end of town. Right. All right.

And after that would happen, and so that would the Town be using, potentially using this dole of money to help pay for that. Right. Tell me about this.

And then beyond that, I would, the Town would be maybe listing its six lots so that a developer come in or it's not lot six blocks so that a developer could come in and make a proposal.

TOWN MANAGER PATTERSON: No. So the Town would list, I guess you have to say list or really just put out in the open that, hey, you know, these are town-owned lots. They are available for proposition funds.

And these, the Town-owned lots could be affordable houses. Now, it depends up to the property owners or the rest of whether or not they wanted to make affordable or not. That's their business, not the Town's business.

Simply what we're really doing for the property owners is that there was nothing there before. Now all of a sudden there's water and sewer infrastructure, and as well as now it's going to be, but the caveat is it has to be kind of a higher density housing with this area. Again, the farther away you go for higher density, the more our chances get hurt for applying for this grant.

DOLA has not come out and said, hey, this is the sweet spot for this grant. You got to, you know, do this. They're really looking for innovative ways to apply for innovative zoning for these grants.

CHAIRMAN PATTERSON: Why would a developer want to develop on property that they don't own, that the Town owns?

TOWN MANAGER PATTERSON: Yeah, so that is actually not unheard of, and it's happening all over the state. Why they would want to is because there's money in it for them. There's money in it for them.

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The state usually subsidizes these areas, or excuse me, these housing projects. There's housing projects going over Buena Vista, Salina, Breckenridge. I could pull that up if I could, but all the way to, you know, areas in southern Colorado, northern Colorado, eastern slope, there's areas in Colorado Springs that are affordable housings being put up.

So this is going all over the state, so it's definitely not unheard of for this. I think it looks more presentable if we go to developer and say, hey, here's this land. We want affordable housing.

Nothing's on it. They're going to be like, well, how can we make affordable housing if nothing's on it? Because we got to cover the cost of the infrastructure.

This is kind of appealing, I think more appealing to a developer if we put the infrastructure in there.

CHAIRMAN PATTERSON: So I don't mean to put you on the spot, Charles, but I'm going to put you on the spot. We're very casually talking right now about extending water mains and sewer mains, and we're very casually talking about high density and that we can get grant money to do that, but where does this fall into Round Mountain's plans? And I know you guys have a little bit of a situation right now handling what you have, so do you care to speak about this?

CHARLES BOGLE: Speaking informally for Round Mountain, our current policy changed several years ago where developers have to basically finance the infrastructure expansion, and that's been an issue. We've had efforts before to bring water and sanitation to this area, and its cost is significant. There is advantages to a developer if they don't have to, if the Town can, through this grant process, bring the infrastructure, and actually it's less of an expense to the developer.

And also like it says, there's precedents, and I know in Salida there's a foundation up there that owns property and maintains the property and other folks build on them, and it saves an expense of the property, which is generally a whole lot more expensive than what we experience in Silver Cliff.

CHAIRMAN PATTERSON: But I just want, and then Caleb, and then Greg, if all of a sudden there's lines extended and let's say someone comes in and says okay we're going to put 50 whatever's up, there's going to be 50 more families and you know 100 more toilets, let's figure two toilets each. How does that impact you guys or does it right now?

CHARLES BOGLE: Right now with our plans for our wastewater, the trial system that we're currently proposing to prove our concept for wastewater will accommodate the roughly 700 customers that we've got in the district now.

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We will have readily have the growth capability to actually, we've got contingencies that we could probably something that none of us would really care to have, but to carry a system that would support three times the population that we've got in the district now.

TOWN MANAGER PATTERSON: Yeah, so I think I'm going to kind of elaborate on that. I've actually went to Round Mountain before with this pitch, with this grant. Obviously we talked with the Round Mountain Board and there's a lot of benefits for this grant.

One is these houses are not going to be put up right away. One, if the Town acts as a developer, it's going to save costs if somebody else wanted to try to come and put these in. But Round Mountain gets money off these TAP fees.

So these houses aren't going to be built right away. So initially what will happen is that this infrastructure will be in there, people will buy TAP fees and that will fund money for Round Mountain, for these lots to be able to, I don't know where Round Mountain puts its money, but for it to help fund a new plant. So it's not like as soon as we put this up, there's going to be hundreds of houses and the water and sewer plant is going to break down all of a sudden.

What's going to happen is infrastructure will go in, people will buy TAPs, it could take more than 10 years and then after 10 years it's fully built out or whatever it might be. So initially what it is, it's an investment for the Town and for Round Mountain. Let me explain.

CHARLES BOGLE: Round Mountain is a non-profit special district. We're not in a growth. We're here to serve the Town.

That's history. And what you decide to do in our situation of coping with the adequate support, both water and wastewater, we've got an old system. Parts of our system are upwards of 100 years old and I think anybody that's been watching our progress the last few years, we've addressed a number of issues that relate to cost and we have a very small contribution as far as our maintenance from the tax base.

We get nominally \$50,000 a year from property taxes. So our principal revenue that we put back into the system is from TAP fees and use such like that. So don't give us a profit-making deal.

Ours is a matter of being responsible management to support the district. And we have been approving the work towards our budget and our planning for long-term growth to compensate for water. So we've got plenty of water.

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That's not a problem. Our long-term problem is that much of our old system is an old system, but that's not different from a lot of water and wastewater facilities, especially in the rural part of the state.

CHAIRMAN PATTERSON: Greg?

MALE: You asked my question.

CHAIRMAN PATTERSON: Okay. So any board discussion?

WENKE: I want to just comment, Christy, real quick.

WENKE: The woman in the back right next to you, Greg, you asked about, who is that? Ollie. Ollie, yeah.

Glasses are an absolute goodness at this age. You mentioned the three-story apartment building on the highway.

FEMALE: Yes.

WENKE: That's not something the board has approved yet. And, you know, we've talked about it. And, you know, I think the sense of the board is we want to pay attention to what people are saying and feeling about the views.

They're very important to us as well. So that's not affirmed.

FEMALE: It's like the vision of the whole valley floor, you know, and the whole concept when you come in, you see this big open area, and then you're just all jammed up with these apartments right here, you know. And then there's also the, I'm just curious about TAP fees with, you know, are they going to go up? Because it's going to be really expensive to run that lift stations and everything into that area.

And it's different than it is running just regular, you know, regular watermark through town. That's why it's not everybody done this way. I understood it.

So do TAP fees go up for everybody?

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CHAIRMAN PATTERSON: Well, and that wouldn't be a question that you could answer. That would be a Round Mountain question, and I don't know how they structure their rates or anything. But I was under the understanding that this was kind of discussed in Round Mountain's last board meeting, and it was tabled.

Is that correct, Charles? Yes. So Round Mountain hasn't even, they're not.

Well, we're addressing the request that Caleb gave us, which was for basically a monetary contribution towards the match fees.

CHARLES BOGLE: It doesn't change anything else that we're doing as it relates to TAP fees, rates, or such like that. And as far as I understand, that's partly what the grants would be for, is to be building that infrastructure out. So that really shouldn't affect the TAP fees elsewhere.

It's different, because by doing the funding that you're proposing, you're decreasing development costs, and that doesn't affect us as far as actual building it.

WENKE: Excuse me, Charles. You sell water and sewer, don't you?

CHARLES BOGLE: Yes.

WENKE: Well, you have free infrastructure going in, which would yield revenue back to Round Mountain, assuming there's something built there.

CHARLES BOGLE: Well, but like I say, we're not a profit-making organization.

WENKE: I understand what you need to make.

You have to have money to do things, and it seems like you don't have enough money, right?

CHARLES BOGLE: Well, we think we're doing a better job for now and the future than historically.

WENKE: Well, I mean, you don't give water and sewer away, right?

No, definitely not.

CHARLES BOGLE: I'm very sorry. You're in the business to sell water and sewer, so this should help your business.

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Whether you're a profit or not, it should help your business.

CHARLES BOGLE: It's an obligation that has a cost with it, and there's a compensation. Yes, there'll be additional TAPs and such like that, but it works into it. And this, I don't know what the total number of TAPs that you're proposing, but right now we're supporting almost 700 TAPs in the district, and I understand that it's incremental enlargement.

I have a question as it relates to the basic question of rezoning. Is there any obligations to those of us as landowners that's associated other than we would not sell and or develop for single-family housing, we would go multifamily? Are there any other obligations that go with that zoning change?

CHAIRMAN PATTERSON: So that is basically the question. If that gets rezoned to multifamily, but you bought out there with the understanding that was single-family, are you still able to put a single-family home out on the lot that you own? Do I get that right?

That's probably safe. Okay, then I misunderstood.

CHARLES BOGLE: Are there any fees associated obligations other than the ultimate development would be for multifamily?

TOWN MANAGER PATTERSON: Like HOA fees or something like that?

CHARLES BOGLE: Anything.

TOWN MANAGER PATTERSON: No, no.

I mean, once the Town, this is going to come at no cost to the homeowners. The Town, with help from the state, will put in the infrastructure. And again, the only caveat to it to get this grant is the higher density.

So what that looks like, we can discuss. And I'd actually like to get us back on track to discuss that.

CHAIRMAN PATTERSON: I still come back to who defines high density. Does DOLA say high density equals what?

TOWN MANAGER PATTERSON: Again, I said there was no sweet spot, right?

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CHAIRMAN PATTERSON: Well, you said there's no sweet spot. But if DOLA says, well, in order to get this grant, we need to see X number of units in X amount of space, someone's setting that. Because high density, for some people might think, okay, on two parcels, I'm going to put a duplex, and that could be high density.

TOWN MANAGER PATTERSON: Yeah, so it actually does have, a duplex would, on the MHN, on the checklist, it does have middle multifamily, duplex, triplex, and other used-by-rate and single-family residential zoning districts. So that is a checkbox. So that would be allowed through this grant correctly.

So you're right on that. Just a lot of the different developments you see with these developers are using proposition funds. They either are apartments or condos or townhomes.

There's really not much in between. Well, that's not necessarily true. They do have housing options that are for single-family housing, and that would be kind of what we'd see on the, I think it's block 17 and 18 on the website.

CHAIRMAN PATTERSON: I know that this town and county and Silver Cliff also has received a fair amount of funding through DOLA over the years. And I think that in writing a grant, that they would be respectful and understanding of things that are important, like what Polly's talking about, you know, the views of the valley floor, and not necessarily, and respecting that while we want to have affordable housing here, we don't want to do it at the cost of detrimental what people have been fighting for in this valley for hundreds of years. So that's why I asked that question about, you know, are they deciding what density is?

