

**TOWN OF WESTCLIFFE
WEDNESDAY, JULY 24, 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

Barry Keane, Randy Wilhelm, Don Cook, Twila Geroux, Dennis Bruns, Becky Bruns, Joanie Wilcox, Stephen Wilcox, Laura Piquette, Mary Zawacki, Paul Zawacki, Brad Hartbauer, Mary Harbauer, Charles Bogle, Jerimiah Coleman, George Mowry, Eliot Jackson, Ruth Mitchell, Roc Canda, Jerry Peters, Debra Underwood, Chuck Jagow, Audrey Gluschke, Brock Flynn, Dave Schneider, Alice Henderson, Teri Munson, Fred Beadry [sp], Lucas Epp, Laura Dollarhide, Kevin Dollar, Janice Nuttall [sp], Sherry Studebaker, Alina Rominger, Kathryn Rogers, Melane Rella, Caleb Patterson, and Kathy Reis.

APPROVAL OF MINUTES

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

OLD BUSINESS

NONE

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NEW BUSINESS

VERBATIM TRANSCRIPT

CHAIRMAN PATTERSON: Did everyone sign in when they came through? So, Barry Keane, 221 Boldomingo Lane, Randy Wilhelm, 6 Preston Court, Don Cook, 325 East Main Street, Silver Cliff, Twila Drew, 1100 County Road, 160, Dennis Bruns, 140 Sundeck Drive, Becky Bruns, 140 Sundeck Drive, Joanie Wilcox, 315 Gabbert Drive, Stephen Wilcox, 315 Gabbert Drive, Laura

Piquette, 409 South Fourth Street, Mary and Paul Zawacki, 129 Sundeck Drive, Brad and Mary Hartbauer, 401 South Fourth Street, Charles Bogle, 2362 Black Prawn Lane, Jeremiah Coleman, 408 Fifth Street, George Mowry, 404 South Second Street, Eliot Jackson, Wet Mountain Tribune, Ruth Mitchell, that lives at, um, Mitchell, Ruth, Ruth Mitchell, I got it, right, uh, Roc Kanda, 404 South Fifth Street, Jerry Peters, 409 South Fifth Street, Deborah Underwood, 810 South Fifth Street, Chuck Jagow, 310 South Fifth Street. Miss anybody here? We've got someone coming in, a couple people coming in right now.

Has everyone had a chance to, um, approve or view the, review the minutes? Make a motion to approve the minutes. Motion's made a second to approve minutes in this discussion.

All those in favor say aye. Aye. Okay, item six is old business and we have none.

APPROVAL OF MINUTES

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

- a. **PUBLIC HEARING: Continuing discussion on 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

Item seven is a public hearing of continuing discussion on the possible rezoning of blocks 17 and 18, 19 and 20, 33 and 34 Multifamily District. Oh, first before I, let me, uh, read the additional attendees. Audrey Gluschke, 840 Coronado Road, Rob Flynn, 705 Shawnee Mountain Road, Dave Schneider, Roundmouth Water.

Um, so since this is a public hearing, if I read this script, this is a public hearing regarding possible rezoning of blocks 17 and 18, 19 and 20, 33 and 34, and Count Elmott's Multifamily

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District. The hearing is a quasi-judicial matter and the Board of Trustees is not acting as a legislative body but the judiciary in this matter. Board of Trustees' decisions will be based on evidence presented in this hearing as it applies to the land use development code and such decisions will not be persuaded by popular opinion.

As such, Board of Trustees will only consider the evidence in the record of hearing including public comment by interested parties. Okay, so, uh, Caleb, I don't know if you'd like to continue the discussion with this.

TOWN MANAGER PATTERSON: Yes, ma'am. Okay, so on the, uh, on the discussion as last, from two weeks ago, we did stop at designation of blocks number two on page 42. If you guys have any packets, please turn to page 42 where it describes designation of blocks.

CHAIRMAN PATTERSON: I don't have a computer. I have nothing.

TOWN MANAGER PATTERSON: Oh, well, I can also, I'm on the Zoom, so I can actually put it up on the screen too if that helps out.

CHAIRMAN PATTERSON: Whatever, you want to do that. So, do you want to wait for the computers? Well, I mean, you can go ahead and start while we get that.

Yeah, I mean, and Paul doesn't have one and I don't think Bob has one. Okay.

WENKE: At the last meeting, I think that there were a lot of people in the audience that are not here right now. We've had a lot of concerns about what we want to do and so forth, and some of the data we had was, well, we didn't have a lot of data. Now, I would like, as one, one, just one person in the planning committee, to slow this process down and talk to Kayla or not, and that is, I would like to hear from the property owners themselves, and we do have a list of them.

Not a lot of them live in Westcliffe. Some are here today. I've seen them in the audience, but only a handful of them live in Westcliffe or in the surrounding area, but I would like to hear directly from those people whose property would be affected, may be affected, positively or negatively.

That's in their mind is what it would be. I'd like to hear from them first before we proceed with anything. The second thing I would like to do is, we have a data, we had some data that was developed, what, in 23, Caleb?

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TOWN MANAGER PATTERSON: '22. 2022. '22.

WENKE: I'd like to see if we can get that updated by the firm that did it, which essentially said that we had a need for 35 dwellings of some kind that would accommodate um housing. It didn't say what type of housing, just said that was the need now, and then they projected a future need of 70. Well, there's apartments, homes, whatever.

I would like that updated, so we have a better database here of just exactly what we're dealing with. There's a lot of other questions that need to be answered internally from the board. I'll speak as a mayor now, I think the board needs to discuss some things regarding infrastructure, who's going to be responsible for that, and those kinds of things.

Engineering, drainage, all those things need to be looked at before we jump too far into the breach. So, I just brought that up, and I would like to hear your comments as citizens of Westcliffe, and I know a lot of people made those comments last time, you know, what your concerns are, we all want to know that. So, I objected that as a member of this body, not as a mayor, so I'm sorry.

CHAIRMAN PATTERSON: Any other comments from the board right now? Yes.

VAN DOREN: Yeah, I agree we need to listen to what people have to say, and I think maybe this meeting, the most important thing we're going to do is listen to the people, the audience. But I wanted to give some context to why we're here, why we're having this discussion, to many of you it may seem kind of messy. We all have to operate, all the people here in front, in the open, we have to kind of think out loud, which can make us look kind of foolish sometimes.

But this whole project comes out of the update of the master plan we did with the town over several weeks, months, meeting in workshops, those were open meetings, we didn't have anybody show up, but I think we had one person on Zoom one time, but we went over the old master plan and updated it for many years. And so, this project came out of that effort. So, I wanted to read some things here that might make some sense, give you context of how we got to where we are today.

But we had, first of all, we framed a new vision for the town, and that vision is by 2030, Westcliffe will be ranked as one of the top 10 most desirable small towns to live and work in southern Colorado. As part of that, we looked at 25 other towns in southern Colorado that might make up as our competitors and looked at a range of metrics to see how we compare. Of course, one of the things that will weaken and make the other towns weaken is housing.

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We have a housing need for our essential workers that we're not meeting right now, we have a deficit of like 30 units right now based on a study that's two years old. I don't think that situation has gotten better in two years. We also have a deficit in housing choice.

We are mostly a community of single family dwellings. So, we don't have town homes, we have a few condominiums. But for a lot of people coming here, they're looking for something other than a single family home.

In the past several years, things have gotten quite expensive. It used to be kind of a bargain. Now, we're an expensive place to live.

Compared to those 25 other towns, we're kind of right in the middle in terms of meeting home price. The other thing we looked at was what's the town's mission. Mission is basically a statement of purpose.

What's our reason for being as a town government? We came up with four bullet points on that. To provide and maintain safe pedestrian walkways, roads, parking, broadband, public space, parks and trails, infrastructure.

So, basically infrastructure. In partnership with other entities to provide water, sewer, and electric power infrastructure. Again, in partnership with the county, provide for the health, welfare, and safety of our residents and visitors.

And lastly, and I think this is where this project falls, to promote the economic development, growth, and vitality of the town. So, why develop that vacant property that is like an orphan right now in terms of infrastructure.

It's really the lack of affordable housing for essential workers, teachers, first responders, and the like. The lack of housing choices I mentioned. But all of that is a drag on our current and future, even out of my town.

There's very little room for my town. For expansion in Westcliffe, we're kind of captured in one and a quarter square mile footprint. We don't have a lot of places to go, especially walkable places to develop.

So, that piece of property looks extremely attractive if we can bring infrastructure, water, sewer infrastructure into it. Road, streets, sidewalks, on top of that. And we have an opportunity to finance that if we take action on the zoning and increase density in that area and provide housing that is truly affordable for some of our essential workers.

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I think one other point I'd like to make is this should be considered a 10 to 20 year project. You're not going to see all of this built out in two or three years. It's just not going to happen.

It's a long-term look at the housing needs of the town. And the first is just to play catch-up and fill the deficit in housing that we have now. And then to stay ahead of it so that deficit doesn't return.

So, that's all. Thank you, Christy.

CHAIRMAN PATTERSON: Thanks, John.

MALE: Christy, I might add for everybody. The town owns 20 percent of the lots. The rest of them are all privately owned.

So, it's not like the whole thing could be done at one time in this 10, 20 year thing. So, keep that in mind. The town owns a section in the far northeast corner adjacent to Highway 69.

Adjacent to 69.

CHAIRMAN PATTERSON: So, then I would say let's go ahead and get some comments. You can start with some comments. Go ahead.

You have to come to the podium, state your name, please.

PAUL ZAWACKI: Thank you for the opportunity to speak today. My name is Paul Zawacki. My wife bought the first property in one of those blocks over 40 years ago. We've added to it since twice more.

We're very attached to it. We don't want to see this project go through. We think it's ill-conceived.

We think it's very high risk and very low reward. But my biggest concern is we've got two or three things that define this community. And one is our ranching heritage.

The other is our views. If you compare our town to the 25 other towns that you did in Southern Colorado, I question whether or not any of them would have the views that we do. And the wide-open spaces.

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Primarily, the wide-open spaces was a body of work done in the late 1970s by a handful of citizens and county commissioners that did us all a tremendous favor. This is one of the last unspoiled valleys left in the entire western U.S. If you look at Aspen, it's destroyed. If you look at Steamboat, it's gone.

Aspen, Breckenridge, you name it, they're all terrible. Even right up the road here in Salida, it's been overdeveloped and it hasn't solved the problem for cheap housing. Two-bedroom condominium over there is \$700,000 right now.

It's not going to be the answer. But my concern is it'll forever change the character of this community irrevocably. More importantly, I'm concerned about the timing of this. It seems like we're trying to push through zoning changes right now when we haven't even started the study whether or not we need this.

I know, Caleb, you were looking at that. You were trying to bundle some funds. I think that's the wrong thing to do, to rezone it before we even know if this is needed.

And I have one question for both the mayor and for the town manager today. If this goes through against the better wishes of your constituents, if this rezoning goes through, and if we don't get the funding, the free money, the Lord, will you give us a commitment today that you'll put the zoning back to single family in the way that it was? If we can answer it like you have, then I'm in favor of that right now. Go ahead.

WENKE: Well, I think I mentioned that I wanted to take the input from the top members in that area. People like you. Why did you buy that plot? Your wife inherited it, and you added to it.

PAUL ZAWACKI: No, she bought it. She didn't inherit it. She bought it.

It was a plan over 40 years ago to build up here together and retire here.

WENKE: So you would have built a dwelling on it and serviced it?

PAUL ZAWACKI: Yes, we may have done that. So that could still happen.

WENKE: Whether we rezone it or not, it is zoned as single family. And I've made this clear to Jacob, Jacob [sic] and Caleb, and I think the board, that we have a right to rezone this by law. There's nothing anybody could do about it.

