



AGENDA
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
December 17, 2019
Council Chambers, First Floor, City Hall
101 W. 8th Street
6:00 p.m.

6:05 p.m. Call to Order.

1. Roll Call

Present at roll call were Commissioners: Amber Wissing, Sumner Schachter, Tim Malloy, Marco Dehm and Dean Kinkel

Absent: Ingrid Wussow, Carolyn Cipperly, Kathryn Grosscup, and George Shaver

Also present were: Jenn Ooton, Asst. City Manager, Director
Gretchen Ricehill, Assist. Director
Trent Hyatt, Senior Planner
Anna S. Itenberg, City Attorney's Office
Kathleen Michel, Admin. Assistant

MOTION to seat alternate Dean Kinkle. It was moved by Commissioner Malloy, seconded by Commissioner Schachter, to seat alternate Dean Kinkle. Motion carried by voice vote.

2. Receipt of [minutes](#) from the [October 22, 2019](#) regular meeting.

Receipt of [minutes](#) from the [November 26, 2019](#) regular meeting.

It was determined to carry over the receipt of minutes to the next meeting due to small number to vote on acceptance.

3. Comments from citizens appearing for items not on the agenda. No one appeared.

Continued Items

4. 20-19 – Consideration of a Code Amendment to Section 070.040.020(d)(24) of the Glenwood Springs Municipal Code regarding riparian setbacks. ITEM WILL BE CONTINUED TO JANUARY 28, 2020.

MOTION: Commissioner Malloy, seconded by Commissioner Schachter, moved to

continue item 20-19 to January 28, 2020. Motion carried unanimously.

New Items

5. 39-19 – Consideration of a Location & Extent Review for the construction of a 6,775 square foot addition and an 11,098 square foot renovation of an existing maintenance building.

Applicant: Eric Rolle
Owner: Roaring Fork Transportation Authority
Location: 2307 Wulfsohn Rd
Zone District: I1-Light Industrial

Trent Hyatt presented the staff report illustrated with PowerPoint®. Goal of the project and specific use complies with the Comprehensive Plan. Staff recommends approval with conditions listed in staff report.

Applicant, (three present including project manager Nicholas Senn, director of facilities Mike Hermes, and Eric Rolle, design manager from Shrewsberry. Applicant explained that newer, larger facilities are required as RFTA expands and seeks to provide better service. New electric buses will be acquired to diversify the fleet, which will require additional building improvements. Applicant also mentioned a gained efficiency by housing the entire RFTA staff in a single location.

Public comment. No one present to comment. Closed the public comment portion.

Commissioner Malloy moved to approve with findings with conditions from staff report. Commissioner Schachter seconded. No discussion. Motion carried unanimously.

6. 38-19 – Consideration of a Site/Architectural Plan Review for the construction of a 9,428 square foot bank/office building.

Applicant: Will Coffield, Realty Management Group
Owner: ANB Bank
Location: 910 Grand Avenue
Zone District: M2 Mixed-Use Core District

Trent Hyatt presented the staff report. Item was referred to P & Z due to high level of interest in the proposed project. After rejection by City Council in July 2019, the applicant, staff, commission and City Council held a special work session in October 2019 to modify the project. The current application is for a 9,706 square foot bank office building and enlarged parking area with landscaping improvements. Applicant will increase parking from 16 to 21 spaces and will also include bicycle parking.

Staff recommended approval with conditions.

Applicant Chad Lee introduced the team members who were present. Applicant started the process in May 2018 and in February 2019 they consulted with city staff. The original application in July 2019 was supported by staff but was denied by the P & Z. A later appeal to Council was also denied. Council requested incorporation of further architectural features in the originally proposed design. Some changes that were made

were to relocate the entrance to Grand Avenue, recesses entry from the lot line, and develop a planting strip at the front of the building.

Randy Bearse, bank president, talked about local involvement. The bank extended leases for tenants of the buildings they purchased at the project location and the current leases expire in May 2020. Three tenants have already relocated, two within Glenwood Springs. Asked Commissioners to work with them and move the project forward.

Next speaker, Will Caulfield talked about the various design iterations as they had been presented to P & Z and Council. Discussed changes made and the lowering of the building to allow entry at grade as well as addition of ADA ramp with rail to access entry.

Roman Gerskovich, project architect from Open Studio Architecture, addressed efforts to utilize materials that complied with downtown design standards such as bricks with color variation and quarried sandstone utilized in the banding along the building. Canopies create sheltered entrance.

Commissioner Malloy commented on the progressive iterations and changes have led to a better building and project. Malloy also asked about the possibility of using different cover than cobble. Applicant mentioned on the possibility of mixing land cover.

Commissioner Sumner, prior to public comments, spoke about how the review of the building had nothing to do with the proposed use of the building but rather the design.

Commissioner Dehm then opened the public comment portion of the meeting.

Laura Speck, owner of the Silver Bead, continued to comment on the proposed use.

Kelly Johnson, a Carbondale resident and a customer of ANB spoke favorably about services provided to her and others by ANB.

Sheryl Gay, jewelry store, one of the displaced business owners wanted to ask ANB to put their bank somewhere else.

Mary Ann Vergilli, an owner of businesses in Glenwood Springs, voiced her support for the ANB project stating that it is a use by right.

John Haines, resident of Glenwood Springs, stated that P & Z has accomplished a lot in improving the design of the building and acknowledged the work done by Planning and Zoning Commission and ANB.

Laura Kirk, from the Downtown Development Authority, stated that she appreciated efforts by the applicant and commission to meet standards and code.

Closed public comment portion of the meeting.

Chad Lee expressed gratitude for the shared effort by applicant and commissioners.

Jenn Ooton spoke about time limits on reapplication which can be waived by the reviewing body if the application is materially different. The new plan has substantially different design than the originals and was also put forth as a new application.

Commissioner Malloy asked if the bank was a use by right in the area or if it fell under a different category. Staff confirmed that bank and financial services was a use by right specifically described in code.

Gretchen Ricehill, who is also staff liaison to the Historic Preservation Commission mentioned that the Historic Preservation Commission was disappointed with the loss of buildings but also understood the applicant's use by right.

Commissioner Dehm read MOTION on 38-19, and Commissioner Sumner moved to allow the construction of the bank and office building; approve with conditions.

Commissioner Malloy wished to modify condition number 3; as well as number 6, to include language that this application is substantially different than a previous application.

Commissioner Schachter amended motion. Commissioner Dean seconded the motion. Dean further stated he was a former employee of ANB and current employee of Alpine Bank.

Schachter encouraged people to work to modify code to protect existing structures.

Malloy will support this motion but another bank is not his favorite idea. They have the use by right. He will vote to approve.

Dean made a comment supporting the concept that banks are a form of retail.

Marco stated that commissioners looked at the improved design.

Motion carried unanimously. 5-0.

7. Commissioner Comments

Commissioner Schachter wished everyone happy holidays and asked who would be responsible to initiate code amendment to protect existing structures and retail uses in the downtown area.

Jenn Ooton said City Council would like to look at this in the future.

Commissioner Malloy asked when applications for commission were due.

8. Director Comments

Happy holidays extra meeting re housing is coming up.

9. Adjournment at 8:15 PM