

AGENDA
WESTCLIFFE PLANNING COMMISSION
TOWN OF WESTCLIFFE
WEDNESDAY, August 21, 2024
PATTERSON HALL-1000 MAIN
WORKSHOP
12:00 p.m.

[ZOOM](#)

Meeting ID: 821 3321 1553. **Passcode:** 614882
By phone: 719 359 4580

ORDER OF BUSINESS

- a. Continuation of discussion of possible rezoning of blocks; Discussion on 19&20, 33&34, and Town owned lots to Multi-family District (MFD).
- b. Discussion of the ADU ordinance.

TOWN OF WESTCLIFFE

Housing Needs and Possible Solutions



CHALLENGES

- 1.25 Sq Mile footprint leaves little room to grow
- Lack of Essential Worker Housing
- Zero Vacancy Rental Housing
- Mismatch between Available Housing Mix and the 80% of households that are comprised of only 1-2 people.
- 2nd Homes equal 25% of housing stock
- Our aging population will contribute to near term population decline. CDO



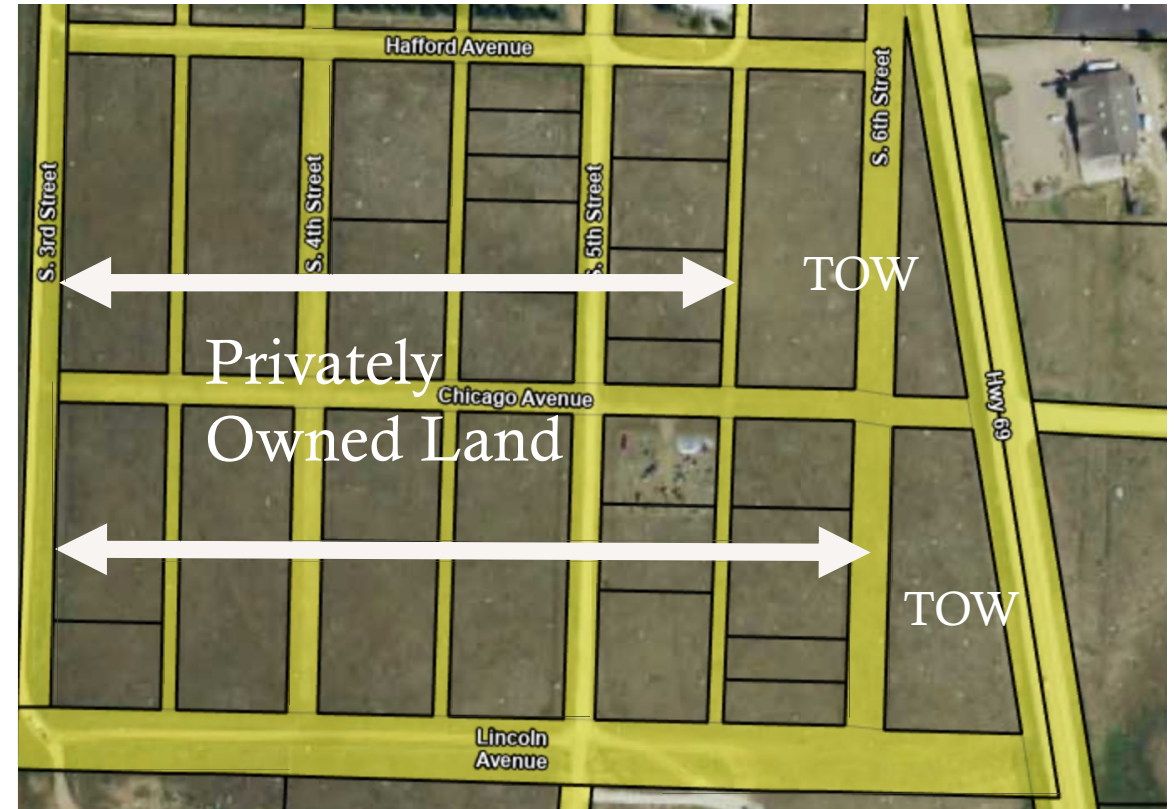
2022 HOUSING NEEDS STUDY HIGHLIGHTS



- Given the intensity of the problem today, local businesses are looking for immediate solutions.
- 80% of households are comprised of one or two people, and rental vacancy is zero.
- Without younger workers moving to town, the economy will be impacted.
- 65% of residents could not afford the average priced home.
- 82% of all homes are single family homes. A more diverse housing stock is needed to provide greater choice to residents and to lower the per unit cost of housing.
- 70%+ of jobs in the county are in the Cliffs.
- ***The focus should be on building at least 40 to 50 units affordable to households earning 100% AMI and below.***
- **It's only gotten worse since March of 2022**