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Well, I don't want to rezone anything to take rights away from people here. And so my personal attitude as mayor is I would not support something that the population did not support. Is that clear?

PAUL ZAWACKI: That's what we want to hear.

WENKE: So the planning committee is different. I'm just a member of the planning committee. This is the chairman.

And I'm just saying that I made it clear that I don't want to be taking that. If there's just one party in that whole subdivision that doesn't want to do this, the rest do, that's a different matter.

PAUL ZAWACKI: Have we polled the owners?

WENKE: Well, we are trying, I think.

We haven't. Yeah, we've gotten some feedback. Caleb, do you want to poll?

TOWN MANAGER PATTERSON: Yes, sir.

WENKE: Two or three that want to sell? Two or three that want to do this?

TOWN MANAGER PATTERSON: Yes, sir. I haven't seen any. I haven't seen any.

CHAIRMAN PATTERSON: I went ahead and I just went on the assessor's website and I just looked at all those lots out there. And I have a copy of all the property owners out there. And something I would like to see happen is whether it's a survey with the return envelope, so it's very easy through emails for people to let their opinion, that own out there.

PAUL ZAWACKI: That'd be a wise thing to do.

CHAIRMAN PATTERSON: There's only, I believe, 25 property owners out there. 26 with the town of Westcliffe.

So it shouldn't be that hard to see what people are wanting. I also noted in looking through all of the owners that a lot of people have had it for many, many, many years or it's been willed through family back in the 1940s and 50s and 60s and they had this. Now it's the next generation, next generation.

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So it's not even like, for the most part, people didn't just go out and buy that ground out there. So that's just my opinion, what I'd like to see done with that. And I agree with Paul that I just, I'm not saying I think this is a bad idea at all, but that it does need to slow down and that there are a lot of things that need to be looked at infrastructure-wise and beyond.

PAUL ZAWACKI: Good, I hope you listen to the constituents that aren't residents, that are property owners.

CHAIRMAN PATTERSON: Right, well, and we've got to ask. Good.

TOWN MANAGER PATTERSON: Well, if you'd like me to address that question, I can. It is my job to advise the Board of Trustees as well as the Planning Commission. I would not put anything in front of the Planning Commission that had not been talked about during the master plan.

So here we are. You brought up a few points, and one of them, that was you bought 40 years ago with plans to do something with it. You haven't then.

Frankly, I don't think without this infrastructure you will. If I could put this infrastructure in and have it all single family, I would do so, but I can't. So I'll read off some key points with this grant.

People always assume there's always things attached to a grant. That's not always true with grants, but with this one, it is true. One point is compact development, multifamily housing options, housing density, affordable housing, growth management, and then it goes into districts and subdivisions.

So those are a few points that are broader points that the grant encompasses that I have put with this. You mentioned other valleys being ruined. Westcliffe is very small.

We are 1.5 square kilometers old, and I might be butchering that. So if somebody wants to fact-check that on me, please do so. With a population of roughly 550 people, I don't think this is going to ruin the town at all.

What will ruin the town is urban sprawl. If we don't plan for a compact area that will take up less land, and you mentioned views. I checked views the other day, like you asked me, sir, and across the street, it's from the ground up, it's 20 foot across the street.

We measured down below 12, 15 feet. So negative 12, 15 feet plus the 20 is roughly 35. So it would probably be the same.

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So I think building in a smaller, more contained area helps with growth over time rather than sprawling anywhere. And if the town does sprawl, it will go north, higher in elevation, and will take up more land. So I think this is a good happy medium between the two.

PAUL ZAWACKI: This is where we differ in opinion, and then I'll yield time to somebody else. I think it's a deal with the devil, and it shouldn't be done.

CHAIRMAN PATTERSON: And I just want to say that I've looked at, so I read through the information about the various grant monies and what DOLA is talking about and strategies and fact sheets that I'm looking at right now, and one of the things that I was seeing is that the stance, and I wish DOLA would be here today, but that the Department of Local Affairs stance is that there's a problem with housing right now across the state, across the United States, and they are open to ideas.

It doesn't have to be one way or no way. And then they actually listed out various communities and some stances that they've taken. So I don't feel that this is just a one-and-done type of situation.

I think from what I have read, this is something that we could work and find what might work well for this community and take into consideration our size, our, you know, what we need, the property owners out there, and come to some kind of a consensus. And if we go to DOLA with a solid plan that, you know, addresses their concerns about the need for more housing and we address our concerns with need for, we want housing that's affordable for people that are working here, that from what I heard at the last meeting, there was concerns about, well, it's just going to all be Section 8. And so how do we address that? And so how do we make it to where there's housing for people that are working in our community so they can live in our community? And it sounds to me, when I've read, that they're pretty open to bring an idea, and then they use you as an example of, look, this is how you can make it work. So I don't think it's just we have to make super dense four-story or three-story or whatever apartment complexes and call it a day.

So, again, that's why we do need to hear from the public and we do need to hear what people would like out there. Because there is a chance to develop it, maybe. Who else has any thoughts? My name is Audrey Gluschke.

I live in rural Custer County. What about Silver Cliff?

CROWD: What is that? Silver Cliff.

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AUDREY GLUSCHKE: There's a lot of land out there.

Why do we have to take this on as our problem? It's a community problem, and Silver Cliff has a lot of land. And I'm not against extra housing. Those cabins are great.

But what's been thrown out to me is just deplorable, what would happen to our little town of Westcliffe. And the views, the views are huge. And I'm sorry, Caleb, but when you said that, it made me lose a lot of credibility.

Also, this grant is offered annually, isn't it?

CHAIRMAN PATTERSON: I think that this grant, like, sunsets like 2027 or 2026.

TOWN MANAGER PATTERSON: There will be less funding for the grant. For the More Housing Now under the EIAF grant starting next year, you can apply for it three times a year, April, August, and December.

AUDREY GLUSCHKE: But it's pretty much an ongoing grant, isn't it?

TOWN MANAGER PATTERSON: I would not say it's ongoing. At some point, legislature will change that.

AUDREY GLUSCHKE: Well, yeah, but it's not a grant that's really hard to come by.

WENKE: Well, to respond to that, I would say that we need to determine what it is we want to do and get the input from the community and so forth. We may miss this grant site. We'll just have to apply for it next year.

I don't want to apply for the grant until we have a good, solid plan. I think that would make it more likely to get the grant than less likely. So I'm just saying.

We have a need, and just to respond, Silver Cliff has a plan for tiny homes. There's nothing on the property that's been like that for over a year, and nothing has happened. So I don't know what their plan is.

I've talked to them a number of times. They have a plan, but nothing is maturing yet. So we need to have something for our workers to live in.

I think, what did you say, Melane, minimum wage is now \$14.

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RELLA: \$14.65.

WENKE: \$14.30 or something like that.

RELLA: \$14.23.

WENKE: Here in Colorado.

So that's about \$30,000 a year just for somebody who's got no skills at all. They really can't afford anything. We need those kinds of workers, unfortunately.

We need them to train in my business or in the grocery store or other places to run those businesses. And it hurts the business community not to be able to have them. So you have to shut down earlier, or you have to close the day because you don't have enough help.

AUDREY GLUSCHKE: So what about a potential joint town meeting with Silver Cliff to discuss that? We can certainly organize that, sure. Because I feel, why should we take on this burden? It's a burden for both towns and the county, and it is necessary. I agree, but I love those little bungalows.

Several three-story units is just appalling to me here in Westcliffe. I mean, there is an obvious need, and I agree, but the bungalows are just actually very charming.

WENKE: You're talking about bungalows, I'm not sure.

AUDREY GLUSCHKE: Behind the dome.

WENKE: Oh, those, yes.

AUDREY GLUSCHKE: Yes, yes.

And also, too, is there a place where we can go to read this actual grant? Because I know you mentioned some of the highlights, but there's also, I'm sure, certain details and a caveat that comes with it. What is that?

TOWN MANAGER PATTERSON: Yeah, I mean, if anybody would like to e-mail me, I'll give you all the resources I have for this grant. You can look it up yourself, DOLA EIAF More Housing Now.

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The points that it hit from were actually from a slide they did, some municipality training that they used to grade the grant.

AUDREY GLUSCHKE: So the actual grant is in there. The actual grant application.

TOWN MANAGER PATTERSON: Oh, everything. I mean, strategies. I mean, no one gives it to you.

You have to give it all to yourself.

AUDREY GLUSCHKE: Yeah. Okay.

I just feel that this is just getting rushed through, and once it gets done, we're not going to back it up.

WENKE: You know what I said at the beginning? Yes. We're going to slow this down.

AUDREY GLUSCHKE: Yes, and I appreciate that.

LUND: And if I may, ma'am, we have to talk about this in the public. So any moving forward is what we're doing right now at all.

It's not that we're rushing. It's just in order to even try, this is what we've got to do.

AUDREY GLUSCHKE: And I hope in true sincerity that the board does listen to the citizens, not that they've already made up their mind.

So I appreciate that. Thank you. All right.

CHAIRMAN PATTERSON: Let's come up to our podium.

STEPHEN WILCOX: Hello. My name is Stephen Willcox.

I like Caleb. He's a smart young man. He's short on experience, so some of you guys look like you've had some more experience.

I'm going to tell a story. It happened 44 years ago, moved to a small place similar to these two towns. There's three of them, okay? Roy Rogers lived in one of them.

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They were nice little towns. Same thing happened. Oh, we don't have enough housing.

So they got a grant to build afforded housing. As years went by, that wasn't enough. So then it came in.

The state had to do the building, okay? I lived there 40 years. By the time I left, our nice little town, okay, first off, Roy Rogers' place had earned a nickname, felony flats, okay? That's Apple Valley, California, okay? Secondly, I guess this is kind of a side. When I moved there, we had Junebugs.

We had horned toads, okay? When I left, there were gang signs painted on our stop signs at both ends of our block. There was a break-in to the house where they took the people, tied them up, and stole them two houses away from us. Less than a block away, there was a drive-by shooting, you know? And back to the insects.

All we had was cockroaches plus a lot of people that were criminals. You do this, you're going to have people come from Denver. They're not going to be the kind of people you want.

I would like you to address this in the private sector. I'm sure there's people here that would be willing in the private sector. In fact, I know at least one to address this program.

You know, so 40 years down the road, do you want your place to be a place that you don't want to live? It's up to you guys. Thank you.

BROCK FLYNN: Hey, I know a bunch of you all.

I'm Brock Flynn. I've lived here for 23 years, some of them good, some of them bad. I've seen the town flourish and explode like it has, and then I've seen it contract.

I know that we need, I'm going to tie a story to this. I know that we need affordable housing for the people who provide the services to the town. We've got a beautiful place here, and we're going forward.

We're in the infancy right now, and it was even more so when I moved here. We can choose to be Aspen or Jackson Hole, or we can choose to be Leadville. Nobody really cares about going to Leadville because it's not all that nice.

As much as we'd like to build the next great town in the West, we don't have a ski mountain, and that's going to keep us from doing a lot of stuff. And realistically, we do need places for our

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workers to live, but let's be honest. We really need those places for those workers to live about six months out of the year because in the winter, businesses close up.

Our tourism amounts to people driving from Texas to go to Breckenridge, and that's the truth, and it's always been. When I was a kid, I grew up on a farm in Tennessee, got in the back, and all the people from town that, you know, the farmhand types would come out and work on our farm, and of course I didn't get a chance to get out of it. I had to be there anyway.

And along around the 90s, welfare and government assistance got to be so good that they didn't show up anymore. We still had tobacco to cut. So we had to bring in migrant workers, stay four months, from Mexico.

