

**TOWN OF SILVER CLIFF
PLANNING COMMISSION REGULAR MEETING
OCTOBER 19, 2022**

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 5:02 p.m.

Pledge of Allegiance was said.

PRESENT: Larry Weber Chairman, Dave Schneider Co-Chair, Steve Lasswell, Mayor Wenzel, Trustee Lisa Nolan - Google, Roger Camper Building/Zoning Official

ABSENT: Michael Rohrdaugh, Trustee Jordan Benson

STAFF PRESENT:

STAFF ABSENT: Ileen Squire Town Clerk – CMCA Conference

VISITORS: Jerry Peterson – Rezoning Committee,

1. APPROVAL OF MINUTES

Ileen gone to the CMCA Conference and with the budget she did not get the minutes done.

2. NEW BUSINESS

- a. Affordable Housing – Steve Lasswell will present as Custer County Affordable Housing

See packet

Technical Assistance Grant will help the group with plans, costs, looking at box housing.

Funding – United Business Bank one possibility and grant funding sources.

Did a tour at Indie Dwell – they are doing all steel construction, no containers anymore – 12' wide per unit - \$180 per square foot – single story

Did a tour with Fading West – these are wood framing – pre-engineered – 16' and 18' wide per unit - \$150 per square foot – single and two stories available

Larry – I suggest that you get ahold of the Department of Housing in Denver, to research other companies as wells doing boxes in factory units. That will have 14' and 16' wide units. Check to make sure they are certified builders with the state.

Summary Findings: Advantages of proposed replating

- Smaller lot widths (33 1/3 vs 50ft) – 50% more attainable residences (12 units vs 8 per linear block)
- Dual 2-story townhouses with separate firewall on property line – units can be owned/rented individually – 2-story units minimize footprint and maximize setbacks
- Individually owned 33 1/3 x 100 ft. lots – setbacks for street 40' and alley 20' – front and back yard with off street parking in front – side yard of 17 1/3 wide

Density - 30 people per acre figuring 2 ½ people per unit

Cost per unit is hopefully coming in at \$200,000.00 or less

Buck – What about work force housing, this price won't work for them, can you find anything cheaper?

Workforce housing needs to get the unit cost below \$100,000, you will have to leverage grants and special financing

Single level 16' x 50' = 800 sq. ft. – fire wall at mating wall – if this is a duplex on the property line

3. Old Business

- a) Greg Quinones – EaSEL Solutions Silver Cliff Project update

- b) Fox run update

c) Round Mountain Water and Sewer update

Dave – Well to be online hopefully by January.

- Wastewater – everything is moving well with CD ~~CD~~^{PHE} – there will be a new reservoir at the galley site. This will be a 3-million-dollar project.
- The Johnson Place has sold for 1.5 million, these funds will go towards the new storage reservoir

d) Rezoning Committee update – Jerry Peterson

See reports – I have talked with Bill Tezak, and he is ready to go on the road along the quarter sections along his property. Silver Cliff Land and Cattle couldn't make it to this meeting, they are very interested in some development. Questions are water and who will do the road? They will hire a planner to put their property in motion and to answer these questions.

Round Mountain Water is doing a study now to see where the future can supply this water for Silver Cliff Developments in the future.

e) Short Term Rental research homework

Paper copies for Larry, Deb, Steve and Mike, Lisa has been reviewing the pdf that Ileen sent out. Will keep this on the agenda until we get something done.

4. Open discussion on other issues to come before the Planning Commission

Buck – Work Force Housing can't be in the \$200,000 range. UAACOG is doing a Self-Help program in Canon City, reach out to Max he is the director of this program. They are looking to purchase 6 lots at a reasonable cost for 6 single family dwellings. Check into the Habitat for Humanity, sweat equity process.

Adjourn: 6:50 Motion by Dave Schneider, seconded by Deb Diemer.


Larry Weber, Chairman


Ileen Squire, Town Clerk