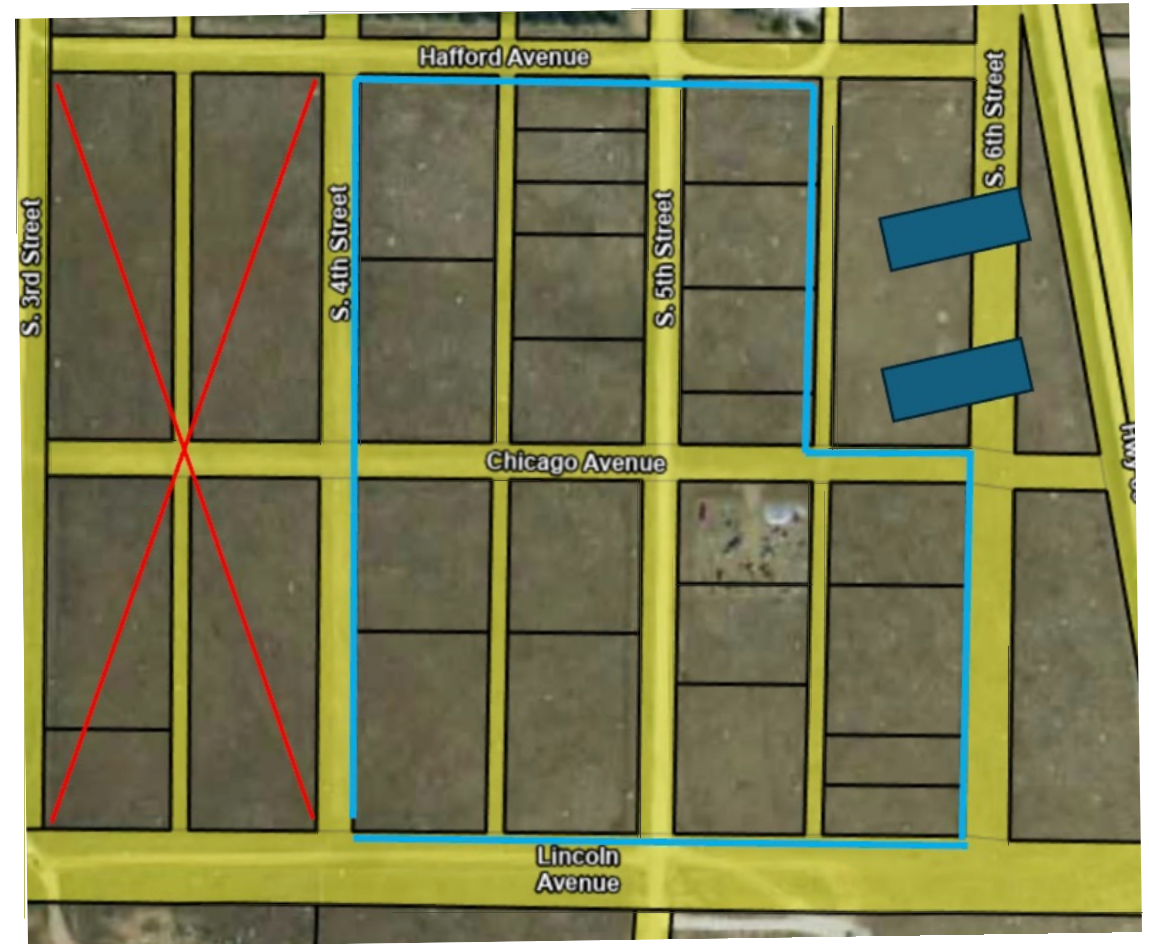
SOUTH WESTCLIFFE ORIGINAL PROJECT AREA

- ❑ Platted 144 years ago
- ❑ No sewer/water service & well and septic is not allowed
- ❑ 25 landowners plus the Town of Westcliffe
- ❑ ~13 acres not including roads & alleys
- ❑ **Ideal area for higher density, 1&2 Bed, and essential worker apartment development that is consistent with the 2022 Needs Assessment**
- ❑ Adjacent to parks and walkable to Main St. and schools
- ❑ Town of Westcliffe land is adjacent to SH69



SOUTH WESTCLIFFE REVISED PROJECT AREA

- We have listened to community concerns and revised the plan accordingly
- Blocks 17 & 18 have been removed from the project
- **The Town owed apartment portion of the project will be limited to two 24-unit buildings with a maximum height of 35-ft and maximum footprint of 7,500SF to minimize the the obstruction of views for SH69 motorists.**
- The remaining privately owned properties will re-zoned to multi-family for Townhomes and 1-bed ADUs (adjacent to the alleys) with a maximum height of 25 FT. When built out over time this zone will have a total of approximately 98 living units.
- This privately owned zone will not be strictly affordable but will be more affordable than 3-bed single family home and provide a better housing choices for the 80% of our households that are comprised of only 1-2 people