We green carded them, and we had the same problem that Stout has because we had to have a place for those dudes to live while they were going to work for us. And what we did ultimately was we found a house to rent in Cottontown, which is about 20 minutes down the road, and we put them up. I don't think this grant is a good idea for us.

I think it will wreck the valley. And it's a guy on mountain land property. So when people come here, they're coming here because they don't see what they see in Salida and see what they see in Leadville.

They come here for this fricking charming, beautiful town. And I guess the reason I told you the story is there's another answer besides this grant. And truthfully, the private sector can probably take care of it if there is enough of demand.

And if the town wants to get behind some of it and say, okay, we're going to build some houses for some firefighters or teachers or something like that. And then we take money in the valley, labor in the valley, and we build the existing floor plan we've got, or the existing zoning we've got, and it's beautiful. And one of the jobs you mentioned, your duties as being here and being on the city thing, one of them is to protect people's values, property values.

And if you come in and say, we're going to get some workers, we're going to build this abomination that nobody wants to look at, and it hurts people's surrounding and the whole town's property values, you didn't do anybody any favors. Think about it.

WENKE: Let me respond to what has been said.

Any construction we would do would undoubtedly be done by local contractors.

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FEMALE: That would have to be for bid.

WENKE: Excuse me?

FEMALE: I don't think you can guarantee that.
You have to put that bid out.

WENKE: No, we're not. Listen, you need to understand one thing.

The property that we have as a town, okay, that we have as a town, there is some acres, some acres, some acres, that we are not going to be landlords. The town is not going to be. Whoever would want to build there would have to buy the property from Westcliffe, and they could go, just like they would any so long.

BROCK FLYNN: Once you relinquish control of the property, if you've made lenient zoning rules, they can max it out.

WENKE: Well, we can control that. We can control that.

BROCK FLYNN: No, you're going to change the zoning. The zoning's set. You're going to do your plans around the zoning.

Go ahead.

TOWN MANAGER PATTERSON: I'd like to comment on that. Number three on page 42, all building plans and architectural designs must be submitted to the planning commission for review and consideration in order to allow for high density, proper planning, aesthetic, and building practices.

So it doesn't necessarily mean just because someone has the land, they get to build whatever they want. They're going to have to go in front of the planning commission regardless.

BROCK FLYNN: But high density is the problem.

TOWN MANAGER PATTERSON: I'd like to comment on that in a second. Well, I'll comment on that now. Like Ms. Patterson said, it does not have to be this way or that way.

It doesn't have to be one or the other. I put three stories. Say, now, I put three stories because I felt like it would give us a higher likelihood of getting the grant.

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I know for a fact it's cheaper to go up rather than go out. And I know that I haven't looked at everywhere over Custer County and thought, man, after we do this, I'm going to expand this way and this way. I've never done that.

I've looked at what we've had and what we can work with and thought, well, if we can kind of get the six blocks, keep it there, that would I think help with growth a lot. But it does not need to be three blocks. Or excuse me, three stories.

If needed, it can be brought down to two. But even then I hesitate because I don't think it makes us as competitive in the grant application.

VAN DOREN: Yeah, I just want to point out that three stories falls within the current 35-foot height limit of the town.

Ace Hardware, which is a beautiful building, Paul did a great job with that, is 34-foot high and a bigger footprint than any of these apartment buildings would be.

BROCK FLYNN: But it's a commercial building.

VAN DOREN: It is a nice commercial building.

It is. But I'm still saying 35 feet. I can build a house in my Adams subdivision where I live now and go 35 feet high.

BROCK FLYNN: Sure, and that's fine. But the problem is when we start doing multifamily buildings, that changes the entire character of that part of town. And the people who join that, and it also changes the character of the park.

VAN DOREN: Depends on the design of the buildings.

BROCK FLYNN: I'm going to disagree with you on that one. You can't put a chunk three stories high and make it cohesive with what the rest of the valley is and the rest of the town is.

VAN DOREN: It's going to be on Highway 69.

BROCK FLYNN: Which is even worse because now everybody's going to look at it. You could do something like this behind the rodeo grounds and probably you wouldn't get raised a hackling. Sorry, okay, didn't mean to bust anybody there.

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But at the same time, you're putting such a prominent location. I mean, like, could you pick a more prominent location?

TOWN MANAGER PATTERSON: What else? What else? I mean, where else would you think about? Because when I look at this, I have to think about cost and what could fit into the grant.

BROCK FLYNN: That's not for Custer County.

TOWN MANAGER PATTERSON: If I were to look at that, to solve the housing crisis, it's going to be pretty darn expensive to go ahead and run water and sewer underneath the ground, to go anywhere. And with the grant, if we're just going to get some of our tax dollars back, getting the state to pay 75% of that while we pay 25%, that's a pretty good deal.

BROCK FLYNN: It's really going to have long-term implications that are not good for the Valley. That's just a fact.

CHAIRMAN PATTERSON: And, Brock, I also want to say that one thing we had talked about a little bit in the last meeting was that since this is sort of untouched ground out there, we can create another zoning district that isn't just multifamily or single-family, and we can put restrictions and sort of have almost like a Yabba. I'm just going to use a commercial district as an example.

We modified our commercial district where it's legal for people to live upstairs than it used to be, so we could create a zone that would address –

BROCK FLYNN: I got a question for you all. Less than a year ago, because of our sewer situation, if I understand correctly, we weren't issuing any new taps. How do we get around the idea that we're simultaneously going to add a ton of taps without significantly upgrading our sewer handling abilities?

LUND: That's already happened.

BROCK FLYNN: It has. How much more can we handle? I mean, there is a limit on anything we do. According to...

WENKE: Sir? We have somebody here from Round Mountain.

You want to tell us?

WENKE: You want to come up?

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DAVE SCHNEIDER: Yeah. Sure.

DAVE SCHNEIDER: So here's where we are at Round Mountain. So I was approached by this potential project. So we're managers of the existing water.

We don't see ourselves as developers, but we're managers. So we looked at the potential of what they were putting in. On the water side, we're actually water-rich.

For now? No, we are actually doing some really smart things. We have put in a new well. We can double our production than we used to be able to do.

So we could actually, on the water side, double the population that's there. No problem. How about food? Food is another deal.

So we are. We have been working the last eight years to try to find a solution that's affordable. There's solutions out there, but we can't afford them.

So the reality is we have 730 taps, median household income. Within our district, it's only \$41,000. So that's not a big break to squeeze.

So how do we find something that we need? So we have been working with the state. The state has approved us doing a demonstration project with new technology. The reality here is even if you okayed this thing and it went through, it would take almost four years before somebody would actually flush the soil.

The infrastructure would be in the building, all that. And we're projecting that we'll have a solution by then. We'll be all right then.

BROCK FLYNN: Okay. Cool. Okay.

WENKE: Let me ask one more question. And then maybe other people can take it. Sure, I'll sit down.

I'm done. The question is, are you opposed to multifamily housing, or are you opposed to low-income housing?

BROCK FLYNN: I'm opposed to multifamily. And the reason is it's not.

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WENKE: Define multifamily, which is for me.

BROCK FLYNN: Okay, sure. Duplex.

We've got the reason people come. The reason the town commands -- these houses command, in my opinion, a ludicrous value is because people come here to get away from precisely what we're talking about building. That's right.

I'm not even. I'm more like the once learned from other places you'll go. We've got a good thing here.

We can screw it up real easy. The market will ultimately take care of our housing needs, because at some point, the market will demand these people. Someone will have an opportunity to fill it, maybe with just building smaller single-family buildings on those two lots, on pairs of lots, like we are.

The water's a huge problem. And because the water and the sewer, the idea of a pumping station to pump poop up so we can then lower it back down, well, the power goes out, your poop doesn't move. I mean, that's a problem.

VAN DOREN: That's what we're doing right now. Everything flows by gravity to a lift station across. There's a huge backup generator there that picks it up in case we have a power outage.

BROCK FLYNN: I didn't know that part. So that's how it works now. But still, it would change the whole character of the town of Westcliffe.

And I don't think it'd be good for the property values, to be honest with you. Again, we can be Leadville or we can be Aspen. I'd much rather us be Aspen.

We've been compared to nice towns like Jackson Hole. The last thing we want to do is cut our own legs out from under us financially because we brought in some affordable housing. I'm a true believer in the market.

The market will solve all this.

VAN DOREN: I'll challenge you for the next meeting. I would like you to find a half a dozen free market solutions to affordable housing somewhere in the United States and bring them back to the table.

BROCK FLYNN: I don't even have to look. The market takes care of itself.

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VAN DOREN: Give me real life examples of free market solutions to affordable housing in this country.

BROCK FLYNN: I'll give you one right now. And I've had to live it like many people have. You work somewhere.

You can't live right where you work because it's too expensive. So you live outside of town somewhere cheaper and you commute in. That's a real world example and that's the way it works in most of America.

VAN DOREN: That's the driver for sprawl.

BROCK FLYNN: I understand that. That is the way it works, but changing the focal point of the valley, which is this beautiful little town with the trees and the parks and stuff like that, so that we can, in theory, protect further development out, it's not going to happen.

Ultimately, it's not going to happen.

LUND: Question, where would these people come from?

BROCK FLYNN: Copper Gulch, Silver Cliff.

LUND: Houses aren't really any cheaper out there.

BROCK FLYNN: They will be again. And that's the other thing is I didn't even bring this up. We're riding a normalcy bias right now.

We COVID came in and because we're a small town and we didn't get all goofy about masks, people loved coming here and the economy's been raging and people have had money to travel and vacation and that's all good. But I've seen it the other way too. You build a bunch of housing that ultimately, we have a five or six-month economy.

You're going to bring these people in. Your teachers are good and your emergency guys are good, but if you're worried about satiating the grocery store and some restaurants, most of those restaurants have to cut back on their hours. There are stores in town that just close during the winter.

We don't have it and we're not going to have it.

TOWN MANAGER PATTERSON: Does it have to be that way?

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BROCK FLYNN: Yes. It's got to be that way.

TOWN MANAGER PATTERSON: I don't think that this town has to close down. I don't think we need restaurants to close down so that people have to go look for work in other places. I think there are solutions to a problem that we can solve that really isn't out of reach as far as you think it is.

We had five restaurants and just in our commercial area alone, I think within the last year that closed down. I don't think that's very healthy for a town at all. In fact, I don't think that's normal at all.

The other, and it does not have to be that way. We don't have to have restaurants being able to make up the money to barely survive through the winter. We don't need that.

It does not need to keep happening. We don't need to have restaurants closed down because they can barely afford to open up there. Second off, pay their workers.

I spoke to Chris from Chappie's and he came in last month as well. He has a hard time getting employees and he pays them well. I think he paid him.

I think the last time I had a conversation with him, he was \$17 an hour, which is pretty decent. He has a hard time finding employees. They've got to come all the way up closer to Culver, and he loses them out to the businesses in Canyon because it's easier for them just to work out in Canyon.

So that was from another small business owner, and he's the only Madison Cafe's restaurant owner that's left in the core commercial area. I mean, Visa's right next to it closed down. He's packed.

If you go in there, he's packed. There's obviously a demand.

CHAIRMAN PATTERSON: Wait a minute.

We need to move on to the next person that would like to speak. Is there anyone? Okay. Okay.

Sure.

CHUCK JAGOW: Some of you know me. I grew up here.

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Born and raised. Moved away for a while. I'm Chuck.

I'm afraid that this town is headed where Florence was before the prison went in. If you guys remember what Florence was before the prison went in, it was dang near dead. Walsenburg is almost dead.

You go down to Walsenburg. When I used to go to wrestle in Walsenburg, we used to go, oh, yeah, let's go to Walsenburg. There's all kinds of fun stuff to do down there.

