

**TOWN OF SILVER CLIFF  
PLANNING COMMISSION REGULAR MEETING  
FEBRUARY 16, 2022**

Meeting called to order by Larry Weber at the Town of Silver Cliff's Planning Commission regular meeting on the above date at the Town Hall 612 E. Main Street, at 5:05 p.m.

Pledge of Allegiance was said.

**PRESENT:** Larry Weber Chairman, Dave Schneider Co-Chair, Google Meet; Barbara Phillips, Mayor Wenzel, Trustee Lisa Nolan, Roger Camper Building/Zoning Official

**ABSENT:** Steve Lasswell, Trustee Fred Hernandez,

**STAFF PRESENT:**

**STAFF ABSENT:** Ileen Squire Town Clerk

**VISITORS:** Mike Rohrbaugh, Debbie Diemer

**APPROVAL OF JANUARY 19, 2022, MINUTES:**

MOTION BY DAVE SCHIENDER TO APPROVE THE JANUARY 19, 2022, MINUTES, SECONDED BY BARBARA PHILLIPS. MOTION CARRIED.

**NEW BUSINESS:**

**a) Request for vacation of alley in Block 61 - review requirements**

Larry – I see no use for this alley we should move forward to vacate. Lisa – would he need to fill out the new form? Roger – Yes. Buck – who contacts the utility companies to see if they would ever use that? Roger – Has contacted them, Black Hills has a pole on Franklin and Belford they would come down the street and everything will be buried. Buck – This will depend on Round Mountain Water saying yes, they can have a well and septic in this area, correct? Dave Schneider – As Round Mountain Water and Sewer, I don't ever see us using this area for infrastructure because it is too close to Chloride Gulch. Right now our regulations say that to have a well, septic and leach field you must have it on one continuous property. With the alley in there it would work but would definitely be better if alley is vacated.

Roger – They have not yet purchased the property. They are wanting to know if this would be approved first. Dave – RMW will write a letter stating that we approve the vacation for this property.

**b) Present letter of interest from Mike Rohrbaugh and Deb Diemer for the open seat on the board**

Mike - See attached letter. I think with my background being part of this board would be a good fit.

Deb - See attached letter. With my background in planning and suitable development I think I would be a good fit for this board.

Larry – With both of your backgrounds we also have a rezoning committee, and they need some help on that as well. We are trying to get our plan for controlled growth in place. Deb with your experience I believe you would be a good fit for the rezoning.

I think with both of you we can get the seat for Planning Commission and another member on the Rezoning Committee.

I would recommend that Mike Rohrbaugh be recommended for the Planning Commission and Deb Diemer to the Rezoning Committee.

## **Old Business**

### **a) RESEARCH INFORMATION FOR THE R4-A**

Section g – Skirting and specifications

The following materials are approved for skirting. Other requirements as per the 2006 International Residential Code are required in order to be in compliance with the Town of Silver Cliff Codes.

Approved materials:

Masonry brick veneer

Concrete block

Cinder block

Stucco

¾" Exterior grade plywood

Steel panels, 29 gauge minimum

Manufactures recommended material for your unit

Rigid fiber glass panels

If the material is not listed, it is prohibited.

Framing:

Wood or steel studs

R-4 Skirting must have vents of 1 square foot every 150 square foot of floor area. Crawlspace access 16" high x 24" wide

R4-A will have a minimum of 2 vents – they will not be adjacent or both on the same side. The spacing will be a minimum of 10' apart and located at ground level.

Site Criteria: R4 & R4-A

1. The dryer vent must terminate outside the perimeter of the unit.
2. A clearance must be maintained between the soil and the floor joist.
3. Water lines are required to be insulated and have an approved heat tape between November 15<sup>th</sup> and April 1<sup>st</sup>. Unless your unit is classified as being "Four Season".
4. All heaters and heat lamps will be prohibited in a crawlspace area.
5. The lot will be graded to avoid standing water under each unit.
6. The air conditioner condensate drain must be terminated into the sewer drain.
7. Specifications for utility connections shall be followed and be code compliant.
8. A GFPE circuit braker must be available at the utility connection location.

### **b) GREG QUINONES – EASEL SOLUTIONS SILVER CLIFF PROJECT UPDATE**

Moving forward, got sheet rock done ready to start putting mud on next. Hoping to have them rentable by April 1<sup>st</sup> if they can get the water lines in. Dave Schneider – They did not buy taps when they did the infrastructure. We are having a meeting tomorrow about this. Roger will follow this very closely because the permit was issued on the basis that a tap was purchased.

**c) FOX RUN UPDATE**

Do they have their taps? Dave – They bought 3 sets of taps for the duplexes. They weren't happy about paying the monthly fees and talked about turning 2 back over. Peggy told Berta that if she did that she would not get anymore until they were available again. Duplex is moving forward slowly.

**d) ROUND MOUNTAIN WATER & SANITATION UPDATE**

Two positive movements on our quest. The plant in Oklahoma has been working very well with us and letting us play with and tweak their system to see if we can use it. There are only three things that we need to work on getting out. Working with CDPHE and they have given us a go ahead design a pilot program to use here in Westcliffe. I am surprised and excited to get this moving estimated cost is about 1.5 million.

**e) REZONING COMMITTEE UPDATE**

See report.

**Open discussion on other issues to come before the Planning Commission**

**Adjourn:**

  
Larry Weber, Chairman

  
Ileen Squire, Town Clerk