THE PROJECT'S BENEFITS & WHY

- The project is close to the parks, medical facilities, first responders, the school, and the core commercial area.
- Makes the beneficial use of our limited land resources.
- With ~2/3rds of County employment **Westcliffe has the most to gain from an essential worker and higher density housing project.**
- Existing property owners will benefit financially from the new infrastructure and zoning.
- Provides **critically needed housing for essential workers.**
- Provides **more affordable housing choices for the 80% of households with only 1-2 people.**
- Provides more affordable housing choices for people wanting to move to the area.
- **We have lost 2-1/2 years since the last housing assessment. The time to act is now!**

EXHIBIT C

USE	A	R-SF	R-MF	MH	CC
0.01 Single family one up to two attached or detached Dwellings	R	R	P	P	S
0.02 Three up to six family Dwellings	P	S	R	P	S
0.03 Dwellings for six or more families	P	P	R	P	S
0.04 Mobile homes	P	P	P	R	P
0.05 Mobile home parks	P	P	P	R	P
0.06 Accessory Structures and Uses	R	R	R	R	R
0.07 Home Occupations	R	R	R	R	S
0.08 Churches	S	R	R	S	S
0.09 Public Schools	S	R	R	P	P
0.1 Golf courses	S	P	P	P	P
0.11 Public parks	S	R	R	R	R
0.12 Animal grazing	R	P	P	P	P
0.13 Mining	S	P	P	P	P
0.14 RV Park	P	P	P	P	P
0.15 Farming and ranching	R	P	P	P	P
0.16 Feed yards and fur farms	R	P	P	P	P
0.17 Veterinary hospitals and kennels	R	P	P	P	S
0.18 Riding stables	R	P	P	P	P
0.19 Airports	S	P	P	P	P
0.2 Cemeteries	S	P	P	P	P
0.21 Radio broadcasting stations	S	P	P	P	S
0.22 Sanitary landfill operations	S	P	P	P	P
0.23 Sewage disposal plants	S	P	P	P	P
0.24 Lumber mills	S	P	P	P	P
0.25 Quarries, sand and gravel operations and concrete batch plants	S	P	P	P	P
0.26 Retail establishments entirely enclosed within a structure	S	P	P	P	R
0.27 Personal service businesses entirely enclosed within a structure	S	P	P	P	R
0.28 Banks and Credit Union	P	P	P	P	R
0.29 General offices	P	P	P	P	R
0.3 Government buildings	P	S	S	P	R
0.31 Lodging	P	P	P	P	R

0.32 STR1	R	R	R	R	R
0.33 STR2	S	S	S	S	R
0.34 Eating and drinking places	P	P	P	P	R
0.35 Drive-in eating and drinking places	P	P	P	P	S
0.36 Theaters and auditoriums	P	P	P	P	R
0.37 Parking lots	S	S	S	S	S
0.38 Museums	S	S	S	S	S
0.39 Dwelling units above, below, or behind the business	P	P	P	P	R
0.4 Rental of goods with a weight of no more than 200 pounds	P	P	P	P	R
0.41 Light equipment repair and service stations	P	P	P	P	P
0.42 Automobile sales, rental or service	P	P	P	P	P
0.43 Agricultural/heavy equipment sales or service	S	P	P	P	P
0.44 Building material and lumber sales	P	P	P	P	P
0.45 Public utility stations	S	S	S	S	S
0.46 Bowling alleys	P	P	P	P	S
0.47 Trucking	P	P	P	P	P
0.48 Equipment rental establishments	S	P	P	P	S
0.49 Wholesale and distribution	R	P	P	P	S
0.5 Storage units	P	P	P	P	P
0.51 Bed & Breakfast	S	S	S	S	S
0.52 Marijuana cultivation facility	P	P	P	P	P
0.53 Marijuana Product Manufacturing Facility	P	P	P	P	P
0.54 Marijuana Testing Facility	P	P	P	P	P
0.55 Medical Marijuana Center	P	P	P	P	P
0.56 Retail Marijuana Store	P	P	P	P	P
0.57 Planned Unit Development	P	S	S	S	S

HC	HI	PUD	PUD B-1 B-1	PUD B-2 B-2	TN	MFD
P	P	A	P	P	R	R
P	P	A	P	P	R	R
P	P	A	P	P	P	R
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P	P	A	P	P	P	P
R	R	A	P	P	R	S
P	P	A	P	P	R	P
S	P	A	P	P	R	P
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S	P	A	R	R	R	P
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P	P	P	P	P	P	P
P	P	P	P	P	P	P
P	P	P	P	P	P	P
S	S	R	R	R	S	R

EXHIBIT B

Multi-Family Housing District

1. Description of District. This District is designed to accommodate work force housing, affordable housing, senior housing, and veteran housing. The Town of Westcliffe recognizes its small footprint and is designing this district to allow for more housing and growth in the Town. This zoning designation covers four blocks south of Hafford Avenue and East of Fourth Street.