There ain't crap down there. There's maybe one fast food, maybe two fast food down there, and it looks like hell. All right? We're headed that way because we can't sustain the people that we've been working with.

How long have you lived here?

FEMALE: Over 30 years.

CHUCK JAGOW: I've been here since 60. Anyway, we need to do something where we have the potential of disappearance.

There's other towns that have disappeared. A lot of people have been moved in here and they like the charm and the valley and the town. But when you guys came, most of these people who came, came in with money, were able to build and buy and do whatever the heck it is that they wanted to do.

The people that are working in these, in the restaurants, the grocery store that somebody thinks we don't need, we need them. We need these people. And like was mentioned, people are coming from Canyon City.

The EM supervisor was commuting from Canyon City every day up here. She still might be. I don't know.

But she was. We have the opportunity to do a little bit to try to help. The town can only grow.

What is it? A kilometer and a half? Mile and a quarter square. Mile and a quarter square for English units. Yes.

So we don't have a lot of place to sprawl to. I don't think the ranches that own the land around us are planning on giving it up to make communities. I don't think they were.

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I grew up with Darryl Giroux. I don't think he has a mindset to do that. So we only have a little bit of space to go.

Westcliffe isn't Silver Cliff. Silver Cliff would love to have them. The town has some land that they own down there.

Okay? It's been 40 years since people, longer than people have owned those lots on the other side of Herman. Nothing's been done. Nobody's jumped up onto the bandwagon to put forward money to put infrastructure in.

We have the opportunity to do it. Perhaps we don't need to do all six lots or all six blocks. As tiny houses or whatever.

But what about just the city? Land. That could be maybe designated as multifamily. Maybe duplexes or, or two-story.

Aesthetically pleasing building. Enough to get the grant. We could apply for the grant.

If they say no to that, well, then we know that. You've got to change something to do something. And it doesn't ruin it for everybody else.

But it could help to get the infrastructure across the street and into the land. Okay. That's my two cents.

LAURA PIQUETTE: My husband was born and raised here.

My name is Laura. John was born and raised here. We've lived here over 40 years as a family.

And I've listened to all these people speak. And I read what was in the paper. I haven't had a chance to go back and read all the minutes from the last.

And I think all the questions have been very viable. Very to the point.

Very logical. And I know when you're talking about. I'm not logical, so I hope I'm not jumping around.

But when you were talking about talking about. 25 Owners. I know they have the right to speak about their houses right there.

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But I don't think they should have the right to take everything.

The other people in this town and community want, and just like everybody was talking about.

People come here because they want to come to a beautiful, beautiful place to live. And I commend Caleb for wanting to be able to provide houses.

Or living quarters for people that need them. And I agree with that.

But I don't think this particular plan is what we need.

And there are a lot of lots around town that are vacant. They don't look like affordable housing.

So that's an issue that I think the town needs to address. I don't think they need to address it to the detriment of the town.

And just like these people that know more about different areas. How they've developed. Those are real, real issues.

And I don't want those issues for my grandkids. Because my kids and my grandkids do plan on coming sometime.

If the world doesn't end. And that. So I think everything they're saying is right.

My question is. Okay. We're talking about the businesses.

Losing workers or people not willing to work. I know Caleb was mentioning what a couple of restaurants pay in wages. That's commendable.

But some of the businesses don't. Even they're paying that much money. And I don't know about that person.

I don't know about any restaurants. But that they don't usually give them enough hours that they're going to make the income to even pay for affordable housing.

So. I think we do need to find a different plan. But I do think also that free money is not always free. It looks great.

But like you say, there's sometimes the government does whatever they want.

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The government. I haven't read it. I've heard it from a trustworthy person.

That's smart. It looks at stuff like that. That small communities like this don't have to follow one of the laws where they made it a lot that they have to put in high density living quarters and stuff like that.

And I'm pretty sure she was talking about something like this. And we don't have to do it.

And then the other question is. When somebody wants to develop a property like I've seen these properties out there. I don't know if they develop. But those people have to come in and they have to pay for their own interest. Infrastructure. So why are we going to pay for the infrastructure? For other companies or businesses or construction.

I don't know. To come in and. Maybe, yeah.

They're going to have to pay a water tap. Are they going to have to pay that? But they're not going to have to pay for the water and sewer infrastructure, like other places. And even when you build a house out of town and in the community.

You have to pay for it. Unless it's there.

And you want it. You still have to pay a portion of it's already been brought in. You still have to pay.

I have your water. Electricity, whatever you, whatever you want. So I, I, those are just some of the things.

And then I think that some of the people. He talks infrastructure. I'm assuming that means the fire, the school.

Police. Road maintenance. Bringing in.

You're going to have to pay for the water and sewer. Bring in another, that many more people.

Sure. We're not going to have the scary amount of three to 5,000 people in a couple of years.

But you're still going to have all that damage. You're still not going to have a beautiful place where the people that want to live here and have the money to live here.

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We'll want to come to. And you know, we came. We worked.

John worked three jobs. I worked a job. I worked two jobs.

And so I think that people want to live here should have the opportunity to come. And live in a beautiful place that hasn't been tainted by other big towns.

Other big cities. You know, you go down below. Anywhere.

To Denver. To me, it's not a pleasant experience to me. To go is to have a little trip.

To have a vacation, but go for the day and do something fun. And for years up here in Custer County. People have tried to find or do things for the kids.

I think the school tries. I think maybe, maybe, maybe we should be looking more into what kind of activities can we do that we'll bring the kids in.

What kind of activities can we make? From the schools and doing things. What kind of activities can we make more family friendly for the older and younger and little. Rather than a big development. Even if it's six blocks.

You're telling me at the end, you could have up to three to six. I came in here and spoke to you for half an hour, and you said the density could, there was a study that they could hold a density of 3,000, and by now it's probably more than 3,600. I sat there and talked to you for half an hour.

TOWN MANAGER PATTERSON: You misquoted me, if I may. I'm actually interested in a few things you said.

LAURA PIQUETTE: Well, then I misheard you.

TOWN MANAGER PATTERSON: Thanks, Laura. It would be maybe 300 to 600 on top of the current population.

A couple of things were, a couple of points were made. Free money isn't always free. You're right on that.

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But I will say that every single improvement you see on the town, streets, roads, that's all free money. The state has not come back to us once and demanded that money back. In fact, they haven't done it for other towns either, right? All of that is just getting our tax- Paying dollars that we sent out, that most of it gets sent to Denver anyhow, just getting it back to the town.

So on that point. The next one, geez, my notes are pretty messed up. Infrastructure.

Paying for the infrastructure, the water and sewer infrastructure. So they do have to pay for that water. The town will come in and put it in.

Now, Dave, don't mean to put you on the hot seat again, but for clarification, if I'm wrong, go ahead and stop me. If the town does put in this water and sewer infrastructure, and we do put the \$300,000 or so dollars, what is the match requirement to it? Once somebody does buy the water and sewer tap, like I said, they have to buy the water and sewer tap, and then on top of it, they cost whatever it was to bring those lines across their property. And then the town would be receiving those funds back, acting as the developer.

So if the town were to put, let's just say, \$300,000 into it and a \$1.5 million grant, essentially, the town could receive back \$1.5 million that it put in for the first place. That it didn't even put in \$1.5 million, it only paid \$300,000, now it's getting \$1.5 back from infrastructure that it barely even had to pay for. So you did mention that before.

So I do see that as a pretty big win, putting \$300,000 up and getting the leftover \$1.1 something million, \$1.25 million. Okay, well, I do have to admit, I did make a mistake. You did say \$300,000 to \$600,000.

But 300 to 600 people in a town that already has 600 people is still a lot of people, and it still changes the atmosphere. I raise, rise buildings, two-story. It's two-story buildings or three-story buildings.

That puts a lot of density. And how many people are going to want to come in and move into those places and plan on living there several years with family? Or are they just not really going to be for family? They're going to be for just couples and things? I've noticed in the Valley that a lot of families are moving in here now with children. So if you want family and you want people here that are willing to be part of the community and pay attention to what's happening and want to keep it a beautiful place, make it single family.

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TOWN MANAGER PATTERSON: So how does that combat the situation right now? Let's just say they were single family homes. And let's just say half the side of the block is roughly six homes per half side. That's 12 homes per block.

12 times 6. 72. 60. Never said I was very good at math.

But that's 60. 60 comes there. So that's not a lot.

LAURA PIQUETTE: No, that's not a lot.

TOWN MANAGER PATTERSON: And so we can't even put down the tunnel of lots. That's the rest of the area.

And again, I can't even apply for the grant making it single family dwellings. I know for a fact that if I put, hey, I want affordable homes that are only going to be single family dwellings, I think I'm going to get denied. But I couldn't be single family dwellings.

LUND: I didn't mind you. That would be 60 to 72 homes that would have to pay that \$1.5 million to get the infrastructure to even build the homes, not adding the streets and the sidewalks. Excellent.

LAURA PIQUETTE: But I think some of the people that are working, maybe they just don't want to work. And they don't come in because they don't want to work that day. And that wasn't the ethnic culture that I grew up in.

TERI MUNSON: Thank you. Thank you. My name is Teri Munson.

I'm from rural Custer County. I have a lot of notes, but a lot of things have already been addressed. So excuse me while I jump around.

First of all, I'd like to commend you for addressing it in the beginning of the meeting that, yes, this is the Board of Trustees. You are the mayor. You have the right -- legal to make decisions.

But ultimately, you'll listen to taxpayers. One of my questions was referring to high density and number of units. So you did just clarify that of 300 to 600.

What are we talking about for affordable housing? What is your idea of affordable housing?

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TOWN MANAGER PATTERSON: Yeah, so I can explain that. You also said taxpayers. I will remind that this is for the citizens of Westcliffe, not everybody in Custer County.

As the town manager, it's not my job to take into account everybody in the county's opinion, just really the Board of Trustees, the Planning Commission, and the citizens.

CHAIRMAN PATTERSON: Well, first of all, I'd like to qualify. Teri, aren't you still with the fire department?

TERI MUNSON: Yes.

CHAIRMAN PATTERSON: So she also is the district clerk.

TERRI MUNSON: I'm not here speaking on behalf of fire. But fire chief is here.

CHAIRMAN PATTERSON: Do you have a question?

TERI MUNSON: I don't have a question to that, but. Concerns about fire and whatnot do play into this decision as well. So I'm going to list somewhere.

TOWN MANAGER PATTERSON: Yeah, so I guess affordable is considered no longer or no more than 30% of income towards a person, right? 30% of their income. Excuse me.

TERI MUNSON: So we are speaking of rent based on income. Yes. So we're not talking about.

Section eight or people who are not working that 10%. Everyone in this room can agree. But yes, we do need to offer some affordable housing.

And affordable housing is not the issue. One of the things I had on here was an assessment of need. And that was addressed when I came in of how many, how many households do we need for what we actually have? And that is including our first responders, our senior citizens.

Our teachers, our service workers. Let's not build more than what we need. To accommodate the people who are here and who are contributing to the community.

Let me know.

WENKE: In one study that we need at least 35 dwellings of some sort. And I can agree.

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TERI MUNSON: And that's far off from 600. So. Life previous to West slip.

I worked in property management. And one of the last properties I worked at was community was county housing, which is affordable housing. It was 120 unit.

Unity. And I can tell you. 10 to 15% of those people actually needed to live there.

The remainder of that community lived off the system. So that's why I wanted to address what was the actual, what kind of housing are we actually talking about? As far as emergency services, we do need to reach out. And we do need to consult with our fire or SO and our EMS because.

My guys are tapped out on what we have now. And you double the size of the town. That's a, that's a real big factor to take into consideration.