Because, you know, duplexes are a lot different. Multiple duplexes are a lot different than a three-story apartment complex.

TOWN MANAGER PATTERSON: Yeah, again, a three-story apartment complex is nothing new in the Cliffs. I mean, Silver Cliff has a three-story apartment complex. Personally, I don't think it's too much of a stretch.

Again, we can, I'd like to, you know, kind of go back to the zoning, and if the planning commission members have any suggestions on what they would like this to be, right, how many stories, setbacks, height limits, I think that's what we should kind of discuss.

CHARLES BOGLE: I guess one question that might address this, I'm aware, and this is a past experience, certainly, they have a density per block or per acre or something that limits, that

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ends up being a real restriction as it comes to duplexes Does Westcliffe have such a density that kind of tends to soften or average things out?

CHAIRMAN PATTERSON: I thought it was, and I didn't remember, it's like 12,650.

TOWN MANAGER PATTERSON: Well, it's like minimum lot size requirements. Yeah, for multifamily. 12,500 for multifamily and the original.

Now, again, if you guys look at page 39, it gives you the minimum lot area. For the tunnel lots, it's 12,500, 33 blocks, 33, 34, 12,500 as well, 20 and 19, see if I got that right, 6,250, so a regular size lot, and then on the 17 and 18, it'd be 3,125 as a minimum.

CHAIRMAN PATTERSON: And that would be that you would have to have that many square feet to do what? How many units are you talking, like 12,560 square feet gets you what, a duplex?

TOWN MANAGER PATTERSON: The Town does not dictate how many units you can have on, it just says this is your minimum lot requirement. They need to be classified as multifamily, usually multifamily is four units.

CHARLES BOGLE: I mean, some of the lots that are in this area we're talking about are very small.

I mean, they were originally set up for tents, if I remember correctly.

WENKE: Lots are 25 by 125, and most property owners own two lots, which would be 50.

CHARLES BOGLE: I've got this seven lots in a half an acre now. And so, I mean, if you look at the plan, that's basically the lot size throughout Westcliffe.

WENKE: Now, where I live, I have two lots, 50 by 125, as do my neighbors, so you have to really have two lots in today's environment. If somebody's building a house, well, it

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has to be about 15 feet wide because you have setbacks on each side. So you have to have at least two lots.

Charles [SIC John], did you bring this up? Nobody owns more than two lots.

JD: There's a limited number of property owners, total, because I think it's 28 from memory, and none of the property owners hold less than two lots.

CHAIRMAN PATTERSON: Are you talking about that area? Out in that area. Okay.

KIT SHY: I think there's two different concepts here. One is that the footprint of taking up quite a building in the total square footage, I think there are footprint limitations, but they're not, that you can only occupy with a building a certain percentage of the footprint or from the square footage. And then there's the density, which is the number of units that can be within that footprint.

So if you can cram six dwelling units into that same footprint, that's another regulation as to how many units you can have.

LUND: And that's basically what, as I understand, the grant is based on is the higher density we can put on the more likely or the more amount we'll get for that funding. I don't think we're talking about putting in little sleeper cells to get that density. We're still talking about housing units.

TWILA GEROUX: So can I ask that question to Caleb? Because this is kind of along the lines of what Kit said. So what you guys are going to do a study to see how much housing that's affordable for like our service people and people who work in town, how much is needed.

What do you see as a proposal for the actual number? Because you put together, you've taken it away from four levels to three on the east side, and then you're just tearing it down. But multi-level or high density could be, like I said, one level duplex.

What do you have in mind for the number of homes or dwellings needed? 700? 1,000? 300?

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TOWN MANAGER PATTERSON: Yeah, good question. In kind of a tricky one, I will say that the Custer County housing needs assessment that in 2022 had a number of units needed today was 30 to 35.

TWILA GEROUX: So that's what I thought.

CHARLES BOGLE: So like to speak of low cost housing.

TOWN MANAGER PATTERSON: Correct, correct. That was low cost housing on the lower income bracket. So there's more.

CHARLES BOGLE: And then for another, I mean for like 50 more over the next three to five years.

TOWN MANAGER PATTERSON: Exactly.

CHAIRMAN PATTERSON: Let's just say 75.

TWILA GEROUX: Let's just say 75. All right. So if you're talking about three levels on multiple lots that the Town owns on the east side, that might take care of the whole deal.

But then if you're going to make the current property owners in there, you know, move from a single family to a multi-family, are we actually asking for too much? I mean, are we going to have too much? I don't really think in my business that I see that we need 500 or 300.

TOWN MANAGER PATTERSON: Yeah, so and that's kind of, again, that goes with the caveat on the grant. Now the Town can say, well, no, we don't want to make these multi-family and we're going to pull away from that. But then at the same time, those areas that would not be multi-family would not get that infrastructure.

So that would be your caveat.

TWILA GEROUX: So multi-family could be single-level duplex.

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TOWN MANAGER PATTERSON: It 100% can. And we just need to figure out what that's going to look like in writing.

TWILA GEROUX: So what would that look like if we say single-level duplex takes two lots?

TOWN MANAGER PATTERSON: Well, first I disagree with the single-level duplex. If we're going to go in a minimum, I would definitely suggest two stores at a minimum, especially.

TWILA GEROUX: I know you disagree with it, but I like a single-level duplex. So how many two, how many lots are out there? What are we talking?

TOWN MANAGER PATTERSON: Total lots. Each block has 20 lots, 20 times 6, roughly.

TWILA GEROUX: What is that? I'm not that quick.

TOWN MANAGER PATTERSON: 168. 168 times 2.

TWILA GEROUX: Oh no, 168 total lots divided by 2 if we just went with a duplex for two lots.

WENKE: 84. Going back as well as 80 units. About what?

MALE: 75. 80 units.

WENKE: Well, we talked yesterday about a two-story apartment complex with 40 units on each floor. That's 80. Bang.

So you don't need to go to a skyscraper. You don't need to go over two floors and so forth. So, I mean, obviously, this has to be, a developer, as Christy has mentioned many times, is going to make that decision as to how they want to invest and make a return on their investment.

CHAIRMAN PATTERSON: Yeah, but the Town has to put the stipulation on it.

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WENKE: Oh yeah, absolutely. We would still have the final say in terms of, we don't have any architectural guidelines, but we could say that we don't want any three-story apartment complexes if we wanted to.

We could even put in place architectural guidelines. We've never done that. We've talked about it many times on the board.

We'll never put it down and some people don't want it. I'll argue against it. So, anyway, but we could say we don't want to get three-story apartment complexes.

And then the developer might say, hey, wait a minute. That's the only way I can do this. So, it's, you know, you gotta figure your way through it.

CHAIRMAN PATTERSON: And with what Caleb is, what he's wanting us to talk about right now is to address those things, like, because this is changing the zone, so we can put the stipulation, like, they can't, nothing can be more than two stories tall or, you know, we can put that on this discussion. That's what we're talking about right now. But a question I have is, so for all the folks that already own property out there that is zoned single family and we're talking about changing that to multi-family.

Okay, so now let's just say, hypothetically, I own a couple lots out there. You just change it to multi-family. But now there's water and sewer out there.

So, this property that I've been sitting on for 20 years, whatever, I want to build a house out there. Now I'm not able to just build a house. I have to build a multi-family unit.

ROC CANDA: That was my next question and that's exactly right. That's, you know, a residential area there. That's what it was supposed to be.

CHAIRMAN PATTERSON: So, what does that do to me?

ROC CANDA: You've limited me being able to build a single family dwelling out there.

LUND: But if you don't get the grant, you're limited to building.

ROC CANDA: I don't care about the grant.

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LUND: But then you won't get the services so you can't build out there anyway.

ROC CANDA: Well, time will take care of itself. Okay, I mean, Westcliffe no. Westcliff's not the Westcliffe I grew up in.

People are coming here. They are coming here. Ask Twila.

She's in the real estate business. I'm in the real estate business. And what I'm saying is, what I'm saying is, that's a nice place for single family residents out there.

You've got a beautiful park right next to it. You've got tennis courts. You've got a pavilion.

That is a really good spot to have a single family dwelling. And there's kids playing in that park all the time. And to go further, affordable housing is not going to bring, in my opinion, people in here that I don't know how to say it.

CHAIRMAN PATTERSON: Well, okay. So let's move to, in this part of the room here, we have people that received a letter from Caleb because they're adjoining property owners to these parcels in question. So is there anybody in this room that would like to make a comment about anything?

And please come to the podium and state your name. And you are allowed three minutes.

MARY ZAWACKI: My name is Mary Zawacki. I am majority owner in Block 18 in City Filing. And first of all, I would like to ask Caleb, since Blocks 17 and 18 are specified as tiny home building, and there is an offset of five feet, I'm sorry, four feet on the side lots, which means that these homes have to be separated.

That means that these are single family dwellings. And according to your description, we will not be eligible for the infrastructure. True or not?

TOWN MANAGER PATTERSON: Not true. So density, remember, what we've done is taken the regular size of the lot and cut it in half. Now, again, it does not have to be tiny homes.

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But what we've done is taken the regular size of the lot, we cut it in half, so there's your density.

FEMALE: So now they're 25 by 62 and a half.

MARY ZAWACKI: So it's still a single family building.

TOWN MANAGER PATTERSON: Yeah, but density, remember. So yes, single family, but higher density.

MARY ZAWACKI: So if we have two on one lot, now this also excludes something like what they call patio homes that share a side yard or as far as duplexes. Is there any leeway on the tiny home?

TOWN MANAGER PATTERSON: Absolutely. Again, these are just, I put these out here for an idea.

LUND: If under the new lot structure, you have four lots, you're not being told you have to have four tiny homes. You're just saying you could have four tiny homes. We're not mandating that this is a tiny home.

MARY ZAWACKI: Yeah. And what I'm getting at is if I only put one tiny home on one lot, then that excludes me from the infrastructure build out.

TOWN MANAGER PATTERSON: No, no. Again, once this is rezoned, if it's high density or multi-family housing, it does not exclude you. You would be included in that grant.

LUND: And then that infrastructure would be built out first. That's what we're looking to get the grant for is to build the infrastructure and then allow.

MARY ZAWACKI: Well, that brings up another question. Is this only going to be zoned multi-family? Because right now in the zoning rules, anything that is multi-family, you are prohibited from building a single family home.

TOWN MANAGER PATTERSON: That's not necessarily true in the current code. This would be multi-family districts. It would have its own zoning.

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So whatever zoning requirements you see for multi-family district or single family district, this would be separate from that. And you said, would you be required to have a multi-family house? If you look in the agenda packet, I don't know if you have it.

