

**TOWN OF SILVER CLIFF
PLANNING COMMISSION REGULAR MEETING
NOVEMBER 16, 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 5:00 p.m.

Pledge of Allegiance was said.

PRESENT: Larry Weber Chairman, Dave Schneider Co-Chair, Steve Lasswell, Deb Diemer, Mayor Wenzel, Trustee Lisa Nolan, Trustee Jordan Benson, Roger Camper Building/Zoning Official, Dan Slater

ABSENT: Michael Rohrdaugh,

STAFF PRESENT: Ileen Squire Town Clerk

STAFF ABSENT:

VISITORS: Jerry Peterson – Rezoning Committee, CJ Goebel, Tracy Ballard, Ashley Franklin, Alan Ross, Trish Makenzie, Chris Bryson, Elliott Jackson WMT, Shawn Gaide

1. APPROVAL OF MINUTES

September 21, 2022, and October 19, 2022

Motion by Dave Schneider to approve the September 21 minutes with the correction on page 2 CDPHE, seconded by Steve Lasswell. Motion carried.

Motion by Dave Schneider to approve the October 19

minutes with the correction on page 2 CDPHE, seconded by Steve Lasswell. Motion carried.

2. NEW BUSINESS

a) Clareth Colorado Corporation – Coyote Run Development - Alan Ross & CJ Goebel
Alan Ross is the property owner he has concerns regarding his property in Silver Cliff – taxes paid – agreement letter signed by CJ Goebel for block 91 – requirements of property owner having to pay to put in the streets and alleys – requirement that installation of the water and sewer lines is to be paid for by the property owner.

Mr. Ross stated that CJ Goebel did not have the right to sign the agreement that state on block 91 the Third and Fourth streets and alley from Mill Street west to Fleetwood Street would be completed by the end of construction on the first home being built.

Mr. Ross stated that he has paid millions in property taxes and has received nothing for all this money. Mr. Ross was very agitated and would not respond when asked to let the board address his issues. After being asked again he replied, the town should put the streets in from Hudson to Fleetwood with the tax money that he has paid. He was asked what action he wanted to ask of the board, and he would just repeat his complaints. The board and the Town Attorney were unsuccessful at getting through to Mr. Ross. Chairman Larry Weber asked Mr. Ross to calm down and let the board talk or be removed. Mr. Ross removed himself from the building.

CJ Goebel – I was afraid that would happen. I apologize I thought we had an agreement that gave me the right to sign the letter regarding block 91. I am going to take care of the issues in the letter that I signed. I am a man of my word, and I will pay for this out his pocket and deal with Mr. Ross separately.

Buck are you a rep or not? CJ - They want me to take this project back on and I have not made that decision. I am the broker for the listings and that is all right now. Buck – In 2018 you were an authorized representative, right? CJ - Well, now they are saying no. Larry - We are not asking you/them to do anything that all other developers are not required to do. CJ – I will still try to help with Clareth Corp. and stick with the Town's

policies.

b) Chris Bryson – Fire Mitigation Plan – GIS person under Assessor

See his handout – Wildfire Mitigation Waste, Fossil, and the Global Pellet Fuel Market

Would like to get approval and support letters after having a joint meeting with Silver Cliff, Westcliffe, and the Commissioners to go after grant funding for this business and process. It will be fire mitigations in Custer County and the wood and slash will be made into pellets. I found a machine that is expensive but would pay for itself within 3-5 years. I would use local businesses to do the mitigation as well as having a small crew of my own. All the pellets would be made and sold here in Custer County.

I am asking for a workshop with reps from both towns and the county to go over my plan to see what we need and how we go about getting it. Would need the backing of a non-profit or government agency to qualify for some funding needed. Having community buy in is the key. I have asked the BOCC and received a go ahead for getting this workshop together.

Roger C – Would the money all be from grants or would there be private investors to build the plant that you are talking about. Most of it would be from renewable energy funds. Roger – Have you talked to the Colorado State Forest, are they on board? Chris - Yes, I have. I have also reached out to Cindy Howard and Christie Coleman who both were our OEMs at one time, and they are on board and like this plan.

Chris will reach out once he has the workshop planned.

3. Old Business

a) Fox run update

Waiting to do the final inspections – working out some fencing issues

b) Round Mountain Water and Sewer update

CDPHE testing is now showing us what it can and cannot do, we are still working on it.

Working with another company in Texas

This will be good for all rural communities in Colorado if we can get this done.

c) Affordable Housing

Steve presented that an Attainable Housing Board Meeting had been held in the Silver Cliff Town Hall on November 9. The meeting included Willa Williford, the Technical Assistant funded by the Colorado Housing Finance Authority (CHFA). Some attendees at the meeting included Roger Camper and Larry Weber from Silver Cliff, commissioners Kevin Day and Tom Flower, Caroline Trani from CHFA, and Max Hansen, the UAACOG Housing Director, in addition to the Attainable Housing Board members. Goals and schedules were discussed including issuing an RFP for affordable housing on the 19 county-owned lots in Silver Cliff as early as practical in 2023. The RFP will need approval from both Silver Cliff and the BOCC.

d) Rezoning Committee update – Jerry Peterson

See attached report

Would you like us to pursue the township map and look at other areas for more industrial? Larry, yes. Dave - Put the east plan on the back burner. Light industrial is all we are going to get here now and some mixed use.

e) Short Term Rental research homework

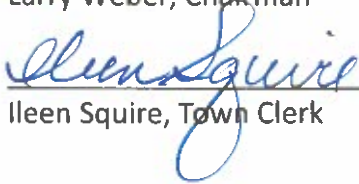
Do a workshop once everyone has gone through and come up with some notes.

4. Open discussion on other issues to come before the Planning Commission
Shawn Gaide– Is this the place to ask if the town would sell any land in this industrial area? Asking about the Reisen Boy that town owns. You would need to bring an offer to the town.

Adjourn: 6:32 Motion by Dave Schneider, seconded by Steve Lasswell.



Larry Weber, Chairman



Ileen Squire, Town Clerk