You made a comment about other locations. And I'm going to ask you this.

I will show up to a meeting and I will ask a question to clarify a rumor. Were you approached or asked about lots of Brent Silver Cliff.

And your answer was this needs to be right in town. To Matt, to meet a walking score.

To, in order to increase our chances of receiving a grant. Yeah.

TOWN MANAGER PATTERSON: Yeah. So the lots of questions were from our conversation.

Great area. A couple of reasons why that doesn't work. One, that's just unfeasible.

It's either the town, the town's going to apply for the grant and apply for the grant. The money on the county. To me, that that's unfeasible.

Yes. A big screening criteria on that. I think it's good if you do have the homes closer to the port commercial areas where they are going to work that way.

They can also cut off on gas costs. Right. So that just also makes it even more affordable for that location. So that's, that's why I do think this.

It's better. He also mentioned you guys. You guys being tapped out and whatnot.

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And. I do. I do apologize for that.

I wish we had more resources to bring in more money to that, but this would also bring higher levies into the fire districts as well, right? Higher taxable area.

More funds going into the fire district as well.

So it does benefit. As it might put on a higher workload.

TERI MUNSON: Multihousing taxes, residential is a Texas commercial.

TOWN MANAGER PATTERSON: I do not know. I would have to ask JD. I'm not an assessor.

Because those are.

TERI MUNSON: Yes. A big difference.

So we're not contributing to property taxes. It would be a developer. On one tax bill.

TOWN MANAGER PATTERSON: I would have to ask JD. Some of these properties that would be as well.

Not necessarily. Yes, we're not. That's not actually designated at this point.

Multi-family that could go either way. If they're renters, they're not.

TERI MUNSON: I understand.

TOWN MANAGER PATTERSON: My claim is. Not necessarily renting properties. It could be. It may not.

TERI MUNSON: The owner of the property would be paying the property tax.

TOWN MANAGERS PATTERSON: Right.

Right. Correct.

TERI MUNSON: Which is why I asked.

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If it housing community is resident. Taxes residential or commercial.

TOWN MANAGERS PATTERSON: We're also looking at kind of a multi-tiered approach. Not all just blanket. Apartments are all blanket.

Condos. It's having a mix of stuff. Should I explain this to me?

TERI MUNSON: Please.

TOWN MANAGER PATTERSON: Yeah. Bluffs 33 and 34. Will be.

I'm not sure. Shall not exceed. Three stories.

Blocks. 20 and 19. Townhomes.

Condos. Apartments. Not to exceed two stories.

Three. Starting from the east. Three.

Two stories. And then block 17 and 18. Tiny homes.

Their housing. Townhomes. Single-family homes.

That can be built on. One. Three.

Two. One. So.

CHAIRMAN PATTERSON: That is what has just sort of been discussed. That's not set in stone.

That's not what has been. You know, it's not for her. That's just an idea.

And that's what Caleb's idea was to go to. I get that. That grant.

TERI MUNSON: Did I see somewhere in your plan that. All building and permit fees would be waived for this project.

TOWN MANAGER PATTERSON: What do you mean for, for this project? For the water and sewer infrastructure?

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TOWN MANAGER PATTERSON: Naturally. Yes.

TERI MUNSON: And I noticed in there of building and permit fees waived for this project.

TOWN MANAGER PATTERSON: The case for affordable housing is the document that you're talking about. Again, that is not approved.

And in the grant. So there is something called the MHN and more housing now.

Using strategies, best practices. That is a grading criteria for the grant. That's.

And again, if you guys are interested in looking at that, I'd be more than happy to send it out to anybody. A part of that is a reduction of.

Local fees, as you can imagine. Trying to make affordable houses with today's building costs. It's nearly impossible.

So. The local municipalities is encouraged to find ways to make it cheaper.

So I'm not taking any. The plan is, is to not take any taxpayer money.

To offset it is rather than doing that.

For the town homes themselves for the town on lots. Excuse me. To waive, building a permit fees, building a permit fees.

That is correct. To bring down total building costs to make it more affordable.

LUND: Just for those few lots.

TERI MUNSON: As a taxpayer. Not question. The fire department paid \$6,000 for building and permit fees.

So I find it extremely unethical and biased.

TOWN MANAGER PATTERSON: Well, if you guys would like to talk about that. Well, I took half off.

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So if you're coming, I'm trying to make me seem like I'm being unfair.

CHAIRMAN PATTERSON: Again, I just want to say that this is just Caleb's idea.

This is not something that is going forward or anything. That's just what he's put together as what he thinks would be a good, good way to approach it. So nothing right now is. That's why we're wanting to hear from.

ROC CANDA: Okay. I have a question concerning Silver Cliff. I might be wrong, but I'm Roc Canda.

Please. I might be not understanding something, but I'm under the assumption that Silver Cliff blocks to have water and sewer up there. And if the two towns could get together. That's where I think.

CHAIRMAN PATTERSON: I don't know.

ROC CANDA: Almost sure of that. Could be wrong. I think they do.

BARRY KEANE: I've heard this come up before. The county owns. Okay.

Custer County. Workforce housing committee has been working with the towns.

I worked at camp on work. Isaac up in Silver Cliff. And I'll stop with that.

ROC CANDA: Be available. Correct. It's available.

TOWN MANAGER PATTERSON: Yeah. If I were to give and direction from the town. I would encourage the town not to have the homes in Silver Cliff, rather, but Westcliffe. There's multiple reasons for that, but just to give some of these suggestions.

CHAIRMAN PATTERSON: It's been my experience when we've done grants in the past for other things that it's, you have a better chance of getting financing, getting the grants, if you are working with your neighboring communities and your county. So, if there's already some plans in place in Silver Cliff or in the county, if the plan, and I don't know if this is a plan, if the plan is to really work on having affordable housing in the community, then it would seem that, to me, that would be the best interest in working with our other communities, especially if they're further along in this process, if the plan is to get affordable housing here quickly.

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ROC CANDA: I got one more thing to say.

Everybody look at that view that says Westcliffe up there. Now, I own the lot in 504, and I know that we can change the zoning anytime we want to, but I bought that lot knowing that one day that maybe I could build something there. I guess what I'm saying, combined with that view, that's a magnificent view.

You put up three stories, two stories, or whatever out there. It's going to detract from that part of the town. You've got a beautiful park started, where kids come and play soccer and play, and there's tennis courts, and I think that the affordable housing you're talking about, excuse me if I said, it's basically going to be low-income housing.

Those kind of people, I'm sorry to say, I don't think I'd want to have things going on with young kids there in that quadrant. Okay, and not only that, they'll have a parking spot in the building that they're going to rent or whatever, but I'll tell you what, they'll have their pickup trucks, their trailers, and everything else out in the street park, because they'll have affordable cars and trailers and trucks. Go to Silver Cliff and look around those apartments up there on those streets, and I appreciate you listening to me.

That's all I've got to say.

CHAIRMAN PATTERSON: So I just want to quickly see if there's anyone that has anything different they want to say, I get the general feeling of the room, a Charles, that there's not an issue necessarily with housing that's affordable, but concerns about that location, concerns about free money, concerns about taxing our systems, and so that, like Paul said at the beginning, that maybe we need to slow things down, and pursue this.

And Charles, I'll let you speak, but I just want to know if there's anyone that has anything different that they're wanting to add to that, or just in the sake of time, I know it's hot in here. Yeah, I have a couple of questions.

RUTH MITCHELL: And I just have a couple of questions, and maybe another comment. Okay, so Paul, you said it was like an average 30,000 a year on the current minimum wage, and you said 300 to 600 more people. What about taking care of the people that are already here first? I think it would be imperative.

I don't want a monstrosity. I think it sounds atrocious, but scale down, and maybe have some sort of a lottery system for the existing workers here, and access those apartments before anybody else. And on top of that, yeah, we need workers from the businesses, but I'm going to

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tell you, if people feel like we're being built out, we're going to be selling and leaving, and you won't have as many customers in those businesses, except for the new people.

And so what do you say? I love this little tagline, affordable. Exactly what does that mean?

WENKE: Well, what I have right here, very sad that it's out, but here's a, let's say a law enforcement officer, making 45,000 a year, 30% of its wage. About \$1,300 a month.

RUTH MITCHELL: Right, that's right.

WENKE: What it says right here, affordable rent is \$1,140 a month. Now, we're targeting this really at the people who work here now, and will in the future, that we need to run our community.

So teachers, people at the clinic, law enforcement officers, workers in our stores, and so forth. We're not really trying to attract a Mongol hordes up here, and we're just trying to get enough housing to accommodate the people who do live here.

RUTH MITCHELL: Well, I brought up that question because he said 300 to 600 more in population.

WENKE: I understand that, and that's, we're listening to people, and you're shaping my thoughts right now as I listen to you. In terms of what I think we should do, I don't know what any of the other members of this committee believe, but we do have a study that says we need 35 now, 70 in the future, total of 70 in the future. How we can pass an ordinance here at the town, where everybody has to pay at least \$25 an hour for employees.

That would solve the problem. Right. One problem.

When you, the government can do that, but you serve at the consent of the government. Yeah, but my point is that, so we're trying, we know we have a problem. We're trying to solve it.

RUTH MITCHELL: Right. Well, I just, from what Caleb said earlier, if there were like 218 apartment units, not on top, not on bottom, two of those would house 36 homes, whether that's one person, two person, or three person. So, but okay, and again, I'll address that.

You've minimum one is 30,000 a year. Third of that is 10,000 a year. So that's going to be 1,000 plus the other two months.

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And I just know that a lot of people here struggle on minimum wage. I'll be honest with you, I live in a 4,900 square foot house, but it's \$680 a month. So, you know, but I ran the Custer County Community Sharing Center for 14 years.

And I know, and I know the need is there. But again, if it's just going to, the Christian school that my grandson attended right over here, by the Mennonite Church, or Fellowship Church now, they divided it into four apartments for teachers to have affordable housing. So my question is, Paul, you said, you know, y'all develop it.

And then, but it would be the people that come in and build it would be the owners of it. How are you going to hold them to that affordable limit?

TOWN MANAGER PATTERSON: There would be a housing authority through Upper Area Apartments, I'll announce a little bit first. Of what? Housing authority through UKCOG.

RUTH MITCHELL: Yeah, COG, okay. But Bruce, I would keep from the flippers coming in, live there for a year or two and then double their money, which we see it all happen right in our county. We've seen that.

LUND: But that would be managed so that wouldn't happen. So I'll talk to UKCOG and see if they'll hold a limit, you know, if we do this.

RUTH MITCHELL: But that picture right there is kind of really, if you're on 69th and you're not at the big pond that is no longer there, a little farther down the road, that's what a four, three-story building across the side of 69th look like, that just big white thing.

It's painted out way more brown. Orange.

CHAIRMAN PATTERSON: Charles?

CHARLES BOGLE: I'm Charles Bogle.

I'm the owner of lots 127 and block 20. And I'm probably one of the more recent procurers of property in that area. I have owned property in Westcliffe for upwards of 20 years.

Shortly after I moved here for various reasons. I understand this state, on y'all's part, is to get input on whether it should be changed from single family to commercial property. We have talked about the upkeeping subsequent steps that you will administer before this property is developed.

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I asked a question in the last meeting, if the property is changed to commercial, what is the obligation and what input as a property owner do I have? Or do I have any additional obligations? And I was told basically none other than comply with what might be commercial zoning. We aren't, you will go to a larger crowd within the community as far as all of these other aspects that you've talked to. But, and Paul, if you would ask me why I bought the property, I had some property further down on 69.

And with the boom, I had calls from Houston and every place else wanting to buy it for speculation. I wouldn't talk to them. Finally, there was somebody that was here that wanted to put a business there.