2. Designation of lots. The Town owned lots (half of block 33 and the lots close to the highway shall be apartments and condos with a building footprint of not more than 7,500 square feet and 35 feet tall. The privately owned lots, blocks 33, 34, 20, and 19 shall be multi-family for Townhomes and 1-bed ADUs (adjacent to the alleys) with a maximum height of 25 feet.

3. Building Review. All building plans and architectural designs must be submitted to the Planning Commission for review and consideration in order to allow for higher density and proper planning, and aesthetically pleasing building practices.

4. Area height and standards:

**Height shall be measured from the lowest grade point adjacent to the building.*

Town owned lots: Structure shall be limited to a building footprint of 7,500 square feet and no taller than 35 feet in height. Developers may vacate current roads that run in between the current lots in order to plan for higher density. The Town is open to unique solutions for parking, but shall be no less than 1.75 per dwelling.

Building height: 35 feet

Minimum lot area: 12,500 square feet

Minimum setbacks:

Front yard: 5 feet

Side yard: 0 feet, if fire proof rated

Rear yard: 5 feet

Privately owned lots (blocks 33, 34, 20 and 19): Multi-family dwellings that may have a 1-bed ADU adjacent to the alley.

Building height: 25 feet

Minimum lot area: 12,500 square feet

Minimum setbacks:

Front yard: 5 feet

Side yard: 3 feet

Rear yard: 5 feet

USE	CD-1
0.01 Single family one up to two attached or detached Dwellings	P
0.02 Three up to six family Dwellings	S
0.03 Dwellings for six or more families	S
0.04 Mobile homes	P
0.05 Mobile home parks	P
0.06 Accessory Structures and Uses	S
0.07 Home Occupations	S
0.08 Churches	P
0.09 Public Schools	P
0.1 Golf courses	P
0.11 Public parks	S
0.12 Animal grazing	P
0.13 Mining	P
0.14 RV Park	P
0.15 Farming and ranching	P
0.16 Feed yards and fur farms	P
0.17 Veterinary hospitals and kennels	P
0.18 Riding stables	P
0.19 Airports	P
0.2 Cemeteries	P
0.21 Radio broadcasting stations	S
0.22 Sanitary landfill operations	P
0.23 Sewage disposal plants	P
0.24 Lumber mills	P
0.25 Quarries, sand and gravel operations and concrete batch plants	P
0.26 Retail establishments entirely enclosed within a structure	R
0.27 Personal service businesses entirely enclosed within a structure	R
0.28 Banks and Credit Union	R
0.29 General offices	R
0.3 Government buildings	S
0.31 Lodging	S
0.32 STR1	P
0.33 STR2	P
0.34 Eating and drinking places	R
0.35 Drive-in eating and drinking places	R
0.36 Theaters and auditoriums	S
0.37 Parking lots	S
0.38 Museums	R
0.39 Dwelling units above, below, or behind the business	R
0.4 Rental of goods with a weight of no more than 200 pounds	P
0.41 Light equipment repair and service stations	R
0.42 Automobile sales, rental or service	R
0.43 Agricultural/heavy equipment sales or service	P
0.44 Building material and lumber sales	P
0.45 Public utility stations	P
0.46 Bowling alleys	S
0.47 Trucking	P
0.48 Equipment rental establishments	S
0.49 Wholesale and distribution	S
0.5 Storage units	P
0.51 Bed & Breakfast	S
0.52 Marijuana cultivation facility	P
0.53 Marijuana Product Manufacturing Facility	P
0.54 Marijuana Testing Facility	P
0.55 Medical Marijuana Center	P
0.56 Retail Marijuana Store	P



Your Perspective is Valuable: Rezoning Survey for Westcliffe Residents

8 responses

[Publish analytics](#)

Name (optional)

5 responses

Del Benson

Thunberg

Margaret McManus

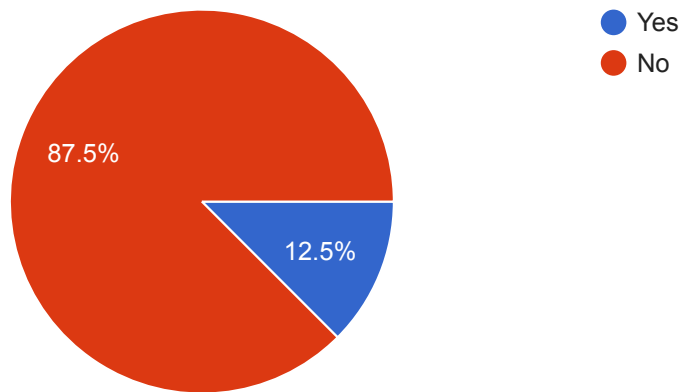
Paul and Mary Zawacki

northern ridge (James)

Your Building Plans:

Do you have any plans or dreams of building on your lot without needing help from the town?