So if you don't, I apologize. It does state lots 17, 18. It does say single family.

17, 18 shall be reserved for tiny homes for veteran houses and houses that can be built on half a lot. 3,125 square foot.

MARY ZAWACKI: Yes, and I have the table here from the zoning page that says that multi-family, the R-MF zoning, single family, one up to two attached or detached dwellings is prohibited.

TOWN MANAGER PATTERSON: Are you reading from the Town's current code?

MARY ZAWACKI: Yes, the Town's zoning. This is the table of what is permitted and permitted and not permitted for each zoning area. So I just want to be clear about whether single family is not prohibited.

(OFF MIC)

TOWN MANAGER PATTERSON: Well, it says in the description of the district 17 and 18 could be single family, but it would be on half a lot. So again, you're looking at current code. What we have, we're bringing a new code to the table.

That's the code that's under.

MARY ZAWACKI: So this would be separate zoning rules for this six area?

TOWN MANAGER PATTERSON: That's correct.

MARY ZAWACKI: Okay.

CHAIRMAN PATTERSON: I'm going to go ahead because I figured three minutes are up, but there's been some discussions.

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WENKE: If you want to put a note together, email Caleb your specific questions. Okay.

MARY ZAWACKI: And just one other comment on the water and sewer. We did try to get water and sewer into that six block area. And I don't know how much, I don't know whether you've applied for the grants yet or not, but we were given an estimate of about \$184,000 per block to build out the infrastructure.

So, and that was seven years ago.

TOWN MANAGER PATTERSON: Yeah, and I'd like to elaborate on that. That is the reason why this is being done. If we don't do it, I think it will never be done, just like it never has been done.

And I'll give you the total, the total exactly. It won't be cheaper in the future. The total is actually \$1.5 million. Obviously, the Town will have a lot less match from that to make it up. So that's why I brought this forward, right? It's to plan for good growth in the Town.

Again, I think we should probably go back to page 39, 112, and we should start discussing what these should be looking at.

CHAIRMAN PATTERSON: Well, I think we, I was taking public comments from people in this room that own, that are adjoining homeowners out there, or property owners I mean. So does anyone that is an adjoining in this room have any other comments they'd like to make at this time?

CHARLES BOGLE: I'll make a clarification because I was on the board meeting and talked about this several years ago. Round Mountain has changed its policy as far as infrastructure since then. That was the time when Round Mountain did the improvements at our expense and now we've changed that, which is, I think, more typical of communities where the developers include those costs.

And it's not gone any cheaper in seven years.

KIT SHY: My name is Kit Shy. I own three quarters of Block 32. My home, I mean, was already rezoned since I had bought it.

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It's a highway commercial. And I was under the impression, and I've been thinking this in terms of when I was marketing my property as well, that the highway commercial would go all the way down the highway. And it makes sense to me that that's what happens as a buffer to the residential area, because I don't want to see kids running out on the highway.

I've seen an awful lot of near accidents all the time in my community. It's a tough spot right there. And I was under the impression that these half blocks at the Town level and these partial blocks would end up being highway commercial in some ways.

That's the expansion direction. The residential behind it, multifamily may very well fit there. That might be a good idea for it.

It does slope off that way and it could have separation by topography and elevation from the highway itself.

TOWN MANAGER PATTERSON: As far as water and sewer, there are 13 five acre lots down here that already have water, Round out water and sewer, both.

KIT SHY: The water has been extended down Fifth Street all the way down to here.

TOWN MANAGER PATTERSON: No, sir. It stops and then it picks back up. It does not go through the six blocks.

KIT SHY: What's that?

TOWN MANAGER PATTERSON: It's south of the six blocks.

KIT SHY: It goes down Fourth Street and winds through Shining Mountain. I have it drawn right now. I was out there yesterday tying in a fireplug, which is right there.

TOWN MANAGER PATTERSON: Correct. There's water down south.

KIT SHY: Well, they said there's water.

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Now the sewer has to be lifted. Everybody down there has a grinder pump and they lift it and pump it into the manhole. So it has been extended that far.

Gravity has always been the issue with sewer. There's a lot more infrastructure to be done there. Water's down there and there's a six inch main which feeds those fireplugs so they wouldn't have fire flowing down there.

So water is there. Most people all bought taps. There's somebody at the very end that's actually not in the subdivision that has a water tap as well.

Then there's all these single family lots here that were platted and have never been developed and it was the same reason, no water in the sewer. But there's one single owner in all of that. That's in Westcliffe, strangely enough.

This is all county. That's a little piece that's in Westcliffe right now. Yeah, that's inside Westcliffe, and it was developed in 1969 prior to Senate Bill 35, which required that you have water and sewer to develop.

You've got some water and sewer in their development as well. We've got water ...

WENKE: but we've got two wells and two large septic systems.

KIT SHY: So there's been thought about extending it to the south.

Some of it's already been done. I don't know what it would take. All those flows have to be calculated.

There's a whole lot to do that. I don't have any problem myself with having some multifamily. Actually, Westcliffe did away with six acres of multifamily that they had when the Adams addition was planned.

The bank was three acres of multifamily and this lot up here was multifamily at 1.2, where the little amphitheater is supposed to go on the north side of Bluff Park. Now, where that multifamily went, I have no idea. It just disappeared.

Somebody got a zone change, town decided to change it, whatever.

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LUND: But we are hoping to look into that as well.

KIT SHY: The idea of not having any multifamily, developers in the past have been required to have multifamily.

WENKE: I think that might be a flood zone.

KIT SHY: No. Where the bank is?

WENKE: That pump, that lot that is part of the Bluff now.

KIT SHY: It might be. The flood zone was defined when we crossed Chloride Gulch and put a pipe in there and an overflow.

The high water line has already been determined there and it could be mitigated to be turned into multifamily as well. I don't know what happened to it. All of a sudden, we had no more multifamily and developers were required at the time that they developed that to put in multifamily to satisfy the Town's requirements.

It went from us not having any to developers providing it to the Town eliminating it and now we're back to wanting some multifamily again.

(OFF MIC)

KIT SHY: Makes sense. I agree. We need some multifamily. This is a pretty good spot for it.

I don't necessarily think that the streets are going to stay that way. If I was going to develop that, I wouldn't even look at that lot configuration. I would vacate the alleys and the streets and have a complete design that matched them.

I mean, you know, but those are developer questions. You're just talking about the zoning for the use right now, right? That's where we're at.

My input, highway commercial on the highway, multifamily behind it with a low profile.

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CHAIRMAN PATTERSON: Thanks, Kit. Okay, Caleb, you were wanting us to go to what page?

TOWN MANAGER PATTERSON: Yes, 39 of 112. Here we can talk about the multifamily district and a description of units, designation of lots, building review, area site height and standards so we can actually kind of hash out what these are going to look like and what we should suggest to the board. If we can, if I may, you know, I do think there is a case for affordable housing, right?

Right now, obviously the housing needs assessment in 2022 stated as much, but I've talked to business owners in Westcliffe. People that they do have can't afford to live here and they live out and then they got to spend all this money to travel into work. Businesses that are here, they have to save up for the winter to survive, or excuse me, save up for the summer to survive here.

While county's sitting there trying to, and nothing on that, but county's sitting here trying to bring just more people here in the winter itself. Well, I think it'd be an easier equation just to have more people play into the local economy, right? More people live there, more people work here, more people abide here.

It would boost the local economy. So I wanted to just throw that in there and I do think there is a case for it. I think this is a perfect place for it considering it has not been developed, nor do I think it will be developed without some intervention.

CHAIRMAN PATTERSON: That might be a perfect place and I don't disagree with what you're saying, but we need to be respectful of the people that live here and that have strong opinions of, you know, like I understand what you're saying that, hey, the Town's not in the business of caring about your view, but that's not necessarily true. And I think that as responsible stewards of the community, which is what we're supposed to be on this board and on the board of trustees, we do have to pay attention to people saying, yeah, like a lot of people have said they are okay with higher density, but this two and three and four stories is, can we make some kind of different arrangement with that? John?

KIT SHY: Yeah, I just want to make a comment about if we did that property and highway commercial, we could, in the current zoning, allow 35 foot high buildings there

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that could just be metal buildings, ugly metal buildings. But I'm saying it would be allowable. I could put a Butler building there, a metal building, that whole area could be a line like that, where a 35 foot tall apartment building might be attractive with landscaping.

So right now we can make that highway commercial and you'd have the same blocking of the view issues that you're talking about if we put an apartment. So I like that for apartment buildings. Personally, it is adjacent to the highway.

We can certainly fence it and we can also put, it would be very nice to put landscaping in there. So you've got a row of trees and come into the Town and see that. But I don't disagree that highway commercial doesn't, if we have control over the private property development, but we have very little control.

LUND: You could put a height restriction on your highway commercial too.

KIT SHY: Yeah, you could if that's an issue.

TOWN MANAGER PATTERSON: But in case he's saying, he's saying the current zoning allows for it.

So the three stories is nothing new.

CHAIRMAN PATTERSON: But you just said that we would be creating a whole new district here. So if that's the case, then we could put a restriction if we wanted to turn it into part of it into highway commercial. We could put a height restriction there if it's a whole new district.

I mean, in one breath you're telling me we're talking about a whole new district and in the next breath you're referring to existing homes.

TWILA GEROUX: We don't have to worry about that because there's no water there. If you guys put water in there, then we have to worry about it. That's the point.

JOHN VAN DOREN: I think the point is, you know, we're kind of off track here. A key part of getting this grant is getting affordable housing built into that town-owned

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property. So if we don't have that, I don't see much chance of getting this grant and getting water and sewer service into this area.

LUND: There isn't a provision for high density commercial.

CHAIRMAN PATTERSON: So then we're back to talking about the potential and then that comes back to where are we at here, Caleb? Page 39.

TOWN MANAGER PATTERSON: Yes. All right. Description of the district.

This district is designed to accommodate workforce housing, affordable housing, senior housing, veteran housing. That is, I will definitely be editing that. For one, I probably will be putting this district is designed to accommodate workforce housing, affordable housing, senior housing, veteran housing, as well as multifamily housing at the end of that.

The Town of Westcliffe recognizes its small footprint and is designing this district to allow for more housing and growth in the Town. The zoning destination covers all lots south of Hafford Avenue. So that is the description of the district.

Before we move on to designation of lots, from that description, is there anything we'd like to change? I would suggest to the planning commission that at the end of the first sentence, just add multifamily housing.

TWILA GEROUX: May I ask a question?

TOWN MANAGER PATTERSON: To clear up any questions.

