

**WESTCLIFFE PLANNING COMMISSION  
TOWN OF WESTCLIFFE  
WEDNESDAY, SEPTEMBER 4, 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, Mr. Wenke, Mr. Fulton, Mr. Van Doren, Mr. Lund (via Zoom).**

**ABSENT:**

**OTHERS PRESENT**

Don Cook, Laura Piquette, Leslie Parks, Robert G. Veltrie, Bianca Trenker, George Mowry, Chuck Jagow, Jakki Behan, Peggi Collins, Steve Cocks, Twila Geroux, Melinda Ruzanski, Jerry Peters, Paul Young, Diane McDaniel, Bryan Hammeth (?), Mike Liebaum (?), Tami Malone, Jack Malone, Scott Bowers, Marlys Hartbauer, Cynthia Gooding (?), Elliot Jackson, Mark Datsun (?), Michael Nuanes, Caleb Patterson, Kathy Reis, Melane Rella.

**APPROVAL OF MINUTES**

**ACTION:**       **Mr. Wenke** moved, and **Mr. Van Doren** seconded to approve August 7, 2024 minutes. Motion carried.

**OLD BUSINESS**

- a.       Bianca Trenker presents signatures in support of affordable workforce housing and photos for perspective.**

Ms. Trenker presented pictures showing what 35 feet looked like from different perspectives in Town. She detailed walking into local businesses and collected 140 signatures in favor of affordable housing.

Chairman Patterson attempted to dispel rumors regarding Affordable Housing.

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- b. Consideration of recommending to the Board of Trustees the possible rezoning of blocks; Discussion on 19&20, 33&34, and Town owned lots to Multi-family District (MFD).**

Statistics regarding the need for Affordable Housing were discussed. The public was informed that the Town is not a developer; this meeting is to discuss whether the Planning Commission that those lots should be rezoned should a developer decide to build on them. Some citizens voiced concerns about illegal aliens moving into the possibly built housing. Discussion was had about how the Town owned lots could be zoned. A consensus was agreed on by all to keep the current ordinance: A duplex. (2) A Single-Family home with a required ADU (as defined in 3-7-1). Both options must be built on a minimum of 2 lots. A consensus was reached that no short term rentals would be allowed if the blocks are rezoned. Citizen comments expressed concerned about stipulations on receiving grant funds. Consensus was no for the need for an architectural design committee.

**ACTION:**       **Chairperson Patterson** moved and **Mr. Wenke** seconded a proposal to recommend to the Board of Trustees that Town owned blocks 33&34 be rezoned to multifamily housing while keeping consistent with current Town specified code. Motion carried.

**John Van Doren: Nay**  
**Chris Lund: Aye**  
**Paul Wenke: Aye**  
**Christy Patterson: Aye**  
**Bob Fulton: Aye**

**ACTION:**       **Mr. Lund** moved and **Mr. Van Doren** seconded recommending to the Board of Trustees that in the eventuality blocks 19&20, 33&34 are rezoned to multifamily, a minimum of two Town lots would be needed to build a single family home, a duplex or a single family home with and ADU. With four lots there would be a maximum of a four plex. Motion carried.

**John Van Doren: Aye**  
**Chris Lund: Aye**  
**Paul Wenke: Aye**  
**Christy Patterson: Aye**  
**Bob Fulton: Aye**

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**c. Consideration of recommending to the Board of Trustees the ADU Ordinance.**

ADU is defined as an accessory dwelling unit. Discussion of what the ADU size should be.

**ACTION:** Mr. Wenke moved and Mr. Van Doren recommending to the Board of Trustees that the suggested changes to the ADU ordinance be adopted. Motion carried.

**NEW BUSINESS**

**a. Consideration of recommending to the Board of Trustees the Affordable Housing Ordinance.**

Item was TABLED due to needing additional information.

**b. Christy Patterson requests the Planning Commission recommend to the Board of Trustees that Heavy Industrial zoned properties have the same option as Commercial zoned properties to have a dwelling above, below or behind the business.**

Christy Patterson stepped down due to having interest in the agenda item.

Ms. Patterson asked that a property she owns with a partner be rezoned from Heavy Industrial to be the same as Commercially zoned properties, specifically to allow the property to have a residence in or above the building. Commission discusses the cons of safety for whomever would buy and possibly live on the property. Discussion around liability to the Town.

Item was TABLED due to needing more information.

Christy Patterson steps back up as chairperson.

**PUBLIC COMMENT**

A citizen expressed concern about depleting water sources with bringing in more people. Also concerns about first responder services being overwhelmed. Concerns about the number of proposed housing units and number people could be brought in to Westcliffe.

**Mr. Wenke** moved and **Mr. Van Doren** seconded to adjourn. Motion carried.

**ADJOURN**

Recorded by:  
Melane Rella  
Deputy Clerk