And I talked to them and I sold it. And then I bought property where I've got now for one reason. Because I'm on the Round Mountain board.

And I had to own property within the district to stay on the board. And realizing, knowing at that time, that and what I look for with my realtor was the least expensive property in either of the two towns. And that was it.

And I told my wife, I said, if I die tomorrow, we're right next to the park and give it to this town of Westcliffe and take a high tax write-off. I had no expectation that there would even be, at that time, an opportunity to develop it. So I would say there's a decision to make and recommendation on Yellow's Park right now whether we change it from residential to commercial.

Then you have a lot of other very difficult decisions to make before anything's finalized. And from that standpoint, as an investment, I would be in favor of changing it to commercial property. That's all I would say.

CHAIRMAN PATTERSON: Thanks, Charles.

LUND: So... Charles, may I clarify with you? We're talking about a multi-family, not commercial. Would you be okay with multi-family versus commercial?

CHARLES BOGLE: It's still, you know, as a property owner, other than the town's property, then it's, that's a restriction that I would, if I was going to sell the seven lots I've got, I would have to comply with that.

And that, in that way, it could be duplexes or whatever. It need not be a skyscrapers.

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MARY ZAWACKI: Mary Zawacki. I am principal owner of Block 17 in second filing. I just have a quick question.

There are 31 lots in Silver Cliff, and I know this is Westcliffe, but there's 31 lots in Silver Cliff that are, and actually some of them in Westcliffe, that are owned by the Custer County School District. Four of those, I believe four of them, are where the school and the sports fields are right now. The rest of them are in residential areas.

If the school district is having a problem with affordable housing, why doesn't the school district find some money to develop on those lots, put some housing on those lots? I mean, there should be. I guess my question is, why does Custer County School District own 31 of those? Maybe 26 are residential lots. What's this?

CHAIRMAN PATTERSON: That I don't have an answer to, but that is a really good question there that I agree should be posed to you.

We can ask the police department. I mean, if they're solving the problem, or the fire district, if they need more people, more men to man the trucks and so forth, why aren't they addressing the problem? No, but they could, they could buy property. But my point is, there are a lot of entities, the clinic, etc., the county itself.

WENKE: I'm just saying that, and you can take that to all of them. I'm sure they would listen. We have a commissioner right here.

So the point is that those are all good questions. But this is the town of Wes. So we're trying to solve the problem that we think exists now.

One thing that's sort of triggered in my mind when we do our study about demand is that 35 housing, houses that are needed in the county, in the towns, or in Westcliffe. Is it just the Westcliffe, or is it all just the county? And so, so the point is that it is rather issue then than just the town. And that's going to shape our decision.

MARY ZAWACKI: I guess, yeah, that's part of my question about the school district. I mean, it seems a little strange to me, unless they were planning at one time to do some expansion. But this, I agree, this should be a county issue, and at least a Westcliffe and Silver Cliff issue.

And it seems like there are possibly places where utilities may already be there. And I don't know if there are grants that give public entities money to build, like school districts, build housing for their employees. But yeah, I agree.

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I think that it's a county issue. And I was just kind of asking the question. So I think that's it.

LUND: Let me ask you a question. Do you know how they came about doing that? Was it granted to them?

MARY ZAWACKI: I just saw the tax records. I don't know.

LUND: Fair enough. I don't know either. I'm just...

MARY ZAWACKI: Actually, I did look at the sales records and the tax records, and there was nothing showing it there.

So I assumed that it maybe was something that was granted to them when the school district was formed. So, good question.

ELIOT JACKSON: The paper has one paper with my name on it. Yes. May I? My name is Eliot Jackson. I am a reporter for the White Mountain Tribune.

I'm also a reporter for the Art Valley Voice. I'm also the program manager for the Jones Theater. I work three jobs.

Look at me. I'm your low-income nightmare. I make less than \$30,000 a year working three jobs.

The only reason I can afford to live here is by the grace of God and a very supportive partner. If I did not have those things, I could not afford to live here. And I'm not speaking as a reporter, except insofar as to say I have certainly covered affordable housing issues in other areas, including Salida.

Now, Salida may be a bugbear, some of you. It might be the face of a kind of development you don't want to see. But they are working on their workforce housing problem.

And they're using a variety of tactics to do so. If you are concerned about the fact, if you want to make sure, maybe you just don't go to as many public meetings as I do. Maybe you don't go to the school board meetings and hear about how over and over they're having to hire new teachers every year because those teachers leave.

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You want to talk about children's programming, we offer them. There are more of them all the time. And every year there are different children in those programs because those families have moved.

They cannot afford to live here. And those are people who work here. Those are people who contribute.

And all I'm going to say is, yes, there are solutions. What the planning commission is doing, what Caleb, what the town is trying to do is take baby steps towards addressing a very serious problem. You can deed restrict.

They do that in Salida. You can have deed restrictions that specify what your income level has to be, that specify that people who are currently working here have priority. You can do all those things.

You can build those things in. All I'll say is this. If you own a house here, if you worked somewhere else and you could afford to buy a house here, \$500,000 house, a million dollar house, a million dollar view, you're lucky.

You're very lucky. Not everyone is that lucky. Not the ENTs that are going to maybe come to your beautifully manicured yard and pick you up when you've had a heart attack.

Not the firefighters who have to commute from God knows where to put out a fire in your backyard. Not clinic workers, not teachers, not service workers. You know, they deserve to live here too.

At least that's my opinion. Maybe it's not yours. But what the Planning Commission is trying to do is to initiate a conversation, is to take advantage of tax money and tax programs that are out there to try and solve this kind of problem.

And it doesn't mean that anybody in this room can't have an opinion about what that ought to look like and what the density ought to be. But just consider when you talk about what kind of people are going to come in and take advantage of this. People who live here, people like me who work three jobs and still don't make that \$30,000 a year.

And if you're telling me, well, you know, you don't make enough money to live here. You shouldn't be able to live here if you don't make that kind of money. All I will say is I don't share that opinion personally.

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CHAIRMAN PATTERSON: Thank you. Thank you. I believe she had her hand up long ago.

LAURA DOLLARHIDE: Thank you. Laura Dollarhide and I live in Silver Cliff. Sorry, but I'm right on the line.

I have a question. Has this Planning Commission factored in or are you aware of the law that was passed by Colorado regarding people, how many people can live in a house or an apartment?

TOWN MANAGER PATTERSON: Yes.

LAURA DOLLARHIDE: And have you factored that into this density?

TOWN MANAGER PATTERSON: That would be up to the landlord.

LAURA DOLLARHIDE: Because what I read was one person per 100 square feet. So that could give 1,000 square feet foot apartment and people. Also, a comment that I have is it's interesting to me because I've been a Colorado resident for 53 years, and I've been through the whole affordable housing program situation in the Front Range. I've watched it all evolve and happen. But to me, it's an interesting observation that the governor and the Senate and the House all embrace all of these newcomers, illegals, whatever you want to call them, into the country.

And then all of a sudden we have this terrible affordable housing problem. And in Denver, they're paying \$65 million out of taxpayer money to fund these people. Where are you going to put them? Is Denver going to absorb them all? Are you going to do little pilot programs throughout all the rural counties through DOLA? That's my observation and my question.

ALINA ROMINGER: Thanks a lot. Hi, my name is Alina Rominger. I have a very quick, short question.

Hypothetically, should we give the grant \$1.5 million or whatever that amount is? And should this project go forward? Has there been any consideration made where the people that build the project are going to live? Because there will be many of them, relating to all sorts of construction. People will be brought in to do this. Has this been thought of? Thank you.

LUND: This isn't one monolithic project. This isn't like we're going to go up and conduct a big swath of buildings in one go. This is just setting it up to allow these kinds of buildings.

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Again, a mix of buildings, mix of types of buildings. But ultimately, the idea here is to come up with creative solutions, not to railroad down your throats what you get to see, what you get to deal with. We're trying to figure out a solution.

This is one possible solution. Again, my initial experience with the Planning Commission and the Board of Trustees was to come up with a creative solution for me personally. And we did so.

That's what we're looking to do here. Something needs to be done. Does it have to be this? No, not at all.

But we need to make steps to move forward somehow, sometime, the sooner the better. Now, I don't mean sooner like in, we got to make it so soon we're going to make mistakes. These are mistakes.

If we're going to make them, we can also correct them. We are part of this town, too. We just want to make something happen.

We know that we have problems with the workforce. Again, this is the thinking of where you're coming up with. Does it mean we have over, not oversight, lapses of sight on certain issues? Sure.

And that's, again, why we invite you here. Again, creative solutions. I happen to run a business that I do not depend on the local economy to run my business.

I sell product worldwide. Most of it within the United States. I do sell Australia, Germany, England, Thailand.

And my business isn't absolutely tied to the economy of this town. It's Paul's is. Any of our other businesses, or most of our other businesses here are.

They depend on you to be their customers. They depend on me to be a customer. If they don't have employees there, we can't really be their customer.

We are trying to figure out a way to help this town thrive. Not expand into oblivion. Just give the people opportunity to thrive.

Not force opportunity. Not give things away. But provide opportunity.

ALINA ROMINGER: That's all I have.

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MARY ZAWACKI: Once again, Mary Zawacki. And hearing all of these comments, I think that it would be a really good idea if a number of people, probably Caleb, maybe somebody from the county board, somebody from Cliffs, somebody from Westcliffe, went around to some of these towns, maybe Buena Vista, Salida, some towns that have addressed this problem and ask what they've done.

Has anybody done this?

TOWN MANAGER PATTERSON: Yes. Yes. Yes.

MARY ZAWACKI: And what kind of creative solutions were there? Were there any creative solutions that we could use in this county that might help? Is this the only solution that we can come up with? Because we're talking about different ideas and approaching this problem from different directions. So let's talk about some other suggestions.

I appreciate Eliot's comments. That was very heartfelt. And I understand that.

WENKE: We still have to have dwellings of some sort. And then the community, Caleb and I were just there a couple of weeks ago, Salida, Caleb's been to other places as well, looking at what they've done. We have modeled some of what we are trying to do after what they're doing.

But it comes down to zoning, which people are complaining about, and what kind of dwelling are we going to be able to put on those loans that achieve the objectives that we're trying to achieve, and that is affordable housing. So anyway, we are doing that. And I don't know what Silver Cliff's doing.

I think it's a good idea that we talk to Silver Cliff and the county, because if they're doing something, there aren't enough of us in the county who are prosperous at each other. We should all get together and just see what exactly everybody's doing, what we want to do, and what the potential desired outcome is. So yeah, we don't live in a jar here.

We do get out and anyway, try to figure out other things.

MARY ZAWACKI: So thank you.

CHAIRMAN PATTERSON: So we don't have anything on here that's to make, and we don't have any action items here.

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I don't want to... I hate to say I want to make workshops. I really don't, but there's so much more that needs to be discussed here, and I think it does involve needing to involve the community. I don't know if we want to put a committee together.

And I just want to say for the record, like I don't want to be Leadville and I don't want to be Aspen either. I want to be Westcliffe, and I think we can make something work that will work for us and maybe they'll model after us in the future.

FEMALE: Can I just make one statement? Yes.

I think right now our mindset is that Westcliffe has to solve the problem for the whole community and everything these speakers were saying about these different entities. It's the community that is supposed to solve this problem, not just West.

CHAIRMAN PATTERSON: I agree with that.

And so maybe that's, you know, we do need to get together and talk with school district and the EMS and Silver Cliff and the county and it's not just a Westcliffe problem. And I think if we were to all come together and figure something out and maybe it's multiple places that we do this and we go and look at grants in that capacity, that's a lot. That's well received when you're working with your communities.