TWILA GEROUX: Well, these pictures that you don't like, you know, there isn't anything, I mean, that's kind of like right there in Silver Cliff on the south of the dome, this house that went in there. They look like little, you know, yeah, well, you know, like monopoly, you know, is what we kind of thought at first, but they're cute. And then there's the cute ones even south of them that are all in a row. Is that considered like high density?

TOWN MANAGER PATTERSON: Right.

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TWILA GEROUX: And then Section 8 available?

TOWN MANAGER PATTERSON: Those are Section 8. Yes, those are Section 8.

TWILA GEROUX: So when you're saying affordable, are you talking that the builder is going to have to be required to do Section 8 also?

TOWN MANAGER PATTERSON: No, again, if you own your private lots, you will not, you don't have to put out affordable properties, right? The Town's not saying you have to make these and they have to be affordable. The Town is going to make affordable property on its lots or affordable buildings on its lots, but the rest can just be multifamily or higher density.

TWILA GEROUX: So those single families south of the dome are considered high density, one level, and they are individually higher density.

TOWN MANAGER PATTERSON: I think that what we've, what is written now is this end of zoning, which is half a block is higher density. Those ones that are now wouldn't necessarily say they're high density, but you know, we can always change the lot sizes. Exactly.

I don't know what the lot size is. Thank you, Chris.

CHAIRMAN PATTERSON: I have a question from the audience here. Please come to the podium and state your name.

MERLE YODER: So my name is Merle Yoder and I own the furniture store here in town. And I guess my question was, what type of people are we bringing in here? And the other question is with the crowd of people that we have back here, are you guys looking to what people think about this?

Are you open to listening to people's opinions or are you trying to push it through and not keep in mind what our crowds out there and in here is feeling?

CHAIRMAN PATTERSON: No, that's what we've said at the beginning, I don't know if you were here yet, that we are definitely wanting to listen to people. The reason why

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we were inviting the people in this room to speak first, because these are the folks that actually adjoin the lots in question. So once we get through what Caleb wants to talk about here, definitely want to hear from people in the other room.

Unfortunately, maybe next time we have this meeting, we should move it to the bowling alley so that everybody can kind of be in a room together maybe. But we didn't anticipate this many folks to show up and by the time we knew it was too late to post it, that we were moving the location. So yeah, we definitely want to hear from the people with the adjoining property and hear other people's opinions on this and also address the misinformation that's out there as well.

LUND: If I could answer or speak on the first question, we're looking for people that can move here and afford to work here. If you can't afford to live here, you're not going to try to work here. It's those people that are basically working-class people.

MERLE YODER: Is there any way to control that? Have people coming in or are we going to see retirement?

LUND: Just look at what things cost. There's a natural pressure on what things cost anyway. Even if we call it affordable housing, housing is not affordable today.

You have to be able to, this is going to be really rude, but you have to be a certain quality of a person to be able to afford anything. So if that's what you're concerned about, I wouldn't.

MERLE YODER: I just don't want people to sit on our side of the street and begging and have people that are going to live in here.

LUND: It's still going to cost them money to live there. It's not free. We're not talking about a government handout situation.

What's the minimum cost of a house today in the area? Probably \$354,000. Bare bones, nothing like these units that we were just talking about.

TWILA GEROUX: Those are three over there that they were selling.

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LUND: So if we're talking about housing, unless it's the tiny homes, but a tiny home somebody's still investing in their property. You're not talking about riffraff in some of the apartment complexes, but you're still talking about people that, the only reason they're going to be here is so they can work.

We need the working people.

WENKE: We talked earlier today, we absolutely, I told you, we want to hear from everybody. We want everybody's input.

And this plan is in -- its work in progress, as I said. But to tag on to what Chris was saying, everybody here who owns a house, probably had a starter house someplace. And they went from that, they got some equity in it, and so forth, they sold it, and they went on and on and on.

I look at the park homes up here in Silver Cliff.

Those are 399 square feet. There's a bedroom, you have a galley, kitchen, and a living room. People have bought those, and they have improved them.

They put decks on, they put, they leaves things for a car and so forth. Those things are selling for well over \$100,000 now. So people live in them, they fix them up, they sell them to the next person, they take that money, and they -- so that's the whole idea with this whole thing about, we all got our foot in the door somehow in housing.

That's not really too easy anymore for many, many people. We talked about incomes and so forth. I don't know what the average annual income is in Westcliffe.

I thought it read 40 grand someplace. That's what I lost when I was around 45. So if you take that times two, that's 80,000.

So people are able to afford housing, but then there are people who don't. So we're making less than that. But that's what our goal is.

We aren't trying to attract people who want a free ride. That's not it at all.

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FULTON: FYI, this is not new. I've been sitting in this room now for six years, seven years, and it's come about for quite a while. We've talked about it a lot.

And to your point about bringing in people, we have people here now. I have a little apartment that I rent, and you wouldn't believe how many people I could rent that to right now, probably. So, and I'm also aware of other neighbors or communities around, I travel around the country a fair amount, and we're not the only ones.

The key here, we're planning, it's zoning, planning. So if we don't plan now, this is not going to happen. If this grant came to us this year, we'd be, the dirt's not going to move for probably, you know, three years.

Okay. So, but you have to do it now to get that dirt moved three years from now. And, and, you know, we all go to the restaurants.

We all go to Ace Hardware everywhere in, or any business. I think we all, it's very public about it. Our sheriff's department, deputy's salaries had to go up just so we can get anybody to come talk to us.

So, to me, that's not planning five years ago. And when we, their town is finite. It's only a square mile, you know, as a district surveyor.

But this is the only piece of land that has available to have this, this discussion. Okay. As far as I know, and I've been following it a little bit, but we've talked about affordable housing in the county for what, five, six, seven years.

What do we have? What have we seen? Nothing.

I mean, there's making progress, but there's nothing, there's no dirt. Okay. So that's, I just want to share that with you.

It's not, we're not attract -- I want to take, I think we need to take care of the ones we have here to support the ones that are here. Cause we've come and go, we're getting older.

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And so your kids, you know, your, your, your kids and my, and my grandson, you know, I'm a grandfather and so, and if he wants to come here, you know, so we can get all the more of that, but that's the whole reason is we're planning, planning for the future because the future is going to come.

KIT SHY: I just have a question. I've worked on three dollar grants and the two of them have been awarded, you know, thank you effort. But what happens, I mean, are there any strings attached to this infrastructure money?

Do we have to provide a certain number of units? Maybe I get that, but do we have to offer them to certain people? Do the, does the state provide us with a list of people that can come and do that?

Right now in Denver, they're having an awful lot of influx of migrants who are being subsidized in their housing costs. Why the state and federal government, do we have to accept a certain amount of that kind of clientele? Are there any of those kinds of strings attached to this?

TOWN MANAGER PATTERSON: Excellent questions. As far as I understand, no. What, who will be prioritized with this?

And that's why in support, and I've been talking to other Americans, our council of governments, maybe to start a housing needs authority. So they can vet the people coming into this area. But like, like Bob said, these are the, for the people who already live here.

And that's what the premise will be on. The, the minimum units I think we needed was 66, excuse me, 66 units needed by 2026 or something, but extensions can be given obviously if they see progress. So hopefully that answers your question.

KIT SHY: No requirements on clientele.

TOWN MANAGER PATTERSON: No, no. It does not state that at all.

KIT SHY: That's important.

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CHAIRMAN PATTERSON: I would very like to see you get that in writing from DOLA because I don't trust splits. There's just been a lot of times over the years that we've gotten grants or we, we went into a grant with the premise of one thing and then it turned out that it was a little bit different.

CHARLES BOGLE: An observation I just said in front of, with Round Mountain from a DOLA board 10 days ago and, and I had done it several years ago and the board is twice as big as it was and we were pitching for a nominal amount for our wastewater facility and it was quite unusual in that two of the board members gave unsolicited endorsements to what we were trying to do and stated that in front of the rest of the board and talking to some of the board members afterwards it was told that they had been given instructions and DOLA, I think all of us have been, they've told basically by the governor, you know, think out of the box and, and some of the alternatives that Round Mountains considered that helped this effort is definitely out of the box because they seem to be receptive to, to some different ideas, but I agree.

You got to read the small print.

CHAIRMAN PATTERSON: All right, so Caleb, where are we?

TOWN MANAGER PATTERSON: Yes, so we just got done with description of this district, now designation and plots. Blocks 33 and 34 shall be apartments and condos as described in 1016 definitions shall not exceed four stories and heights. So we'll stop there and see if we want to change it up.

I would suggest making it not exceed three stories in height.

MARY ZAWICKI: Is there a height when you say three stories?

TOWN MANAGER PATTERSON: 35 feet is the average. If it goes into that with your height standards it gets deeper into it. These are just broad definitions of blocks.

MARY ZAWICKI: I mean you can have three stories if you sink it or, you know, you can see in the basement or whatever.

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TWILA GEROUX: Can I speak? Do I have to go to the podium? Because I just want to talk about this. You don't have to let me.

CHAIRMAN PATTERSON: No.

TWILA GEROUX: So I would respectfully request that on these these strips that Kit said, probably back whenever you were rezoning, it should be highway commercial. And you pointed out it could be three stories, I guess, or 35. I would request that you do link that to two stories at least at the at the maximum.

Of course, I would prefer the duplexes or something like that. But then my question is, as far as water and landscaping, you said that you would really landscape it, make it look really good and put your row of trees and all that kind of stuff. Well, that all takes water.

And we don't have limitless water. We've all been on restrictions on water down through the years. So we might have water now, but we don't have limited water, limitless water.

So I would request that you at least consider two stories and prefer one. And yeah, we could have three stories now, but we don't have the water. You guys are going to make it possible to have this.

So I would just ask that whenever you do, if you do consider this special zoning, that you do consider that and also consider who's going to take care of the trees, who's going to take care of the landscaping on those apartments, who's in charge of that? Are those for sale? What are going to be the deed restrictions if they are sold?

Who owns them, the Town? The people that live in them. I definitely agree that we need houses that are affordable for people to live in.

So I'm not against any of that, but just things to consider. The other thing is, what if there's a better location? And we'll talk about that later.

So that's it.

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CHAIRMAN PATTERSON: All right. I'm very opposed to three and four stories. I know we're talking about changing from single family to multifamily, but in keeping with the feel of the community as a whole, where most all the houses are either one or two stories, even if it's multifamily, it could still be just two stories and not be as impactful as maybe looking at a three or four structure.

That's just my opinion.

TOWN MANAGER PATTERSON: I would suggest, no, I have no vote. I would suggest three stories.

I think it's far more competitive than two stories. I would feel far more safe putting in three stories for this grant. I think that would be a far more competitive grant than two stories.

