

**TOWN OF SILVER CLIFF
PLANNING COMMISSION REGULAR MEETING
November 15, 2023**

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 5:01 p.m.

Pledge of Allegiance was said.

PRESENT: Larry Weber Chairman, Dave Schneider Co-Chair, Steve Lasswell, Deb Diemer, Mayor Wenzel, Trustee Jordan Benson (online), Roger Camper Building/Zoning Official, Isaac Selden Building and Zoning Official

ABSENT: Mayor Pro-Tem Lisa Nolan, Michael Rohrdaugh

STAFF PRESENT: Brittany VanDeusen Deputy Town Clerk

STAFF ABSENT: None

VISITORS: Jerry Peterson – Rezoning Committee (online), three other visitors joined on Google Meet

1. APPROVAL OF MINUTES

October 18, 2023 Minutes-

Motion by Steve Lasswell to approve the October 18th, 2023 minutes as presented, seconded by Dave Schneider. Motion passed unanimously.

2. NEW BUSINESS

a) Racine Boy Survey-

i. Colorado Land surveyors out of Pueblo West came and surveyed the Racine Boy Property. We needed to know the property boundaries so we could assess the value of the land. Roger also had them survey in an easement through the Racine, Colegate's property, for a road to the RMWSD property. RMWSD also wanted to get an easement surveyed for a 2 inch water tap to the Colegate's property as well, so it's all recorded on the same plat.

b) Tony white- Lot Line Alley Vacation-

i. Tony White has applied for an alley vacation, Public Street Vacation, and an Interior Lot Line Vacation for his property on blk 65. The only discussion was regarding the future potential for Wood St. to continue to Hwy 96, however CDOT will not allow for that. Wood St. will stop at Summit and not proceed to the highway. Dave made the motion to approve the alley vacation of Tony white's property on block 65, and to take the request onto the Board of Trustee's for their approval. Deb Deimer seconded the motion and it passed unanimously.

c) Willie and Shawna Williams Alley Vacation Application-

i. The Williams submitted an application for the vacation of Interior Lot Lines, as well as an alley vacation. This is pertaining to their lot on block 76, the alley N on Emery is being asked to be vacated and the lot lines dividing lots 9-18 to be vacated. There wasn't discussion or issues presented. Steve Lasswell made the motion to approve this application and to send it to the Board of Trustees for their approval, and then legal counsel to turn it into an ordinance. Deb Deimer seconded the motion and it passed unanimously.

3. Old Business

a) Rezoning Committee-

a. Jerry Peterson joined the call on Google Meet and gave a update. He said the rezoning committee met on Oct 26th. They didn't have much to report other than their interest in the

parking lot happenings at Tony's Pizza, which Larry gave a brief overview of the decisions made during the Parking Lot workshop that took place an hour ago. Jerry said that the rezoning committee probably won't be meeting again till April unless issues arise that require them to meet sooner. Buck made a point to thank Jerry and the rest of the rezoning committee on all their hard work on the Green Pit Road Access project. Their work has been appreciated in trying to get heavy truck traffic off the residential streets. They are trying to work with Silver Cliff Land and Cattle on developing a route for a road to travel from HWY 96 to the pit, outside of the residential area. The Green Pit and Black Pit are projecting 102 trucks a day coming and going out of those pits 5 days a week. The town and Mayor have been receiving complaints from citizens regarding the condition of roads, as well as, jake brake noise as early as 4 a.m. The noise is addressed in our Ordinances and it will start being enforced. Right now, we are waiting for Silver Cliff Land and Cattle to draw up a plan on what they would propose for a road from the Green Pit to the Hwy.

b) Round Mountain Water and Sewer update-

- a. Dave Schneider announced that RMWSD will be holding a public meeting on 11/16 at 2 pm there at their office. This public meeting will be addressing several issues such as fee rate increases and tap increases.

c) Short Term Rental-

- a. Dan Slator, the attorney, has finished the ordinance and it went through the first reading at the board of trustee meeting on November 7th. It will be presented at a public hearing on Dec 5th.

d) Tony's Pizza Parking Lot-

- a. Tony's Pizza is looking to turn their lot on Blk 6, Lots 26-29 into an actual parking lot. The code says he is allowed to have this parking lot in a residential issue. The only problem that needed to be worked out was the complaints from adjoining property owners. We held a workshop at 4 pm earlier today to discuss this with the owner of Tonys Pizza, Johnny Winton and neighbors Mary Behrendt and Nancy Taylor. A solution was formed from a drawing illustrating the lot as 100' wide and 100' long. This was divided into 10 spaces each 10' wide to accommodate trucks and trailers. Traffic would be driving in from the North and exiting to the South on Ohio Street. To appease the neighbors, it was decided to have a 10' buffer on the west side of the lot, that will be lined with rocks or poles. The following 10' section of the west side of the lot will be used for employee parking. It was made known that additional lighting is not necessary. Johnny will be responsible to add gravel to the lot and to paint lines. We will post signage instructing traffic to flow one way into the lot, and out on Ohio only to go left. We will post no parking signage on Ohio in front of residents' houses instructing that no trucks and trailers can park there. Dave made the motion to accept this plan, and to present it to the Board of Trustees. Steve seconded the motion and it passed unanimously.

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

- a. Isaac stated that he is excited to come onto the planning commission board and is looking forward to working with everyone.
- b. Roger told the board that this was his last meeting before retirement.
- c. Buck mentioned that there is a resignation that needs accepted, however we have not received a formal resignation. Mike Rohrbaugh has not submitted his resignation but resigned verbally. Buck asked the board if they had anyone in mind to take his spot.

Steve Lasswell made the motion to adjourn the meeting at 5:31 pm, Deb Deimer seconded the motion and it passed unanimously.


Larry Weber, Chairman


Brittany VanDeusen, Deputy Town Clerk

