

TOWN OF SILVER CLIFF
PLANNING COMMISSION REGULAR MEETING
February 21, 2024

Meeting called to order by Larry Weber at the Town of Silver Cliff's Planning Commission regular meeting at the Town Hall 612 E. Main Street, at 5:00 p.m.

Pledge of Allegiance was said.

PRESENT: Larry Weber Chairman, Dave Schneider Co-Chair, Steve Lasswell, Don Cook, Mayor Wenzel, Trustee Jordan Benson (online, then joined in person), Trustee Lisa Nolan, Isaac Selden Building and Zoning Official

ABSENT: Deb Diemer

STAFF PRESENT: Brittany VanDeusen Deputy Town Clerk

STAFF ABSENT: None

VISITORS: Elliot Jackson, Wet Mountain Tribune

1. APPROVAL OF MINUTES

January 17, 2024 Minutes-

Motion by Steve Lasswell to approve the January 17th, 2024 minutes as presented, seconded by Dave Schneider. Motion passed unanimously.

2. NEW BUSINESS

a) Master Plan/Strategic Plan-

The Master Plan falls under the purview of the Planning Commission. It has not been updated since 2019, and it's supposed to be updated every 5 years. Attached in the packet, was the last Master Plan that will need to be reviewed before the next meeting. It's suggested that the Planning Commission come prepared to the next meeting with ideas on things to add, replace, or remove. The board of Trustee's handles the Strategic Plan. In the past, we've hired someone to work on the Strategic Plan, so it was mentioned that it could be an option to hire someone to do the Master Plan as well.

b) Architectural Scope -

In the past, this was visited as a sub committee of the Planning Commission, but it never took off. This Scope would address what the Planning Commission would want the town to look like aesthetically. According to statute, if this is wanting to be pursued, it would fall under the Planning Commission's responsibilities. We will approach this topic again next month.

3. OLD BUSINESS

a) Rezoning Committee-

a. Rezoning Committee will not be meeting again till April, so there is no update.

b) Round Mountain Water and Sewer update-

RMWSD has sent out a ROP to collect engineering help for the pilot plant. DOLA has helped RMWSD to apply for grants for up to 75% funding. Dave has also been in communication with some engineers that have a program they'd like tested, and that could bring in \$300,000 in grants for that as well. The next RMWSD board meeting will be in March, after that they will be in the application process, but Dave is optimistic that something will be happening by late summer, best case scenario. They just installed a new generator at the Smith well today.

c) Community Solar Garden-

From the work done at the workshop, a rough draft ordinance was formed, Isaac took those suggestions and added them and sent off to the attorney. We haven't received anything back from the attorney. Additional changes were recommended by the planning commission. Isaac

thought it would be a good idea to add some definitions to the ordinance on what a “solar energy facility” is and what a “community solar garden” is, and verbiage to make this ordinance discernable that it’s not referring to residential solar projects. Larry suggested that **Section 1-101 Applicability** letter C. Structure- should refer to below ground components as well as above ground components. Larry also suggested that under “Sec. 1-103 Application Materials”, that a plan with the fire department be addressed. Lisa suggested that under sec. 1-103, #1 that the location map be set to a specific scale. Isaac will add these suggestions and email the commissioners with the updated proposed ordinance.

4. Open discussion on other issues to come before the Planning Commission-
 - a. Work Force Housing- They have a sizable amount of money that needs to be used within a certain timeframe. It has been discussed by the Workforce Housing committee that since Silver Cliff owns some of that land that’s being considered for WFH, that a check be cut to Silver Cliff, for them to use for Workforce Housing. It has also been discussed that the land the County owns for the project as well, be given to Silver Cliff. There has been some talk about the County getting the land appraised and selling it for fair market value, if there aren’t any deed restrictions. No decisions have been made by the workforce housing, it’s just something to be aware of.
5. Public Comment: Elliot Jackson didn’t have any comments, as she is still researching the Workforce Housing project.

Jordan Benson made the motion to adjourn the meeting at 5:52 pm, Steve Lasswell seconded the motion and it passed unanimously.



Larry Weber, Chairman



Brittany VanDeusen, Deputy Town Clerk