So I did talk to our Department of Local Affairs rep maybe a couple weeks ago, and she really just kind of touched on, like you just said, thinking out of the box. Right now we're trying to keep what we've always had, but that's not necessarily thinking out of the box as far as what our conversations held. So that's why I think it would be important.

WENKE: For the housing, you think there's a need for about 80. Clearly we don't need a three-story building unless you want to get all 80 in that building.

TOWN MANAGER PATTERSON: That's where the planning, Bob, you just touched on a bit ago, that's where the planning and zoning comes into effect. You know, I think we only, 73% of the homes in all the Cliffs is single family. This is, again, this is where planning comes into effect.

All right, let's just say we go then a few years down the line, then now there's a more need. There's a bigger need because we haven't planned thoroughly and we haven't planned correctly. So that's why I'm still going to be suggesting three stories on lots 33 and 34.

DEBBIE UNDERWOOD: I'd like to know what you're talking about.

CHAIRMAN PATTERSON: You can just say your name and come to the podium.

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DEBBIE UNDERWOOD: I'm Debbie Underwood. I'd like to know what you're talking about - competitive.

TOWN MANAGER PATTERSON: So grants are a competition. They have a certain amount of money in this fund now.

It just depends how much people put in for this round of grants. They have rounds, April for the EIAF, for the EIAF dollar grant, April, August, and December. This round, there was 25 to 20 million for affordable housing projects, but each project can come up to \$2 million, right?

So 10 projects throughout the state. So that's pretty competitive as far as grant goes. So that's what I mean by being competitive.

FULTON: We're competing with other municipalities.

LUND: We're basically bidding, but instead of with money, we're bidding with units of housing. Is our monetary or not monetary?

FULTON: They're trying to get the biggest bang for their buck.

CHAIRMAN PATTERSON: It seems to me that if you talk about wanting to do a study, talking about wanting to do a needs assessment, I feel like we're jumping the gun talking about now until we know what we need. And even if we know what we need, we can bump that.

TOWN MANAGER PATTERSON: Well, there was one done in 2022. So I mean, I disagree with that. There's one done in 2022.

I'm pushing for one now with all the counties to update it. So by the time we get this infrastructure and we have a new updated housing needs assessment, that more accurately reflects our needs. So it's not like there isn't a need now.

There hasn't been a report on it.

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WENKE: But you're saying if we get the infrastructure grant, which you say depends upon the number of units we're creating to be competitive, then we get the number of how many we need.

As Christy says, that's the cart before the horse.

TOWN MANAGER PATTERSON: Again, that's where the competitiveness and the planning come into place.

WENKE: Well, the question I have is why can't we get the planning assessment done first, the assessment of what the need is.

TOWN MANAGER PATTERSON: It is. Yes, sir. Then I described it to the board, to yourself.

We're going to be applying in August. Custer County already said yes. (INAUDIBLE) already suggested collaboratively join together.

And by the time we should expect it 2025, around June or July, and then we'll still be in the planning phase of the infrastructure. So this is, in my opinion, this is, you know, I thought I think I've thought this out pretty well and it allows for good timing. But I would like to ...

LUND: If I may, it's not only limited to funds available, it's limited time. So doubling up our efforts to get things done is important to, since this is the only forum we can actually discuss this stuff, we need these meetings to discuss them because we can't do it in private.

So this is not the cart before the horse. We have to run in tandem. And, or we're not going to do it.

FULTON: The big thing we have to remember too, it's not going to happen overnight. Once the infrastructure is in, then we have something to present to whatever development sort of come in.

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And then at the time that, you know, maybe there's no, not enough need for a three-story building. But in the meantime, the other smaller ones, your lot, whoever owns lots in here can go ahead and do something.

WENKE: Well, let's assume that we get the grant. We say, okay, this is going to be three stories. We get the grant. Then we do the study.

We find out we don't need that. Can we change it back to two stories? Are we restricted in our zoning by DOLA in the future?

TOWN MANAGER PATTERSON: That would be a question to ask to DOLA, whether or not we're restricted. Correct.

We as a collaborative, the Town, right?

FULTON: Is it cast in stone. You can only put a three-story building on that property.

10 years from now, we say, gosh, we want it to be six stories. We need it. Who knows?

I'm just playing devil's advocate.

MARY ZAWACKI: Does the city of Westcliffe have the matching funds for the grant?

TOWN MANAGER PATTERSON: Yes, ma'am. Town - that's what scared people, and not a city. We're trying.

Yes, we do have the matching funds for this grant. Yes.

CHAIRMAN PATTERSON: So we're to this part that's right? Right, Caleb? I'm against.

I'm against four stories. I'm against three stories. I'm one person, so please note the rest of you guys' things, please.

KIT SHY: I'm against four stories, but I'm fine with three stories.

WENKE: I'm against. I'll make myself clear.

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I support two, and I agree.

FULTON: Architectural guidelines, if you will, or acceptance.

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KIT SHY: I'm not so sure that stories is what's important. You know, the topography out there lends itself to the possibility of garden level or a walkout basement type thing, which means that you might want to be talking about height and not the number of stories.

TOWN MANAGER PATTERSON: And again, it does get height here, which is 35 feet in description. Right now, we're just going designation.

KIT SHY: But that's measured. If on one side, it's 25, and on the back side, it's 35 because of the slope, then you have to come up with some way of writing that formula, something the county has struggled with for many years in that area. Another question comes to mind.

If this is an infrastructure grant, which is essentially feasibility for all the things that are on access, including you would probably need to have some sort of a traffic study to be an infrastructure because the highway department is not going to let you access the platted roads there. You may be required to put in a frontage road to satisfy that. So there's issues there.

And if Round Mountain is part of that infrastructure, why aren't they a partner in applying for this grant?

TOWN MANAGER PATTERSON: I am working on that. Trust me.

KIT SHY: It seems to me as though there's more horsepower bang for the buck in including them in the initial part of the process. Right, Charles?

CHARLES BOGLE: We started a number of years ago when growth started, when we were found for lack of better terming.

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And I got with the previous DOLA manager, and I said, none of us are smart enough to know this because our system is talking about time response. We're talking about decades rather than short periods. And I talked to our previous DOLA rep, and I said, we're trying to figure out what do we need to plan for.

And one of the things was nobody here is smart enough to figure out how much we need to be done. She said, well, do you need a facility plan? And I said, I think we could call it that.

Well, they found out there was an engineering company in Colorado Springs that's under contract development, which I found out before last that just extended. And we ended up getting this company that concentrates on water and wastewater and to try to help us figure out what we needed to do to put some structure to it. And like I said, we are responsive reactionary maybe to what the Towns choose to do as far as growth goes.

And then there's an element of it that none of us control that's as far as growth goes. And we're still a very economical community compared to almost anybody else. And part of the problem is we're getting people that have an excuse to go rural and realize that it's a lot cheaper to buy a house here than it is in any place else almost.

But we've still got the same issue that people that we need here to support our businesses can't afford to live here.

WENKE: So is that formal and official support? Did you just say that?

CHAIRMAN PATTERSON: I don't think that's what he said. So we're still on designation of lots. The planning commission as a majority felt that three stories in height was appropriate.

(OFF MIC)

And that's for lots 33 and 34. So then lots 20 and 19 says shall be townhomes and apartments not to exceed two stories. So do we want to keep that that or we want to knock that down one more since we just moved to block 33 and 34 down to 23.

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VAN DOREN: I've got a comment and an idea. I don't think we're going to get to the point of a decision today. And I think our time would be best spent the rest of our time in hearing from the people's background.

CHAIRMAN PATTERSON: That is probably a really good idea because I agree with you that I don't think we're going to come to any sort of a resolution. So, so for the folks that are out in the other room right now, would anybody like to come forward and make a comment? I see you to come through the door here.

Step will set that one. Yeah, stand at the podium, state your name and your comment, please.

BOB MIDI: My name is Bob Midi. I'm the name you couldn't read. All right.

My comments are one. I've heard Salida brought up a couple of times here tonight. Salida went through the same thing.

We got to build houses to bring in people to work in our community and stay here. They did that. They put those houses up by the water sewage plant, a bunch of tiny homes out there, kind of nice, but they're certainly not in the midst of town.

It also didn't solve their problem. They still need people that they haven't got. Okay, so there are other things at play that need to be addressed to bring people in and people who are going to stay and work.

My second question is, what does a tap cost right now?

TOWN MANAGER PATTERSON: \$30,000 for one.

BOB MIDI: \$30,000.

So an affordable house gets built and you throw \$30,000 on top of that to a low income person to buy a home in town. Now, and who are these people? I mean, I'm a retiree.

Would a retiree move here? Are they going to work in a store? I mean, are those the people who can afford the mortgage to buy the house?

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I mean, there's a lot of questions here and there's been a lot of discussion around height requirements. I'm with you. Two stories is plenty.

But until you know what the problem is, you're throwing money at something that may or may not even exist. You know you need people to come, but is housing the only issue? I was a school principal for more years than I'd like to imagine.

We had the same issue in my little town in northern Vermont. What brought people in - because we surveyed people who moved -- was not the work, it was the school. Because if you want families to move here, families with kids, you better provide a really good, really good education and be able to prove it.

So, you know, Salida is not Westcliffe, thank God. But you know, they didn't solve their problem with tiny houses.

(OFF MIC)

FULTON: I agree with you, but some of these folks in this room have heard me say this because the mayor of Salida told me he was a friend and a customer, okay, for just like five years ago.

Salida, you know, he said they were, they were, they should have done what they had done said, within the last five years, eight years before. In other words, the cattle were out of the field before somebody figured out the gate was open because they didn't plan.

BOB MIDI: My point there is though that they did plan eventually.

FULTON: Eventually, but it didn't solve the problem. So the problem is more than just that.

BOB MIDI: Right, yeah, I agree with that.

FULTON: That's why we're trying to plan now because there, it's always a good way, it's always a good thing to know where you're going, so you know when you get there.

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LUND: And if I may address part of that too, I don't think we're the Planning Commission. We can only deal with one part of the solution. We understand that it's not the solution.

It's just a component, but we have to deal with that component.

BOB MIDI: Agreed, but you are part of the government of this town. We are, absolutely. Where's the other governments?

How do you connect? How do you expand? I mean that cooperation is not a bad thing.

LUKE HOOKS: Hi, my name is Luke Hooks.

I own two businesses in town. I've been in the valley for nearly 20 years. My family's been in the valley on and off since 1952.

I know change is hard, so a lot of people are against a lot of that, but we're hurting. We're hurting for workers, essentially. I know a lot of the business owners here, we're currently losing two restaurants here soon.

