

# Town of Silver Cliff

## Planning Commission Meeting Minutes

April 17, 2024

The meeting was called to order by Larry Weber at the Town of Silver Cliff's Planning Commission regular meeting at the Town Hall located at 612 E. Main St, at 5:03 pm.

The Pledge of Allegiance was said.

### Roll Call-

Present: Chairman Larry Weber, co-chair Dave Schneider, Steve Lasswell, Deb Diemer, Don Cook, Mayor Buck Wenzel, Trustee Jordan Benson (online, then joined in person), Trustee Lisa Nolan (online)

Absent: None

Staff Present: Building and Zoning Official Issac Selden, Deputy Clerk Brittany VanDeusen

Staff Absent: None

Guests: Jerry and Kathy Peterson

### Approval of the Minutes- from March 20, 2024

Deb made the motion to approve the minutes as presented, Steve seconded the motion and it passed unanimously.

### New Business-

1. Residential Solar Code- Isaac was tasked with researching this since the board finished the industrial solar code. He reached out to Jeremiah, who had been a great resource with the industrial code. It was suggested that they refer to ICC code to regulate residential solar installations. The problem is that the 2006 code the town has adopted doesn't have much regarding residential solar. It's been a possibility to switch from 2006 code to either 2018 or 2021 code, which does have more regulations for residential solar. It would make more sense to adopt a newer code rather than to pull pieces and parts to adopt. Isaac is going to talk with the Planning and Zoning Official from Canon City about the switch they just made to a newer code and learn about the pro's and con's they're experiencing.
2. Visionary Broadband Fiber- Isaac got a call from Visionary Broadband who wanted see where to start on talking about running fiber for broadband. From the sounds it, they are at the beginning stages of planning. Larry thought it would be a good idea for them to gather their information and then they can come present to the PC.

3. Manufactured, Modular, and Tiny Home Code- It has been suggested and talked about that the regulations regarding Manufactured, Modular, and Tiny Home's be reviewed. Current code is limiting to both manufacturers and possibly Work Force Housing. Isaac asked the PC to research this topic to figure out what they'd like to see in the new regulations. A workshop would be a good starting place. Isaac will pick a time and let the PC know.

## Old Business-

1. Round Mountain Water and Sewer Update- They are still working on the demonstration project. They hired an engineering company as required by the CDPHE to help them with that project. They are in the process of working to get the existing wastewater treatment desludged. RMWSD is still pursuing funding for their project. A private firm has awarded them \$70,000 for the engineering side of the demonstration and trying to get a \$400,000 grant from DOLA during the April cycle. The Smith well is in. Their augmentation water portfolio is doing great, so they will look at leasing some water.
2. Rezoning Committee Update-They haven't met yet. Jerry wondered what the status was on the proposed light industrial zoning changes. Last he knew, it was tabled till the code was rewritten. However, it is already 2018 ICC compliant. The proposal was approved through the Planning Commission, it still needs to go before the Board of Trustee's. Jerry said the rezoning committee was interested in the agreement that was reached about Tony's parking lot. Buck did a recap of what was proposed during the workshop between the property owner and the neighbors. After that, Jerry said there wasn't much left for rezoning to finish up.
3. Community Solar Garden Update- The ordinance passed through the Board of Trustees. Cloud Break Energy is planning an informational meeting for the public on May 8<sup>th</sup> from 5:30-7:30 at the Custer County School's MPR room. They will be taking questions and comments from the public.
4. Master Plan, still in review, any changes?- Isaac hasn't reviewed it yet, but wanted to see if anyone had any additional changes that needed to be made to it in the meantime. He's hoping to present the final draft at the next PC meeting.
5. Architectural Scope- Isaac missed the last PC meeting when this was discussed. He was hoping to simplify the architectural scope so it could be handled within the Planning Commission instead of it needing to be a subcommittee. It was suggested that the simple guidelines would be color of the building (heritage collection colors) and western/mining façade. This would keep big box companies from coming in and doing as they wish. Deb suggested that people take pictures of store fronts that look good and she will compile and catalog them.

## Open Discussion-

Don Cook presented the idea of signage to discourage people from not picking up their dogs poop. Its been a major problem in both Silver Cliff and Westcliffe. Don will get with the Board of Trustees and staff to get approval to put signs up around the town parks.

Deb Diemer asked about the status of the Town Plaza. Buck said the staff are working daily on moving this project ahead.

Buck asked Dave if he had heard about the House Bill that was limiting municipality governing over ADU's. Buck asked Dave if someone came in wanting to hook water up to an ADU on their existing property if Dave would allow it. Dave said they determine those on a case by case basis.

Public Comment- None

## Adjourn

Dave made the motion to adjourn the meeting at 6:08, Deb seconded the motion and it passed unanimously.