So I don't want to say a workshop, but I'm going to say a workshop.

WENKE: You're going to have to say a workshop. I'm going to have to say a workshop.

Let's think about it for a week or two. Correct. In two weeks there'll be another meeting.

Yes.

FULTON: Thank you all for what you're saying. Just so you know, I've been here 30 years.

Quite a few facers. I don't even know. You've been here maybe less than me, but I've seen it up and down in my time.

But all I know is I came here, we had 2,000 in the county. Now we're at 5,000 roughly. So that's 150% growth.

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I do travel around not only our state, but our country. And I have really my knowledge and experience with other people in our position in other towns. And the common theme of all of them, we wish we had done something soon.

They waited till the cattle got out before somebody said, oh, we haven't brought, somebody left the gate. That's why in this group of planning people, I've been on the planning commission now six, seven years, whatever it's been. And a highly paid volunteer, just so you know.

And I brought it up in one of the meetings. Paul, you may have been there. And I said, in my opinion, as a newbie on the planning commission, we are a reacting commission instead of planning.

Today we're planning and we're listening to everybody. But all I ask is let's look at our community. And I'm a community guy.

I do a lot for our community. It's just a lot of people here know that. Anyway, all I ask is we make a rational decision, not emotional.

Emotions can get in the way of a lot of progress. And what's progress? I know what's going on in Denver. And I've seen that.

But you know what? We've, I'm very aware of the situation for our workforce. And I'm struggling with it too. You can probably afford more of a house than I can afford, whatever.

That's not a point. The rent controls, sale flipping type situations, that's all part of this whole program that's being done in other communities. So we've seen that.

And we're learning from that. We're getting educated on this stuff too. So anyway, we've had a need for, I can't put a time on it, but at least eight to 10 years where I've known people that their help left town.

Because they got pushed out because of finances. And as a business owner myself over the years, you know, you can't afford enough to pay enough to have the help to live where they work. So anyway, I just want to share that.

Rational, rational instead of emotional. And we're planning for the future, trying to. And from my knowledge of the county, there's been a lot of workforce housing talk in the last six, seven years or so.

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What's happened? I don't see much of anything. So here we are as a Westcliffe community trying to do something. And when emotions are getting involved.

So we can talk again, but I'm an action guy, get it done. And here's an opportunity that we have to get, you know, get this infrastructure. We can't do anything until we have the infrastructure.

Okay. And whether it ends up being, what it ends up, but I predict what the future is. We can have the infrastructure there, but maybe nobody's going to come and want to participate.

So we're still square one, but at least the folks that own the property there can do something and build their home they want to build. Yeah. That's my two cents.

CHAIRMAN PATTERSON: Thank you. Um, so I think there's a couple of things we do.

JEREMIAH COLEMAN: I just want to talk more on the emergency.

Before I take off to another meeting. All right. I'm Jeremiah Coleman.

I'm chief with the wetland fire protection district up here. I was also lucky enough to be born and raised in this beautiful valley. It has changed a lot since I was a little kid.

And no, I'm not against change at all. Change can be bad and change can be good. It's just all in how you perceive it. How you let it affect you. But one thing I'd ask the committee and stuff to do is to involve the emergency response around this Valley. I'm not going to speak for the other agencies.

I'm just here to speak on behalf of the fire agency. Everybody knows we're all volunteer except for myself. We just got three years ago.

The board of directors that hired a chief. Everybody else is volunteer. And just like everyone in this community.

That's a big thing I get volunteers to is they want to volunteer, but they have to have three, four or five jobs to afford a place here. And to address the question earlier, the fire department has been for the past two, three years trying to work on building residential units into our station and everything to take on the challenge of retaining volunteers, encouraging volunteers to come. Come do what we do to help the public.

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More incentive to help out. I will draw on what one gal did say earlier, and I'm not going to complain about it myself. I'm a taxpaying American, but I do ask that everybody be treated the same.

If on, you know, permit fees, whatever, if, you know, town of Westcliffe wants to charge the fire department \$12,000 for permit fee. So it's all fair. Everybody needs to be treated fair.

I do want to bring up, you guys are talking about I keep hearing a lot of this for low income people. Yeah, low income people definitely need help, but just average Americans. One thing like our fire department has done for years for the community we serve is we have one of the lowest mill levies in the state of Colorado for providing everything we need.

Those prices are going up, but our prices aren't really. And that kind of be my biggest, I believe our department's biggest issue is, you know, you bring in three to 600 more people in these units, you know, these different special districts are going to suffer because there's the tax base. You're taking the tax base of these three to 600 people moving into this valley on, you know, single dwelling, stuff like that.

They're paying those property taxes, which help the special districts versus, you know, commercially, yeah, their rates are higher, which help, but the Dublin side of the town isn't helping the special districts and the emergency services. We've been kind of the eight ball. I've been on the department almost 13 years, 11 of them as a volunteer.

And ever since we've, I believe we've been behind the eight ball or still trying to like catch up and the more and more nothing against people coming up here. It's, I don't blame them. It's a wonderful place to be, but it's, you know, these kinds of plans.

I like to see you go to all the emergency agencies for sure, because they're, they're going to be impacted the most, I believe. So that's all I have. And thank you guys for your time.

CHAIRMAN PATTERSON: Thank you.

LUND: Can I ask you a question? Yes, sir. The units that you guys are looking to build are these actual housing units or just like shift units?

JEREMIAH COLEMAN: They're, it's going to be kind of like dorm rooms and they'll share a, like common shift units

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LUND: For shift people.

JEREMIAH COLEMAN: They'll stay there the whole time. They'll actually live there. It's not going to be full of people for shifts, but they will do shifts.

And we're going to, we're going to try to set up stipulations on what all they have to do to earn their living, their rent, their bills, all that, but it won't be collecting cash for them. It's, okay, you're here as a volunteer. You're going to earn your room to stay in that deal.

Just to try to, you know, get more incentivized people to become volunteers, you know, and give to the community, but also, you know, be given back, taken care of as well. Yeah. Chaffee County, Chaffee County has, their fire department has a residence program and we've been sort of inventing the wheel, taking a lot of what they have.

They have modular housing, housing that they do for volunteers.

CHAIRMAN PATTERSON: So I think we have a couple of things that we need to address. And it's not, we can't make a motion or anything in this meeting, but we do need to, I believe, put a committee together, looking at you, John, to work on this.

And I do think that it does need to involve residents. It needs to involve our emergency, emergency services and the county and the both towns. I think we could be more effective as a group than as one entity.

So there's that. And then I also would still like to see some sort of survey put together to get to the folks that actually own the property. Yeah, that's what I'm wondering.

MALE: I just was in this situation in Guffey and we mailed a letter to each of the homeowners that would be impacted and asked them to get it back to us ASAP.

CHAIRMAN PATTERSON: And that's what I think we need to do here.

LUND: And that's what we've already done.

CHAIRMAN PATTERSON: Is that what we're doing now?

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TOWN MANAGER PATTERSON: I would advise against another committee. I serve multiple committees and it does not help the paperwork. And I'm trying to get, trying to call everybody to schedule times.

I think if I could advise a planning commission that I would definitely vote against having to recommend to award another committee. I think what we're doing is fine. And if the public needs comments, needs comment for the zoning, then that's what we've been doing.

So that's just my, that's what I would advise.

CHAIRMAN PATTERSON: See, I guess I'm real confused because I don't really know what we're doing. So, I mean, I just want to reiterate that Paul said at the beginning of the meeting, yeah, we'll put together these groups.

FEMALE: And so he said, and I think that's awesome. He said, you put together the group with the town of Silver Cliff, you know, get together with the county and we've had this emergency services come up and speak just for one of them. I understand what you said, that it is a pain to put together a committee and have a consensus.

But I really think that that is what we need to do because otherwise it seems like it's more on the fast track. And what I think you guys need to do, because it is a county wide issue, not just a Westcliffe issue. Yes, Westcliffe's picking up the ball and they're running with it.

But still, and I told Caleb this before. You can get it. Yeah, you can have a feather in your hat if you are the group that puts together the whole county and has it work together for the good of housing that's affordable.

You know, what group? There is a workforce housing board. Thank you. That is county wide.

They're starving for members. This commission and this is your job as a commission is to do zoning. So I would very much advise against selling out that to another committee and to do that work for the commission.

TOWN MANAGER PATTERSON: That is the planning commission's job. And like she said, Silver Cliff and Custer County have their own board and they've been at this for years and have gotten a lot done. But at the same time, what are you getting?

FEMALE: We still need to work together.

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TOWN MANAGER PATTERSON: Too many cooks spoil the good soup. So I think if we does their job, takes public opinion, works with the public during the meetings, if you let me finish, works with the public during the meetings and caters to that, then we can have finished product. But if we go up to the committee to having all these subgroups, then nothing's going to get done.

It's just going to be bogged down by the wheels of bureaucracy and nothing can be done. So that's my opinion.

FEMALE: Why not have one conjoined meeting with all input for one, everything that has a mill levy in this county, emergency services, just like you said, citizens.

Why couldn't we do this? If you want to call a workshop, I wouldn't. I would say just an input, give and take, because I will guarantee you this. I've done enough grants.

When there's more collaboration, you're going to get more money. Period. The end.

CHAIRMAN PATTERSON: Well, and I know that, again, my question originally was, what is the issue? Is the issue that we need to get affordable housing right now? Or is the issue that we're wanting to rezone this property? Because if the issue is we need affordable housing right now, I do know that. So I did talk with Buck and I know that Silver Cliff has, they've got a plan in place for their, I'm going to call it Town Square, that does have housing, and they are further along in this process than we are. So if the issue is affordable housing, then shouldn't we be doing what we can to back them, to move forward with their project and start to fall? And that's in the middle of town.

TOWN MANAGER PATTERSON: So that is the wrong direction.

CHAIRMAN PATTERSON: In your opinion.

TOWN MANAGER PATTERSON: If I can explain, this is twofold.

One is infrastructure for the town, that the town does not really have to pay, what, at the most, 300,000. And then if the project total is 1.5 million back in return, that's a pretty kicking deal. So we get that for free and we get money back on top of that.

The great caveat to that is that we get some affordable housing that can be managed through UACOG, and help with the town, with whoever it might be, as well as developing other areas

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for future growth. And it's not, as my job as a town manager, right now I'm building a zoning commission, so sorry if I spill one way to the other, but it's for the betterment of Westcliffe. Though it's great that, you know, if we can band together to get something done, that's great.

But nothing has been done there. Nothing will be done there. And I think if we can continue down this path and we continue these meetings and have the opinion of the public during these meetings and actually get through what these zonings actually say, then we can get something done.

If we go down in more bureaucracy, we're just never going to get anything done. It's going to stay the way it has. There's going to be another committee like Custer County and Silver Cliff has.

And thank you, gentlemen, for your hard work. I do really appreciate it. You do a great job and have done a great job.

But if you want to, we are zoning. We are here to zone. That's all this is, is zoning.

If we don't like the way it's zoned, then we change the way it's zoned. No one is saying right now that we're going to build this here. Even Dave himself said, it's going to take four years to get this done.

This is, ma'am, this is for the future of the town. And I would highly advise, I guess, trying to stall by going to Silver Cliff, Custer County, and so forth. I think we are here at the betterment of the citizens of Westcliffe.

That should be the focus for the planning commission. Thank you. Thank you.

JANICE NUTTALL: Hi, my name's Janice Nuttall. I've been property owners in the county since 11. I don't know how all this works exactly.

Are you on this committee?

TOWN MANAGER PATTERSON: I am an advisor to the planning commission. This is the planning commission. Okay.

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CHAIRMAN PATTERSON: We make recommendations to the board of trustees regarding zoning. And I attended the other meeting also. I want to thank you all for your input and thank you all for your time.