Those employees are looking for work now. They probably have found it already because they knew it was coming. That hasn't changed anything.

There's still help signs everywhere, so that's two full staffs that are looking for work and have probably found it, like I said, but there's still people looking for employees, so we don't have that number up here. And something like Caleb's project, I think, will help the community. I'm just making statements.

I don't really have questions because I've been listening intently, and I've been talking to Caleb for a while about this. The three-story thing, I think, is a good idea as a max because one, it will help us get the grant. It will make us look good for that grant.

I know a lot of people are worried about the views, and yes, that is a big part of why we live up here. I think that we need the three stories because if we don't go up, it's going to go out, so you're going to have a bigger footprint. We're going to need more

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buildings, and later, when we do grow even more, more businesses will come back as we have the staff to staff.

We don't currently now, so I think that the idea of this three stories is a great idea because if we don't get the grant, it's just going to set us back that much further. Like I said, I own two businesses. We do somewhat have staff, but it is hard to find because there's nobody here.

People are jumping job to job to find the best one, but there is no best one. It is what it is. Well, we got it, and I currently have owned two properties, one inside town, one outside of town, living in town, and I've rented space in that house myself, and these people can't afford what is out there, so the low housing is a great idea because these people can't afford it.

I'm one of those people. It's really hard. When I first came into the valley back then, I bought a three-bedroom, two-bathroom, six-acre home for \$84,000.

That's unheard of right now, totally unheard of. That same property right now will go for almost half a million dollars. That's insane.

How are people who are serving all of us in these restaurants supposed to afford anything close to that? It's impossible, so I honestly think that this is the answer to fix that problem, and if we don't do anything about it and we keep staying where we've been and trying to save this great community, I think we're overly being protective of it because things are shutting down. Restaurants are shutting down.

We have to do something, so all I ask is that you take a close look at this, really think about it before you just cut it off. Like I said, to get this grant, it looks better that we're going up because obviously Caleb has done his homework on it, and like I said, if we don't go up, we go out, which means that I currently live in an apartment right now because that's what I could afford, and I'm a two-business owner in this valley, and right now it's a two-story building that I'm in, and there's six places in that one building, and there's three buildings that are two-story, and one building that is three-story, and that's still nowhere near what we need. I mean, that's four apartment buildings. Each three are six apartments that are most of them are one-bedroom apartments.

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That's not a family home. The other building is a three-story building, and that's nine, so if you're trying to get 80 people or even 40 families to move in, think about how many buildings that will take for two bedrooms, three-bedroom apartments. It's just not possible, so all I ask is that you really think about and consider this, and put yourself in the level of the people that need these apartments.

A lot of us are doing well. That's great, and we can have big homes. I had a big home.

I had a five-bedroom apartment or house that I could barely afford. Not only am I running two businesses, but I'm also a veteran that collects 100% disability from the veteran VA, and that's still not enough to survive in the economy that's going on globally in the United States, but it's even harder here because most of the community are fixed-income people or retirees that have done well, which is great, but the people that haven't done so well and are still working are struggling to stay up here, and if those people don't make it, trust me, the people that have the money that can afford to live up here, they're not going to have anybody to give them their coffee, fix their cars, all of that stuff, all the things that we need in this community right now.

Otherwise, we're going to end up with more things like Dollar General and Family Dollar and Walmart and things like that, and I know nobody in the community wants that, so that's my statement. Whatever you guys want to do with that, I just ask that you all serve the community for what's best. Thank you.

BEN LIVSEY: My name is Ben Livsey. I've lived here in the Valley for four years, just bought a lot in town. The housing situation for teachers, first responders, and service workers, if we follow like the Park City, Utah model where they are allowed to purchase the building that they live in or the house space, and they can't sell it for more, but they can still build equity so they can purchase something for themselves in the future when they are ready to move on, and the other thing I say to consider is consider commercial space on the first floor facing the highway and have a residential on the second floor. If there's a third floor, third floor.

LUND: Thank you. Those things have been discussed. Anyone?

NADINE PETERSON: My name is Nadine Peterson. It looks like you're working on changing the zone. Is that what you're going to do?

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WENKE: Just one part of town.

NADINE PETERSON: Okay. And there was comments about the sewage treatment plant. I think that needs to be updated before this is implemented with the grants.

Are we looking to bus in illegals to boost our economy? And who stands to benefit from this? Do any board members stand to benefit?

So there will be people making money at the expense of our quality of life. If this does go in, there are many taxpayer expenses, current and future, and we're talking about changing this town's identity. Our governor recently made a law that there is now to be no limit on the number of people that can live in one house.

They do not have to be related. So if we build these low-income housing units, we don't know how many people are actually going to be living there. So I think this is something that needs to be talked about in depth before and with lots of community input before any change to zoning or getting a grant.

Because with a grant, there are shoestrings. Look what a grant did to our school. Thank you.

TOWN MANAGER PATTERSON: She did mention the sewage treatment. Like I said before, if you just take Shadow Ridge for an example, people had and have had sewage, excuse me, water taps on that lot for forever but have not built on it until now. So that's one good example.

So if the Town with the help of the Department of Local Affairs does put this grant in, it could get this grant, and people start buying these taps, it does not mean automatically that these are going to be lived in. Meaning that money will be accumulated for Round Mountain before these houses are built. So that's on the sewage treatment.

And just second off, I don't want to speak for the board, but as far as my opinion, no, on the benefit of illegals, this is not to benefit illegals. This is purely to benefit the citizens of Westcliffe.

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MARK MIDDENDORF: My name is Mark Middendorf. I've lived here for two years. I live in Shadow Ridge and we're, there's an effort to rezone lots in that subdivision at this time too.

So this is a little curious that this is also going on now. I guess the one thing I would like to ask the Planning Commission to consider is, and if I understand this correctly, the most successful criteria for obtaining this grant is density. And I guess I have to ask, I ask myself to myself, why is the funding agency pushing that agenda?

I don't know who the funding agency is. Is this state or federal? So that's state?

WENKE: Yes.

MARK MIDDENDORF: And so are there other criteria that will help you be successful in obtaining the grant that's not simply high density? And really is high density housing in the best interest of Westwood?

I think fundamentally that's the issue that you guys really need to answer.

Thank you. Thank you.

TOWN MANAGER PATTERSON: Thank you. If I may address that for the record. He mentioned Shadow Ridge rezoning. That rezoning effort is through a private individual and not through the Town. The criteria for this grant, if you would like to see the criteria, on the time I just talked to the board yesterday about the things needed for this grant to get done.

So the workshop yesterday should have that in there. But if you want to Google it, you should Google energy and mineral impact advisory fund, more housing now, best practices. And it has land use strategies and check boxes, multiple kinds.

And if you'd like to know what the Town is doing to the different angles that the Town is trying to attack and what I've suggested for the trustees, it will be in those minutes from yesterday's meeting. Thank you.

MALE: I think there's still a lot of people trying to get in on this.

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AUDREY GLUSCHKE: Hi, my name is Audrey Gluschke. And I would just like to say that I really think we should first proceed with the needs assessment, because our summer employment needs are very different from our winter. We are not a Salida.

We are not a Breckenridge. We're a summer destination at the moment. So I think we're jumping the gun.

I would also like to see a DOLA rep here, because it just seems to me that a lot of the details are a little nebulous. And I would like to hear from DOLA exactly what other restrictions would accompany that grant. And Bob, you said to the future is coming, but we do have a say in our direction.

Thank you.

CHARLES BOGLE: (INAUDIBLE) What drives our state legislature?

MALE: There are people trying to get in on this meeting that can't get on.

RELLA: I don't know what the problem is. There's several people who are on Zoom, and then several that can't get on. So I'm not exactly sure what's going on with that.

But we do have the recording, and I think we can post it or disseminate it afterwards.

MICHAEL BLARWICK (SP): Good evening. My name is Michael Blarwick (sp). I'm a business owner in town and a resident of Custer County for almost 10 years now.

As one of the remaining restaurant owners, it is very difficult to hire and maintain talented individuals to work with the high price of everything. One of the biggest issues we have is the employees just cannot afford to live anywhere in town. I have people that are traveling 30, 40 miles down dirt roads, living in trailers off grid.

And the fuel back and forth, the time back and forth, they start, they work for a couple of weeks, realize they just can't afford to do it. And I've lost a lot of talent to down the hill. It's getting harder and harder to run a business without staff.

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As one of the remaining restaurants open here, we're getting inundated with tourists, large crowds coming in, and we're not serving the community by not having enough staff to properly serve those customers. I don't know a whole lot of the height restrictions or the size and multifamily details of this, but just as a business owner, it's really hard. I can't afford to keep paying my people more money so they can afford to live in town because that directly goes to higher prices, which the tourists will pay, but then also all the locals are going to be expected to pay.

And then I'm laying off people in the wintertime because I can't afford to keep them up. So I don't know if that helps, but that's just one from one business perspective.

WENKE: That's kind of what we're trying to address, sir, is that cycle. And so that's what this is basically all about, is to people who can afford to live here, and you can sustain your business 12 months a year. Thank you.

CHAIRMAN PATTERSON: So you said you're talking to people that can't get in on Zoom. I don't know if you're able to call them and if they have a comment and you'd like to say it for them, that would be fine.

FEMALE: Okay.

PAUL VOGELSONG: Hi, I'm Paul Vogelsong. I live in Boneyard Park, and yes, I am running for commissioner. You probably recognize my name. The people that had talked prior to this have a few things that wanted to be brought up, and I told them that I would bring up before you guys.

So here they are. Are there grant conditions? Are there strings attached, like hidden bus loads like you already heard about?

Is there any conditions in that that are going to just be bussed in?

TOWN MANAGER PATTERSON: I want to actually elaborate on that. No.

Denver OEM actually said he would not just bus out illegal implements to communities, regardless if they've shown themselves as sanctuary city or not.

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PAUL VOGELSONG: Right, and I know about the commissioners making it non-sanctuary, so I know about that and I've explained it to them. My condition that I ask myself is, how's it going to affect dark skies? You have a poster right there.

The concentration of all these lights, porch lights, parking lights, is it going to affect the western part of the Town? That would be my number one question.

TOWN MANAGER PATTERSON: I can answer that question as well. No, I don't think it will affect. There will be obviously more lights, but those lights would have restrictions and it would be dark sky compliant.

PAUL VOGELSONG: That was my question.

And then my other question is, is that do the developers have a condition in their grants that three-story minimum? Because I heard three stories back and forth many times. I just want to know if that is a condition of a certain grant, or is that just something that we're targeting?