8 responses



If yes, please tell us more! (What kind of buildings are you thinking about? EX: cabins, home, etc. When do you hope to start and finish? Any special features or designs you have in mind?)

3 responses

We would like to build one or more homes and would be open to a duplex unit. We have no immediate plans and need the town's help in extending the water/sewer lines on our lot.

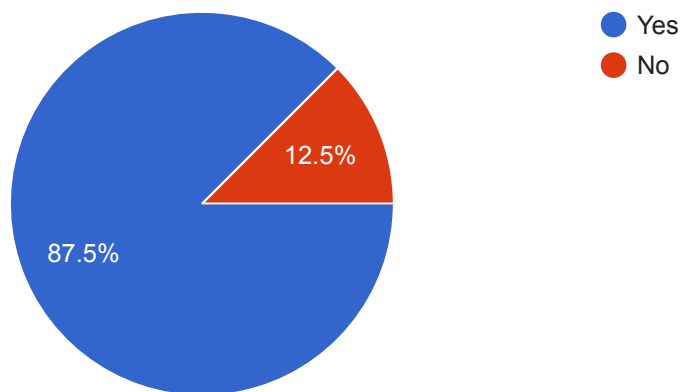
I said I would donate our land to Tunnel to Towers if we could get all utilities to the property line, but that was before the Town's plan was revealed. We want nothing to do with this plan.

possibly smaller, high quality cottage (nothing near term, busy!) might flip undeveloped , interested in multi family (not section 8), interested in mixed use too, (residential commercial)

Rezoning for Better Services:

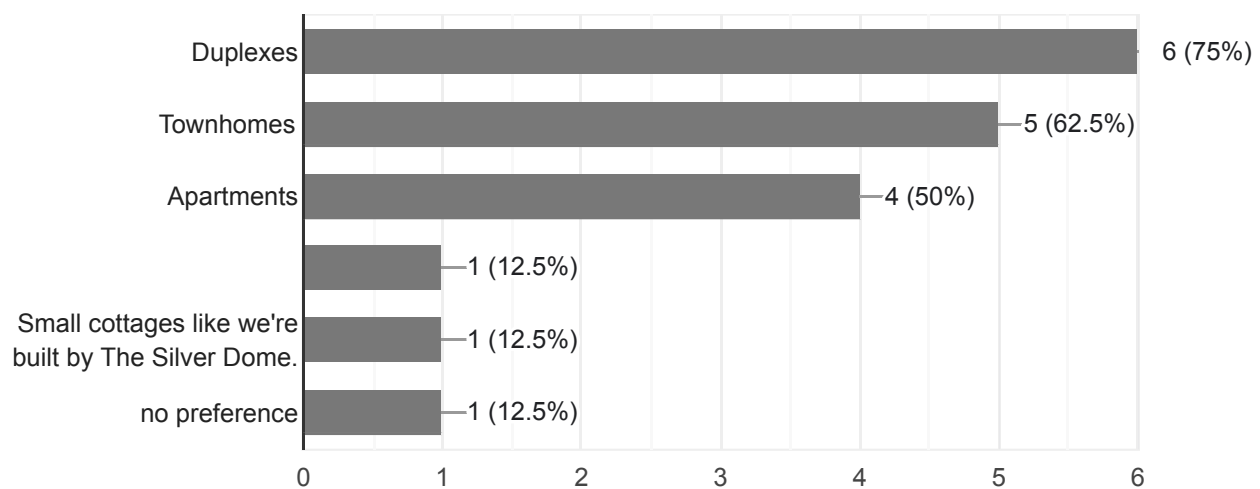
To bring important services like water and sewer to your property, we might need to rezone some areas for multifamily housing. Would you support this if it means getting these services?

