

**TOWN OF SILVER CLIFF
PLANNING COMMISSION REGULAR MEETING
AUGUST 17, 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, Michael Rohrdaugh, Mayor Wenzel, Trustee Lisa Nolan - Google , Trustee Jordan Benson - Google, Roger Camper Building/Zoning Official

ABSENT:

STAFF PRESENT: Ileen Squire Town Clerk

STAFF ABSENT:

VISITORS: Michelle Williams – Home Smart Realty, Adrian Washington OEM, Commissioner Tom Flower, CJ Goebel – Home Smart Realty, Jerry Peterson, Deb Diemer, Cathy Snow - Google

APPROVAL OF APRIL 20, 2022, MINUTES:

MOTION BY STEVE LASSWELL TO APPROVE THE APRIL 20, 2022, MINUTES WITH THE STATED CORRECTIONS, SECONDED BY DAVE SCHNEIDER. MOTION CARRIED.

NEW BUSINESS

a) BLOCKS 83 AND 87 REPLAT REQUEST – CJ GOEBEL/MACHELLE WILLIAMS

CJ – Our idea is to swap the street and alley moving the property line to the south. I know the water/sewer will need to be approved by Round Mountain Water.

Roger Camper – The plat for the trail states there must be a 20' easement on both sides of the trail so moving the alley to the south would only leave 16', so this won't work.

Roger Squire's input – There is no benefit to move the street and alley, it would be harder for plowing.

CJ - There just won't be room to do this. I will go back to the surveyor and resubmit any new ideas we may come up with.

b) AFFORDABLE HOUSING BLOCKS 88/93/97 – STEVE LASSWELL

Information in the Packet – Our study shows that we need 75-90 housing units from now until 2027.

Custer County owns 19 50' x 100' lots in Silver Cliff the market value for these lots would be about.\$29,000.00. Stick built at this time is not affordable/attainable for our area. We visited Fading West a home construction factory facility to see their plant and how it works. It is huge and very clean they use engineered wood that comes to them already cut. They have many developments in Salida and Buena Vista. We would give them the codes they would build to those codes. These homes are about 30% less than stick built. The other expenses for the utilities, foundation, outside materials, porches would vary and not be included. The home includes everything finished inside does not include the appliances.

Larry – Everything is engineered the only inspection would be the foundation and completion of the project. The state will inspect all sets for these homes.

Buck – What is the proposal to us and who owns these? Steve – We hope to keep the price at a low enough price point that people can afford to purchase them.

Lisa – Did they give you an estimated cost? Steve – Yes, around \$150/sq ft.

Steve - We may have found some funding to help people get funding to purchase these homes. Still working on the rental aspect who would manage them if rentals. Looking at ideas for some rental options.

2 bed 2 story recommend 1024 sq/ft x \$150/sq ft getting foundation quotes to get an idea of what that cost will be. If we did the townhouse project it would help us be able to provide more homes, we will need to look at the density. Today we are asking for approval to start looking at doing a mix of single family and multifamily developments.

Buck – Definitely follow the density in you planning.

Roger – If you go with the townhomes ideas you will have to vacate lines and redo them for each unit.

Jordan – Affordable would be 30% or less of their total income, I hope this will work for our working families here.

Dave – We need to see plans before proceeding. Steve - We can now work on plans since we know what is needed for the town.

c) Hazardous Mitigation Update – Adrian Washington OEM

Moving along in your packet is a homework handout to go over and update bring back next month. Make sure to add the flood plan and any other actions that come from this study.

OLD BUSINESS

a) Rezoning Committee update – Jerry Peterson

Jerry – We are asking if there are any changes to the maps in your packets and what the next steps are if the maps approved.

Roger - Come back in September. Please give any questions or changes to Ileen and she will send them to the committee beforehand.

b) Greg Quinones – EaSEL Solutions Silver Cliff Project update

Roger – The sewer and water in and working on Second Street. The unit is looking sharp waiting for final inspection soon.

Steve – These are net zero units (no electric) they are all solar. Rent will be \$1,200.00 for the 2 bed and \$750.00 for the one bedroom.

c) Fox run update

Almost ready for final on the duplex these are for sale units, not rentals.

d) Round Mountain Water and Sewer update

Waste – We have done the demonstration on the new system, and we have been approved for funding. They are working on the rules and regulations for this pilot program.

Roger – Do you have any idea when you will be issuing taps? Dave – If there are no huge issues that come up it should be late spring/summer of 2023 to lift the moratorium.

Dave we still have 45 taps left right now. Yes, some are in Silver Cliff. We redrilled the Smith well – installed solar to run the system in power outages. The drinking water letter was referring to back flow prevention water is safe regulations that we must do every year.

Open discussion on other issues to come before the Planning Commission

Deb submitted a letter of interest to fill the open seat.

Adjourn: 7:01 Motion by Dave Schneider, seconded by Steve Lasswell.


Larry Weber, Chairman


Ileen Squire, Town Clerk