TOWN MANAGER PATTERSON: No, it's just a target that is frankly outside the box that could look more appealing to the agreement.

PAUL VOGELSONG: I I didn't hear the number of tenants. If there is a three-story or two-story or even a single dwelling, is there set amounts of residents that will be in there?

TOWN MANAGER PATTERSON: I apologize for speaking, but I think that'd be up to whoever builds it.

CHAIRMAN PATTERSON: Right, and I think it would depend, I mean, if say a developer wanted to build apartments, you know, that would be in their lease how many people would be allowed to live in, say, a two-bedroom apartment or a one-bedroom apartment.

PAUL VOGELSONG: And then my other question, my question is, is that once the developer, once we say that the land is available, we've made the infrastructure and

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everything, is there a what's the best way to say this? Is there a grant that we can say, okay, can we see the grant prior to them coming in?

The conditions of the grant that they're asking, they're the ones that are asking for the grant, this is the developer, correct?

CHAIRMAN PATTERSON: No, we're asking for the grant because the Town of Westcliffe would be asking for the grant so we could improve the infrastructure out there. And then what the Town would do with the land that they owned, that's kind of still being discussed, like would they put it up for sale?

PAUL VOGELSONG: My neighbor sitting out there said, what happens then?

CHAIRMAN PATTERSON: So right now the Town is needing to rezone that ground to multifamily so that they can apply for this grant, which would then, the money would be used to help increase or update, add infrastructure to that ground out there.

PAUL VOGELSONG: So that's all I have.

CHAIRMAN PATTERSON: So I was kind of making notes as people were talking and what I'm hearing is, while there seems to be support for multifamily housing and that we do have a problem that we need to address, I'm hearing, and you guys tell me if I'm wrong, that we need to do a little more research on it and not jump the gun, that there are some definite, want to read that fine print on the DOLA grant requirements.

RELLA: Ms. Chairman, I'm sorry, I have one question that came in on Zoom. Do you want to hear it? Okay.

It's from Kamaz. I don't know the real name. We have lots 6 through 14 in block 34.

How does this affect us? I'm having difficulty identifying our property on these rough drawings. Yes, no water and sewer, so no way to develop.

CHAIRMAN PATTERSON: So that is a question for you.

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TOWN MANAGER PATTERSON: Well, how would it affect us? I mean, that's a broad question. You are in lots 34, so you would fall under, you're in lot 30, excuse me, block 34, so you would follow under the, if it is agreed upon, the three-story multifamily area, you would get water and sewer infrastructure to your lot and rezoning, and you get water and sewer infrastructure.

CHAIRMAN PATTERSON: Yes, I will do it. There'd be a line there, but a person still would have to take a tap.

TOWN MANAGER PATTERSON: I appreciate that. Yes, thank you for the clarification. It's not for me.

CHAIRMAN PATTERSON: Well, so I'm just seeing that there are, and maybe there's some other things, like when Mr. Livesley talked about the Park City model, and he mentioned maybe commercial on the first floor and then residential. I don't know what the Park City model is, but just that recommendation he made me like very curious about it, and I'd like to know a little bit more about that, and maybe along, like what you're saying, thinking outside of the box, maybe we need to do that before we just blanket rezone it.

LUND: Or just so you know, that's what our current commercial district is. That's a good model. Yes, it's a great one.

I mean, I live in one, so.

FEMALE: Have you been to Buena Vista? Yeah. To their little subdivision there that it's all commercial on the bottom.

Everybody lives up top, and they restrict cars driving in certain areas. They have like a playground in there for the kids to rock climb and stuff, and it's pretty cool. That's appealing.

TOWN MANAGER PATTERSON: Well, I want to, if I can, there is a lot of things we can do with this. So, I mean, we can say right now, whether we pass it, we want commercial on the bottom, we're just all residential, but what it will look like afterwards, we're just

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setting parameters, right? What it looks like afterwards will be a conversation between, you know, the Town and the developer then.

So, a lot of things that can happen.

CHAIRMAN PATTERSON: I just wanted the record to state that Paul has to leave. So, excuse me, we still have a quorum.

FEMALE: Is there a time limit or a time frame for the DOLA grant?

TOWN MANAGER PATTERSON: It is due probably December 1st, so we've got to, I would like to request it whenever we're done that we schedule for the week of the 24th, which is two weeks after our next meeting.

CHAIRMAN PATTERSON: The 24th of what?

TOWN MANAGER PATTERSON: Not next week, but the week after. If we're done with public comment, then I would like to schedule for the month of July again, not next week, but the week after. The 22nd to the 26th, those dates.

CHAIRMAN PATTERSON: You're saying tell me the day again?

TOWN MANAGER PATTERSON: Preferably, but everybody can make it the 24th at 3 p.m. would be a good time.

ALL: I'm available. John, Bob.

LUND: Just as a comment on that mixed use, I think that would be a good place for that because you could still have high density above and make the Town more desirable for additional businesses. I think we should consider that as well.

I won't. Bob, does that time work for you?

MALE: Will that affect parking.

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CHAIRMAN PATTERSON: Just because it's like discussed like, oh, we should look at that. Yes, there's all those things that have to be taken in consideration and talked about. It's not just a, okay, we're doing that.

But I don't disagree with thinking outside of the box for things, but I want to be respectful of the views and of the opinions of people that have been here for a long time or even not a long time. There's a lot to take into account.

FEMALE: Where does the water fit in? Because Twila's really the only one that asked about that. In the water, in the sewer, in the moratorium on the taps, because I haven't been present for a lot of this.

And now there's no moratorium.

MALE: No, the moratorium has been relieved in the first year.

FEMALE: But will we be able to enact one of those again, if need be, when we are obligated to this grant in some way?

MALE: We have the plan. I would suggest Thursday of every month.

And we would enjoy coming in live. Typically, we used to get attendance when things were not being managed as well as we think we are now. But we do have plans and tap fees are open.

And like I said, the initiatives that we've got now, I have all the current plans. Where I hate to say it, we can accommodate three times the population we've got in the district now, if we had to.

MALE: Which we're not looking to do. But it doesn't look like it's going to happen.

CHAIRMAN PATTERSON: Just because we would get these lines extended, that does not mean that Round Mountain still can't put a moratorium on it. We would just have lines out there.

So when they lifted that, someone could do some building out there.

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FEMALE: And in this planning, is this when you would address what kind of density a builder would put together? Would you have any control over that?

If they came to you and said, here's our plan?

CHAIRMAN PATTERSON: That's kind of what we started talking about. I believe that's what we will be talking about on the 20 whatever that day is.

To address those things. And we started talking about that. But then there were so many people here, it really wasn't a good idea to get people to listen to this go around.

TOWN MANAGER PATTERSON: If there is a section on building review, page 39, I want both of the packet. Number four, it does mention building review.

FEMALE: You have some kind of say. And even though if you sold it.

LUND: On the Town lot specifically, we definitely do. On the other lots, it's really more up to the developer, though it's still planning commission territory to say, no, you can't put up a 600 unit. I mean, that's beyond an exaggeration.

So, I mean, that is within our purview. But specifically over the Town lots, absolutely. 100%. We will dictate that before we sell it.

Or whatever mechanism we choose best fits the Town's needs.

MALE: Yes, I have a question on the filing out there. The original filing. Those lots.

Does your change include all those lots in that subdivision?

CHAIRMAN PATTERSON: Go ahead.

TOWN MANAGER PATTERSON: The original filing you're speaking of.

MALE: In other words, you're going to sell the lots to the Town.

TOWN MANAGER PATTERSON: No, this would be for all six blocks.

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MALE: So, you're going to do all those.

TOWN MANAGER PATTERSON: All six blocks. Correct. We're going to change the zoning.

MALE: Plus the Town lots. Yes. That's what you would propose.

Why can't you do just the one?

CHAIRMAN PATTERSON: So, that's a --

MALE: That's what I would recommend. Because there's other people in there that own those lots. You might want to put a single family home.

You can't.

MALE: There's no utility. The thing that this plan brings to it, it makes those others marketable. And developed and useful. Because without water and sanitation, that's why it's set like that. You wouldn't bring it in there if a guy wanted to build a house. You can't afford it.

MALE: The economy's scale to bring it in.

MALE: That's what they said about campers' subdivision. But they did that.

LUND: We're talking about 1.5 million dollars just to bring the mains services there.

TOWN MANAGER PATTERSON: And you have the taps.

CHAIRMAN PATTERSON: There is always the thought that if we did just rezone the Town lots, and we brought the water and sewer to there. If someone down at the end wanted water and sewer down there.

It would be their responsibility. But it hasn't been that.

TOWN MANAGER PATTERSON: Respectfully, Mr. Chairman, that's the premise of it. And again, the Town can. If the Town wants, we can just do our lots.

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Not do the rest. But for this grant, right? Not put the infrastructure for the rest of these lots.

But that's the premise of this grant is doing it for everybody. Because it has not been done before. And therefore, I firmly do believe it has not been done.

Or will not be done. So that's my opinion.

MALE: Have those people that own lots out there been mailed a letter?

CHAIRMAN PATTERSON: So really the question in that vein. That needs to be asked. And maybe some of them were at this meeting earlier.

And they had to leave. I don't know. What we need to know is the people that own out there.

Not the Town lots. But who own out there. Do they want their ground changed to multifamily?

MALE: In exchange for --

CHAIRMAN PATTERSON: In exchange for water and sewer. I mean, that's kind of the trade-off. Otherwise, we could get the grant.

And just take it right to where our town lots are. And then if they wanted water and sewer. And they live way far down.

Then it would be on them to have to pay to get that extended.

MALE: But you're only going to extend that to yours anyway, right?

CHAIRMAN PATTERSON: No. No. He's talking about if that whole area out there were to change zone.

Then it would extend to all of it.

MALE: It also makes your grant request a whole lot more marketable. Right.

CHAIRMAN PATTERSON: If with that multifamily zone. But if people that own out there are against rezoning their own lots out there. Then we would need to go back and look at.

Okay, we're just going to ask to go to our lots.

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LUND: But if we only go to ask to our lots. Chances are Dole is saying. Yeah, that's just not enough.

It's not worth --

CHAIRMAN PATTERSON: It's a question that needs to be asked to the people that own out there. Because asking them to go from single family to multifamily. Some people might consider that a big ask.

So, all right. So, we scheduled another meeting for the 24th to really. We've gotten a lot of public opinion, public comments in here today.

I'm sure that can help us. Caleb, if you're able to go kind of find out the fine print of the grant. I mean, is it even possible to get the DOLA rep to come to our meeting?