8 responses



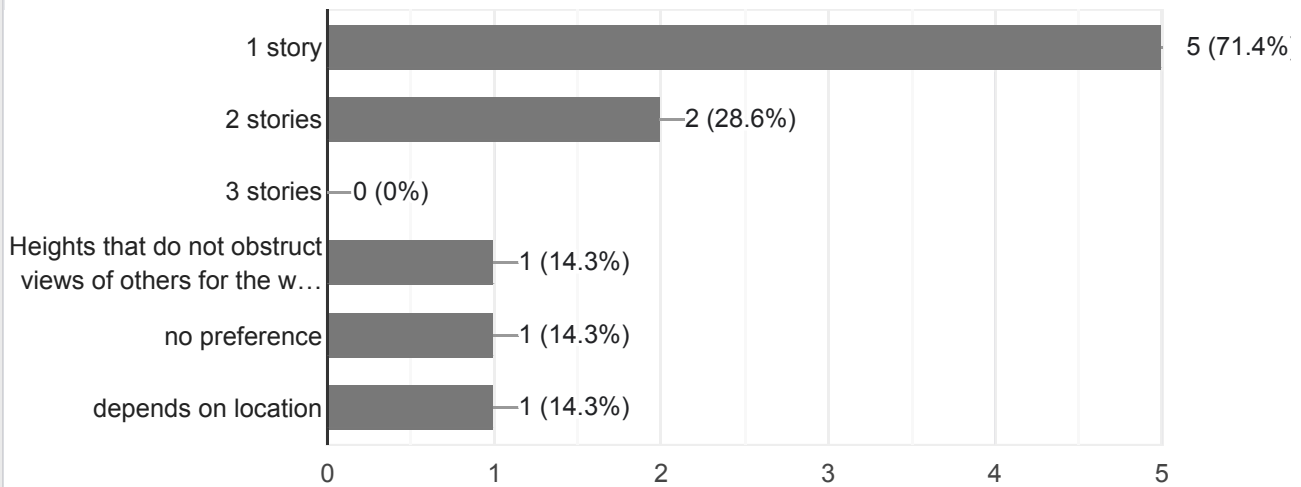
If yes, what kinds of multifamily buildings would you be okay with?
(Check all that apply)

8 responses



What building heights are acceptable to you?

7 responses



Are there any styles or features you like or dislike?

5 responses

Unplanned and ugly

We love the modern farmhouse and rustic modern cabin look.

We do not want to be in a high density neighborhood.

we should avoid building cheap crap. better to build smaller, well. recommend we don't add any more code than town of westcliffe already has, California bad, El Paso county/RBD bad IRC/IBC 2006 just right.

I don't like long block of connected housing with no space between all the units

Community Impact:

How do you think rezoning for multifamily housing would affect the community?
(Consider both positive and negative impacts)

7 responses

Encourage investment in community. Provide for affordable and single family housing.

Will raise taxes and fees.

I think it could bring affordable housing options to the permanent residents of Westcliffe. Short term could increase tourism traffic benefiting local businesses.

This plan will create a slum neighborhood.

depends on the the quality of the residents/tennants, which is in part cultural (beyond our scope here) but too much subsidy breads resignation and/or worse! entitlement. stipulations on housing or residents, coming from Denver, could undermine our culture and limit both options. locally run with minimal subsidy/ especially if "one off" and done. our substnability help with our lack of affordable housing. if developed throughly (public and private owners included) the district could turn out quit well.

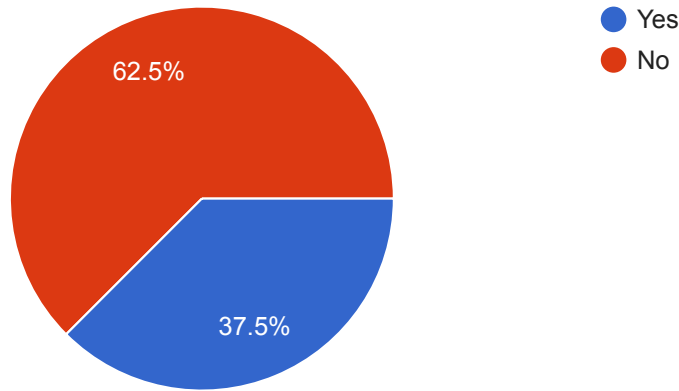
any zoning would help the community positive.

I hope for the better

Property Value Concerns:

Do you have any concerns about how rezoning might affect the value of your property?

8 responses



If yes, please tell us your concerns.

3 responses

Will cost me money.