This is very interesting, Christy. What I felt was that you were really trying to bring everyone together. And I don't really almost even want to present the points I was going to present, but I'm sorry, Caleb, but it seemed as though you came in and you were just, just then.

Did you all feel tension rise? Okay, but Christy, you were bringing us together. What you were saying, you know, was to try to bring minds together, Silver Cliff, Westcliffe. Let's see what's going on.

The question is, do you want unity in your community or do you want division? And the other question I ask you, have you ever done a grant similar to this? Or is Caleb, is this the first time? Is this numero uno? Is it?

TOWN MANAGER PATTERSON: This is not numero uno.

CHAIRMAN PATTERSON: Of this type, of this type.

JANICE NUTTALL: Okay, I want to ask you all if you understand 15-minute cities or buzzwords coming down from the top to us, walkability, transportation.

Okay, I come from a city in Oklahoma, more cameras up, more 5G up, more everything up to control, to limit the traffic lights. I mean, I know we're just a one-stop sign community, but I just wonder, and this is just, you know, it's dear to my heart because I see what it's done to the community that I'm from in Oklahoma. You guys, it's progress that you want to be sure you want to bite that bullet before you receive that bullet.

That's right. Okay, and read all the little lines. Know what it's responsible for.

Know what you're required to put up, to make, to do, to do other than just rezoning these lots. And I think that's enough for me to say right now. But if you have any questions, I'll be glad to answer.

But as you can tell, it's dear to my heart. Yes, yes, sir.

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LUND: In my reading, I haven't seen any of those critical fragments of bullet, okay? Not saying that there isn't.

Okay. But if there is. Okay.

JANICE NUTTALL: Please, please specify to us what the problem is. They were spoken today as far as the walkability. Is that a bullet? Is that detrimental or is that positive? It can be a buzzword to other inroads of responsibilities to conform to federal regulations that maybe in this grant, you are not really saying yes to.

LUND: I understand. Okay. There's an opposition, specific opposition that you can pull out of these grants.

Let us know because it is possible we missed it. Okay, okay. I'm not going to argue that we can miss things.

We certainly can. Right. But if there is a problem, please specify it as opposed to having these general, oh, my gosh, I don't know and I don't want to know.

So therefore, there's a problem.

JANICE NUTTALL: Okay. Okay.

I understand that. I think what I want to do is say, are your eyes open to what is happening to other communities when they receive grants and the responsibilities from just buzzwords that I could hear? I was going, wow, is it? And so just in that way. But yes.

VAN DOREN: Thank you. Just a comment. We moved here five years ago, my wife and I. We were going to build, we were a part of the baby boom retirement boom.

So we were bringing significant money. We could pay cash for a home. We decided to buy in town because it was so walkable.

One of the benefits of this beautiful little town, it's compact. It's within a mile and a quarter. Even from Silver Cliff, you can walk to Main Street.

In a reasonable amount of time. This piece of land we're talking about, one of the things that's attractive about it is it's walkable to Main Street, walkable to schools. It's adjacent to a park.

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It's perfect for young families. But that's not being imposed on us. That's just the fact of who we are here in Westcliffe.

We have a walkability, which is a very nice feature of living in small towns.

JANICE NUTTALL: Right. I understand that.

I'm 10 miles out off of Corning Road. But there is a whole other definition and a deeper, I'm sorry, you understand. I'm not explaining a whole other level to that whole world. All you have to do is Google 15-minute cities. It'll tell you everything.

That's all I'm going to say. I'm just going to sit down. I just appreciate you guys so much because you're listening, you're here, and I just appreciate what you're trying to do.

As far as just bringing the community together in a peaceful agreement. So Christie, I can just see your purpose there. I appreciate that.

FEMALE: Thank you. 15-minute cities do already exist in Europe. And there is an underlying infrastructure build-up to do the same thing in the United States of America.

I'm telling you. And I can get you the stuff. It'll take you some time.

But the other thing I wanted to say, Caleb said it is over. I can't remember. \$2 million grant.

So 1.1 and a half. Okay, 1 and a half. And the city lays out \$300,000.

Then you get that freedom, 1.2. Well, it's not fairy dust falling out of the sky. It comes out of taxpayers. The state of Colorado.

LUND: You're including us.

TOWN MANAGER PATTERSON: Again, that would be tax money that we would never have received. And we'd go to other towns rather than go back.

FEMALE: Maybe our town doesn't want it.

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CHAIRMAN PATTERSON: So I just need to get a consensus from this board what you guys want to do. We can't make a policy.

LUND: I think we're going to have to do a workshop and try to set something up with the other governing bodies regardless of what they are. We might need to do it in line. We have to do it open to the public.

But invite the others in. I realize that you've got a fair point. It is more bureaucracy.

It is on the surface of it, an attempt to shift the problem to other peoples coming up with a solution instead of us doing our jobs.

CHAIRMAN PATTERSON: But I don't see that any of you have much of a choice. But the reason I don't is that because our whole county has 5,500 people, think if we're going to DOLA looking for a grant and then they're like, hey, do you know that Custer County just came and asked for a similar grant? Why aren't you guys working together?

LUND: I understand, but what I'm saying, though, is that I don't want that opportunity or taking that up just to shift higher density housing into --that's my concern.

WENKE: We've talked about it here while it's right. I'd like to hear what their needs, what they define as their needs and what they're doing about it. Fair enough.

And we could do that at a regular planning committee.

CHAIRMAN PATTERSON: And so I'm always welcome to those, of course. I still think we need to reach out to the people that own the property.

TOWN MANAGER PATTERSON: We have. That is a part of the rezoning act process. They have been reached out to and they are.

CHAIRMAN PATTERSON: I know that, but have we just reached out to the ones that touch the town property or have we reached out to everyone? Like I'm going to say from fifth to third, you know, that whole. Within 200 feet. That is the ordinance.

The earliest thing to do is to do the neighborhood. That's pretty close. That's what these meetings are for.

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They're public there. Again, this is a Westcliffe meeting, not a Custer County meeting. And it's not fair to put the whole choice on one person for so many blocks.

MALE: This entire subject has opened a bag of not problems, but concerns that everybody has. As has been said, this is the Planning Commission and they are trying to get a grant to put infrastructure on the other side of the permit. And it just so happens that one of the benefits of the grant or if they were able to get it was to do some kind of a multifamily housing.

And if it's not zoned as multifamily housing, the chances of getting that grant to get that infrastructure owner is probably zero. And I believe that this is multiple issues. And the concept of trying to get the grant was just touching on, well, this would help the affordable housing issue in the area.

Caleb's proposal isn't going to solve the affordable housing issue or the fact that we need this type of housing. That's something that's shared community-wide with Canada County. So I do agree that there ought to be some kind of cooperation between those three to try to solve this.

But at the root, Caleb's trying to figure out if we can rezone those acres down there or a partial of it to try to get some infrastructure over there. If this doesn't happen, it'll be another 40 years or 50 years before there's any infrastructure. So I was just trying to get some infrastructure over there and the affordable housing was just a caveat of if this was approved.

It's not going to solve the problem. It was just going to try to help the Town of Westcliffe get infrastructure over there. If you have a density of 300 to 500 people in a small area, you also have more chances of a higher crime rate because a lot of times jobs are not going to be there.

FEMALE: And I am all for affordable housing. But the density where people start being frustrated and then also the landlord problems. I've been up to two apartments up in Silver Cliff and sometimes it seems like they're a little bit dangerous to go up and down because they're not being maintained.

And so once you guys lose control, who's going to see that those apartment buildings are going to be maintained and not be downgraded and then have people from, even the people that live there, they want to live in a nice place and keep things up. So who's going to see that the landlords take care of it? I have a lady being moved out of a house because it was a slum manor and nobody made him take care. It was a single property.

But so time density also means more problems.

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LUND: We seem to have a little more active of a town manager. We seem to have a little more active of a town manager making sure things are in compliance.

We are, pardon me if anybody's here from Silver Cliff, but the town in general is better managed. He does a wonderful job.

FEMALE: I'm just opposed to a high density area.

LUND: Well, but you brought up the issue of who's going to make sure that a landlord is doing his part of... And is Caleb going to be here 10 years from now? Sure. Unless we run him out.

FEMALE: I have one other question pursuant to what Chuck said.

So if you rezone and you put the infrastructure in and the county gets it or the town gets in that money, you're going to have to pay a tax fee for every one of those tax every month until there's something there. No. You don't have to pay a minimum? Oh, okay.

So the infrastructure will be there and there'll be no cost.

LUND: Until something's built.

FEMALE: Until a developer's in it.

No.

FEMALE: And I have one more question because Caleb, you said you were going to maybe split up some of those lots further to the west and have like maybe two tiny houses per block. The town would not split up any lots that would be up to the owner.

TOWN MANAGER PATTERSON: They would have the option to do so.

FEMALE: Okay. Does that mean that they have to have a tap per house?

TOWN MANAGER PATTERSON: What Round Mountain does is up to Round Mountain.

Does that mean that they would have to have a tap per house?

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TOWN MANAGER PATTERSON: Yes. Okay. So then that's 60 grand for one lot.

WENKE: Okay. So does anyone else have any discussion on the board here? I think it's been a good discussion. I thank everybody for the input.

And I personally learned a lot from listening to you folks. And I think I'm going to factor that all in to all the work of this committee. Anyone else? Caleb, how many people of those areas have we heard that from out of the 25?

TOWN MANAGER PATTERSON: Well, some of them are here in this room.

I've gotten a couple of emails and one call from one that at least I remember from Washington. Yeah. Yeah.

So I mean, if you want staff to send more letters out to try to get there, have them come to a meeting specifically, that we can do that. Yeah, we might need to do that again as well.

LUND: I mean, I can say that in general, I don't see this as an absolute. But in general, I do think that the property owner, that's where I would tend to vote, is for whatever the property owner wants for his property. Now, not to say that the community at large shouldn't have a bit of say about their concerns and this and that.

And that's not what I'm claiming. But I do know that on my property, I really want to be able to do what I want to do. Within limits, I mean, I can't do, you know, I can't build up to 65 feet on my property.

And I'm not claiming that's what I want. But trying to find out what the property owners as a whole want is important. I don't know what we can do for property owners that don't want it.

I mean, I realize that it gets a lot thornier than just having an ideal and saying, I'm going to stick with my ideal. I don't know how I'll.

CHAIRMAN PATTERSON: I think if we do reach out, and I don't know if it's by phone or how I used to do it to get, because I was supposed to live out of town, and find out their opinions, then maybe that will help us design a- A better plan.

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Yeah, have a better plan in place that takes into account some single family houses, some apartments. I mean, like we talked about before, we can kind of make our own zone out there. And it could address the issues of housing.

And it could also address the issues of folks that maybe want their single family out there.

LUND: And each block could have its own special zoning. I mean, whatever.

I mean, just that.

CHAIRMAN PATTERSON: I don't know about that, but- Well, according to the existing plan, we're not looking at having one kind of zone for the whole area. It could be a little more eclectic of an eclectic mix, I guess.

It could be a plan development. Right. Can I suggest that someone other than Caleb gauge that interest? Because he's too close to this.

Like, what do you mean? Like someone other than Caleb reach out to the property owners out there? I don't know if that would be like a clerk's- That's what I did. I did not hear that. So we have clerks that definitely take care of that.

I don't think it would be appropriate for like a board member to reach out. That would maybe like skew us. But yeah.

And then I don't know because next month we've got that pretty big-

LUND: We've got a big next month too. So I don't know.

END VERBATIM TRANSCRIPT

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

ADJOURN

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Recorded by:

Melane Rella
Deputy Clerk