TOWN MANAGER PATTERSON: That's exactly what I'll be calling and asking.

CHAIRMAN PATTERSON: And maybe we have to change the day one day later or earlier or something. Because I think that would be big.

TOWN MANAGER PATTERSON: If she can attend. I will definitely plan the meeting around her schedule.

FEMALE: Can you make the next meeting? Right now.

MALE: Can you build a single family on a multifamily lot? Yes.

MALE: It would not be advantageous to do that. Not advantageous. Is it money wise or?

Well, you would not have. If you put a single family house in a complex and multifamily.

You're not very marketable.

MALE: Let me ask you something. If they're put duplexes and triplexes and all of that.

How are you going to. What size of tap are you going to run to that? How are you going to regulate the taps?

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Is one three quarter inch tap going to run three stories? When you look, you're going to do an inch and a half tap or what would you. Which is what was the cost of that?

TOWN MANAGER PATTERSON: If I may. I am currently working to try to get Round Mountain Board and the Town Board together to start to negotiate as far as for the affordable homes, deed restricted houses.

Working on different tap prices. But that's yet to be seen.

MALE: So are these special tap prices that other people couldn't get or for deep restricted properties?

MALE: I'll put it this way. Precedence wise.

I was on the county obtainable housing board from the inception until about within the last year. And I resigned from that for various reasons. There's two of us that are on the Round Mountain Board that were on the county's obtainable housing.

So we had mixed feelings. We asked for variance to the Round Mountain Board. And it was policies of the Round Mountain to not vary from that.

We have been putting my Round Mountain hat on. We've got a business responsibility to be responsible. The tax payers in the district.

And we were created by the two towns 18 years ago to manage that. So we've got to look principally at what the requirements of the Towns are and what it means to keep

Round Mountain viable. And part of the deal is all of us that have lived here very long at all know there's a lot of good ol' boy deals that have labored all of us with situations.

And that's what Round Mountain is trying. Whether it's a leak in the ground or whatever.

Everything we do typically hits us with something, an agreement that was made umpteen years ago.

MALE: And you try to get... But with these extra taps and all of that going on, what would happen if it was a dry year and Round Mountain was all of a sudden out of priority in the Johnson place? So then you're purchasing water from Upper Art or are you buying replacement water and where does that come in?

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MALE: We're already getting funding to set a reservoir.

MALE: Yeah, I know.

CHAIRMAN PATTERSON: This is sort of out of the view of changing the zoning, which is what we have discussed.

MALE: As a property owner in this area, one thing I was concerned and he answered the question, are you obligating me with anything that is financial? And I've got seven lots in Block 20 and as long as the only restriction it's got that says that I can't do single family. And if I sell it, it's got to go to multifamily.

And that doesn't bother me. And it makes...

MALE: I can tell you a story. But doesn't that mean you also have to set up? Because that's a conflict of interest.

MALE: I will.

MALE: I'm sitting here as my property owner.

CHAIRMAN PATTERSON: So we need to... Obviously there is discussion that has to happen with Round Mountain and it has to happen now because these are valid concerns about is there enough water? All of that is important.

So we have that next meeting scheduled for two weeks. Is there anything else about this public comment? Or I mean anything else about this public hearing that needs to be addressed?

Or can we go on to the item C, which should actually be item B?

MALE: Madam Chairman, I think there's a clarification behind Caleb's thinking and such like that.

And simplistically, the more units you can put on a lot, it's high for what construction cost per unit is less. And you can rent smaller and less things less expensively. And that's a reason for notwithstanding useful and all that.

That's the reason for an argument of a two or three story is that the economy is ultimately beneficial towards getting less expensive housing. Yeah.

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CHAIRMAN PATTERSON: And again, we are having another meeting in two weeks. So if anybody can't come to the meeting or doesn't want to come to the meeting, but they want to send an email with their questions and concerns, you send that to Caleb. Also, all of the board emails are listed on the website.

You can email any of us as well. So if you have questions.

MALE: Is there a chance that we could have a meeting with just the owners? And it will have to include Zoom as well, because there's a lot of out-of-town owners.

CHAIRMAN PATTERSON: As far as the Town goes, our meetings are all open. So we can't just say this. We're just having a meeting for the property owner.

Now, I would think that if you guys want to get together and talk, I don't know, write something up, give your opinions, and have one person come as a representative of that group, you could definitely do that. But anything we do here is an open call to follow the case. I think there's a need to consider who would want this and who would not want this as property owners, right?

And I think that's very important, because when we're talking about just wanting to do something with the Town plots that are there, that's very different than talking about that entire whatever.

MALE: But you're saying that's our responsibility to get that together and present that to you.

CHAIRMAN PATTERSON: It's not necessarily your responsibility, but it would be very helpful. Yes, I'm going to recommend, and he's not going to like it, that Caleb make sure that we have something in writing from all the people that own out there. Yeah, but I'm one person.

And the rest of the board could say, no, you're crazy. We don't think he needs to do that. And it's done.

So the more information that can be brought to us, the better it is.

MALE: Yeah, basically what she's saying is we're not going to, we can't restrict this. You're having your own meeting. We just can't have our town meeting or our planning commission meeting for the landowners only, because we have to broadcast it.

MALE: We have to make an open call to the public and to the general people. Anything else about this?

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MALE: How do you guarantee that it's going to be affordable for seasonal employees? I know density plays a factor into how a building is priced, a rental, but do you have any say in can you control, make a statement like this is the parameters for what affordable housing is in our town?

TOWN MANAGER PATTERSON: Yes, I'd like to quickly answer that. That's what the housing needs assessment is for. Generally, the housing needs assessment, controlling prices, that's what a deep restriction will be about.

So it is covered.

LUND: It's up to the developer. They have to comply with that. The bad thing is this board and the current town boards would set criteria that a couple of elections now, they can make changes.

CHAIRMAN PATTERSON: There's always that risk and that's why.

LUND: There's affordable housing in Salida, but you still can't afford to live there. It was decided to not recommend to approve or deny Item B to the Board of Trustees until a Workshop is held to further discuss the matter.

CHAIRMAN PATTERSON: And it's not just a problem in this part of Colorado. So do we want to go to item C or what should be item B? So just to clarify really quick, we are having another meeting with which hopefully we'll have more answers.

Hopefully we'll have the DOLA rep here in two weeks and so for that reason, we are closing this public hearing and we'll move on to the next item on our agenda, which is consideration of recommending to the Board of Trustees to adopt the update in the master plan.

LUND: Is that meeting on the 24th?

CHAIRMAN PATTERSON: Yes, 3 o'clock.

VAN DOREN: 3 o'clock. 3 o'clock.

MALE: Thank you. Thank you. Thank you everyone.

PUBLIC HEARING HAS CLOSED.

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I'll pass it to your chair, but you know it's going to be a Chairperson. Okay, so the next item is consideration of recommending to the Board of Trustees to adopt to adopt an updated master plan.

c. Recommending to the Board of Trustees the new Master Plan.

The committee briefly discussed recommending the Master Plan to the Board of Trustees.

ACTION: **Mr. Van Doren** moved, and **Ms. Patterson** seconded to approve consideration of recommending to the Board of Trustees to adopt to adopt an updated master plan. Motion carried.

CHAIRMAN PATTERSON: Does anyone want to have any discussion or want to make a motion? We're on the bill. I think we'll be at 15 at least.

VAN DOREN: I think we came up with a pretty darn good master plan. So I move that the proposed master plan changes to the Board of Trustees.

CHAIRMAN PATTERSON: I second that. Motion is made and seconded that we consider recommending the changes. Is there recommending that the trustees adopt the updated master plan?

Any discussion? All those in favor say aye. Motion carries.

PUBLIC COMMENT:

CHAIRMAN PATTERSON: Do we have any more public comment from anyone?

MALE: I don't know if people are coming in early. I'm aware of at least three articles that were published in the last 100 years that are principally two accounts.

LUND: The last one was the first one that gave numbers on what the report needed to have. And we specified that made it more valuable than any of the previous because the other reports just told us things that we all knew. I would quantify and say that we needed 35 houses right now and projected over the next three to five years.

And they showed us a degree of reality that we've never seen before. I know there's people against dark skies, but I love the dark skies. Same problem with other guys.

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But I would suggest, from my perspective, we need houses before we need businesses because from an economic development standpoint, I look at the points pointed out in the state on businesses that are looking for locations. Most of them, just because of our size, we have no way of being competitive. But even for the small businesses, if you don't have housing, and it's almost you're on a waiting list, you're going to buy a house at a lower price.

There's a fear that we have a low response at a normal price. If you do this at a \$200,000, businesses have to exploit housing. We're bringing the jobs.

MALE: And that works for some places for five years. Five years, it's not going to be bad. It's not going to be bad because in five years, it's going to improve versus 12 years.

It's going to improve. It's going to get more expensive. I'm glad I've seen it.

It's good to look at. It's a plan to develop. But at least it's set up as a purchase that gets saved.

MALE: There's three things that Custer County needs to support ongoing development. It's the water. It's the water.

And I think we've got a handle on that. And we've got support at the state level for housing. So it's key.

MALE: All of the reservations that have services in Florida.

CHAIRMAN PATTERSON: Did you have another public comment? Or are you going to say something else? My outlet is on the master plan. OK.

That's nice to know. Yes. It's public comments.

MALE: How long have you been working on the master plan?

TOWN MANAGER PATTERSON: It's been five years. We're getting lucky. We're getting plenty of time.

We've got plenty of independent workshops set up.

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CHAIRMAN PATTERSON: Anything that the Town, any committee that the Town is hosting, per se, has to be posted, and it's on our website, and then we have official postings. I think the grocery, and the corporate out here, and I don't know what the other things. And so all those things are posted in the paper, and we have to give at least a certain amount of time notice, so it's not just like, hey, you want to leave this afternoon?

We can't do that.

LUND: We've got to get a hold of that.

MALE: I have a way to look under the packet. When you see packet for planning commission and trustees, that shows you what we're, same thing we're doing.

CHAIRMAN PATTERSON: So the whole thing is there, and it's how many pages? A lot of pages.

Well, because in the master plan, it talks about, like, it covers everything that could possibly be related to town. So the need for affordable housing, the need for businesses, viable businesses, all of this is in the master plan. And then I call it a renewal, because we do update it every few years as our needs change.

TOWN MANAGER PATTERSON: This rezoning is kind of a fallout of the master plan. It's not part of the master plan. It's just, it's like, this is what we need, and therefore, Caleb has done the footwork of knowing what we need.

END VERBATIM TRANSCRIPT

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

ADJOURN

Recorded by:
Melane Rella
Deputy Clerk