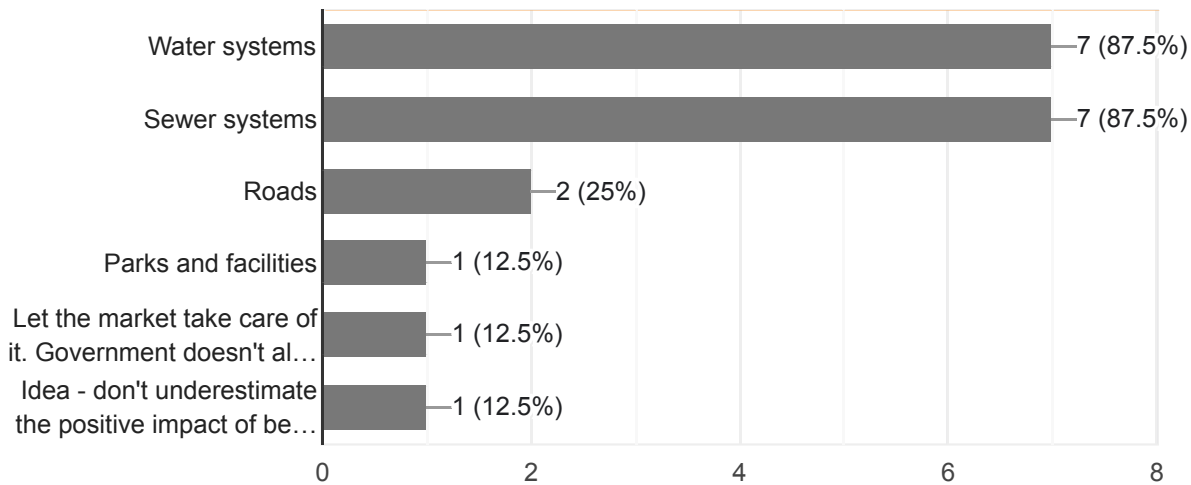
This plan will devalue our properties, and will increase traffic greatly through Shining Mountain Estates. We are a very small community that has to pay for our road maintenance ourselves.

I would hope property value would increase

Infrastructure Priorities:

Which infrastructure improvements are most important to you? (Check all that apply and provide details)

8 responses



Please provide any additional details or priorities you have regarding infrastructure.

5 responses

Create a nicely planned community.

I have been told by Iron Mountain that I would have to spend tens of thousands of dollars to get water and sewer to my lots..

There currently aren't any sewer or water lines on our block and, due to the proximity of the town well, we aren't allowed to pursue other options.

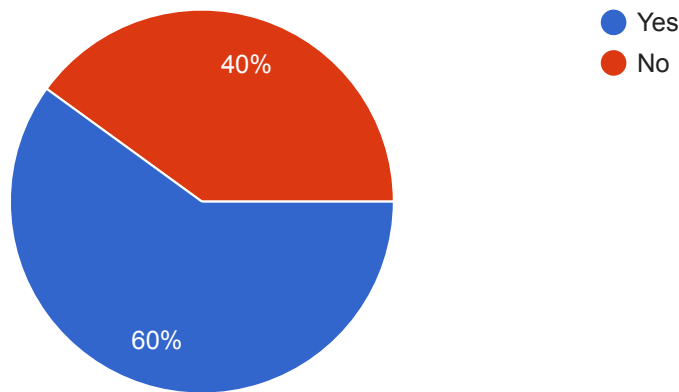
There hasn't yet been any mention of electrical service.

1. I strongly support resilience and indifference for residents. for privately - developed MFE in w/c fil no.2 , we want to see zoning protection for propane and wood heat. 2. urban ag w/ a community garden, for our part, if we develop we'd put up a hoop house for focal food production and more time spent working with nature.

Environmental and Aesthetic Considerations:

Are there any environmental or aesthetic considerations you believe should be taken into account with rezoning?

5 responses



If yes, please describe them.

4 responses

Views. Water use. No need for power lines.

I don't want them to be overly restrictive however there should be cohesiveness in the style and type of housing available in a given area.

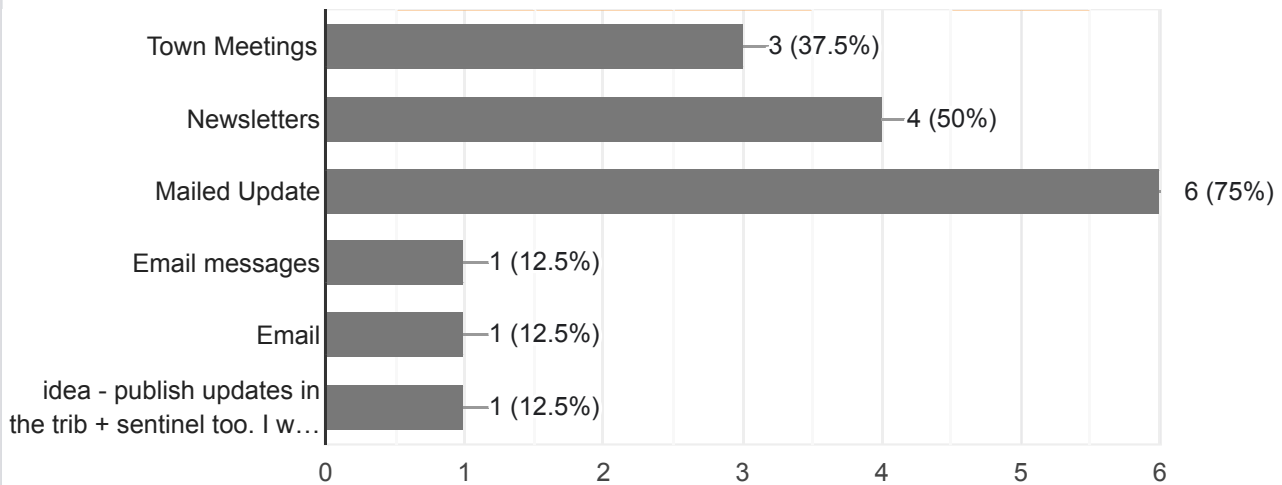
Respect current designated open space and historical properties. People come to Westcliffe for the views and activities. Properties should be developed with that in mind.

I think staggering building heights east to west 3 to 2 to 1 stories is smart. optimize view and solar gain

Engagement and Communication:

How would you prefer to stay informed and involved in the rezoning process? (Check all that apply)

8 responses



Any additional thoughts on how we can effectively communicate and engage with the community?

3 responses

Involve them. Listen. Lead for good if all.

Having to pay for utilities year-round even if you never come to visit your property is disappointing.

Thank you for asking our opinion. The current plan will be a disaster for Westcliffe.

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**TOWN OF WESTCLIFFE, COLORADO
ORDINANCE # -2024**

**AN ORDINANCE OF THE TOWN OF WESTCLIFFE AMENDING TITLE 3, ADDING CHAPTER 7 –
ADU’s, OF THE MUNICIPAL CODE**

WHEREAS, the Town of Westcliffe acting by and through its Town Board of Trustees has the power to regulate land use matters pursuant to Colorado Revised Statutes (C.R.S.) Section 31, Article 23 et seq.; and

WHEREAS, the Board of Trustees of the Town of Westcliffe has determined that it is in the best interests of the Town to adopt and add Title 3, Chapter 7 – ADU’s, as a supplement to the Town Code.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WESTCLIFFE, COLORADO, as follows:

1. **Adoption of Title 3, Chapter 7, of the Municipal Code.** Title 3, Chapter 7 – ADU’s, of the Municipal Code is hereby adopted and added to read in substantially the same form and substance as follows:

CHAPTER 7

3-7-1: Scope

This section shall be applicable to Accessory Dwelling units in the Residential Single-Family District, Core Commercial District, and the Multi Family District.

3-7-2: Definitions

As used in this Chapter, the following terms shall have the meanings indicated, unless the context otherwise requires:

“Accessory Dwelling Unit (ADU)” A smaller dwelling on the same grounds as the primary home, attached to the main dwelling or detached from the main dwelling.

“ADU 1” A dwelling no less than 550 square feet detached to a dwelling, single family or dwelling, two-family in the Single Family Residential District.

“ADU 2” A dwelling less than 550 square feet attached or detached to the main dwelling or business.

3-7-3: Supplementary Regulations

- A. Accessory Dwelling units must be on a fixed foundation and not on a chassis. Accessory Dwelling units may not be built until the primary Residence/Business has a certificate of occupancy.
- B. All ADU’s must follow current setbacks relevant to the current zone to which they are in.
- C. A dwelling above below or behind a business/Multi Family building in the Core Commercial District or Multi Family District can be an be a tiny home, as defined in 3-6-2, or a dwelling larger than 550 square feet and must provide parking and be on the alley.
- D. Any ADU less than 500 square feet shall comply with 3-6-1 of the Municipal Code

2. **Revision of Title 10, Section 2, Chapter 2, of the Municipal Code.** Title 10, Chapter 2, Section 3, of the Municipal Code is hereby adopted and added to read in substantially the same form and substance as follows:
3. Refer to Exhibit A.
4. **Severability.** If any section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees declares that it would have adopted this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
5. **Effective Date and Time.** This Ordinance shall become effective 30 days after publication in accordance with law.

THIS ORDINANCE WAS INTRODUCED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED BY MAJORITY VOTE AT ITS REGULAR MEETING HELD AT THE TOWN OF WESTCLIFFE ON THE 21ST DAY OF MAY, 2024.

TOWN OF WESTCLIFFE

By: _____
Paul Wenke, Mayor

ATTEST:

Kathy Reis, Town Clerk