



MINUTES
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
September 29, 2020
Zoom
6:00PM

1. Roll Call

Present at roll call were Commissioners: George Shaver, Marco Dehm, Carolyn Cipperly, Sumner Schachter, Ben West

Absent at roll call were Commissioners: Ingrid Wussow, Amber Wissing, Dean Kinkel, Kathryn Grosscup

Also present were: Jenn Ooton, Asst. City Manager, Terri Partch, City Engineer, Gretchen Ricehill, Asst. Economic/Community Development Director, Trent Hyatt, Senior Planner, Anna S. Itenberg, City Attorney's Office, Alissa Owsley, IT Director, Steve Boyd, Chief Operating Officer

2. Public Comments

Comments from citizens appearing for items not on the agenda. No citizens were present.

3. Seating of Alternate Commissioner

Motion was made by Commissioner Schachter to seat Alternate Commissioner Ben West for the meeting. Motion was seconded by Commissioner Shaver.

Motion passed unanimously.

4. Continued Items

- a. Planning File 15-20 Consideration of a request for a Preliminary Plat to amend the Oasis Creek Tract A Subdivision to allow for the construction of duplexes on lots previously platted for single-family homes*

Senior Planner Trent Hyatt provided the Commission a summary of proposal, the previous meeting, and additional comments that had been received by staff. Hyatt clarified that an addition had been made to the staff report to indicate that the final decision would go to City Council.

Hyatt explained that staff had received a number of public comments, the following which were read by staff into record:

Dale Reed, 542 Traver Trail, stated opposition to the proposal citing concerns of density, parking and traffic.

Buzz Fairbanks stated support for the project and stated the units would be a good fit for the neighborhood and appropriate increase in density.

Elizabeth Hinkel from Castle Court, in a letter received September 24th expressed support for the project stating the project seemed to be an appropriate density for the neighborhood.

Oasis Creek Architectural Control Committee (ACC) in a statement received September 25th, stated that they looked forward to continuing to work with the applicant to ensure compliance with all requirements of the Oasis Creek Architectural Control Committee.

Janette Henderson, 820 N. Traver Trail, expressed support for the project, stating the project would be an improvement to the neighborhood and that the proposal seems to meet current City requirements.

Jared Lombardo, 820 N. Traver Trail, in a statement received September 28th expressed support for approval of the project. Jared stated that the project seemed to meet current City requirements and that it would be an improvement to the neighborhood. Lombard mentioned some concerns about off-street parking.

Sharon Anderson, in a statement received September 27th expressed support for approval of the proposal. Anderson stated that the construction of duplexes would be a good addition to the neighborhood and another housing option for the community.

Alex De La Garza, in a statement received September 27th expressed support for approval, citing that the proposed project was appropriate density and heights for the neighborhood.

Bob & Sandy Ketchum in a statement received September 28th, expressed support for approval stating that the proposal would provide a needed housing option for the community.

Commissioner Schachter asked staff to confirm that this approval would bind applicant that there would be no more than 12 units and if the units would be required to be single level.

Hyatt confirmed that this proposal would limit the future development to 12 units. Hyatt explained limiting the project to a single level design would require additional condition language.

Commissioner Schachter asked if the current owner had asked for a larger development in 2016, if the staff recommendation would have been similar.

Hyatt explained that such a hypothetical development would have had to meet all applicable zoning standards at that time.

Schachter also asked about the current pedestrian path and if the City had any authority or responsibility for the maintenance and upkeep of the pedestrian path. Hyatt explained the path was on private property and that maintenance and upkeep of the path was the responsibility of the owner.

Schachter also asked why there were some differences in the applicant's application in 2016 as compared to 2020. Hyatt explained that the previous applicant in 2016 had approached the Oasis Creek ACC prior to approaching the City and that in 2020, that this applicant approached the City first. Hyatt also confirmed that City code does not designate specific uses for tracts or lots.

Commissioner Shaver asked about the differences between the City definition of tracts and lots. Hyatt explained that Code does not designate specific uses for tracts or lots.

Applicant Doug Pratte stated general agreement to the staff recommendations and conditions listed in the staff report. Pratte asked about condition 6 and 11(b) and the language on density in those conditions.

Commissioner Schachter asked if the applicant would be willing to commit to a single level design for the duplexes. Applicant Doug Pratte stated that this was the intent of the proposal to construct single level units and that some units would have walk-out basements due to grade change on the site.

Commissioner Schachter made a motion to approve the item with the findings and conditions listed on page 7 of the staff report with the following amendments:

- Item 6 of the conditions on page 7 state that use of lots and tracts shall be limited to a maximum of 1 duplex on each lot.
- Item 11(b) state a maximum of one duplex per lot.

Commissioner Shaver seconded the motion.

Commissioner Dehm asked Schachter for some confirmation on the amendment to the conditions.

Applicant Grosscup recommended including the language of maximum density per lot.

Motion was made by Commissioner Schachter to amend original motion to the following:

- *Item 6 of the conditions on page 7 state that use of lots and tracts shall be limited to a maximum density of 1 duplex on each lot.*
- *Item 11(b) state a maximum density of one duplex per lot.*

Amendment to original motion seconded by Commissioner Shaver.

Motion passed unanimously.

- b. Planning File 44-20 Consideration of a request for a Special Use Permit for a retail marijuana establishment in the M1 Mixed-Use Corridor District*

Senior Planner Trent Hyatt provided the Commission with a summary of the continued application and informed Commission that no additional public comment had been received for this application. Commissioner Dehm closed the public comment.

Commissioner Schachter made a motion to approve with findings and conditions found on page 8 of the staff report. Schachter added the condition that any future development on the site would require all signage to conform to City Code and that the existing pole sign to be considered a non-conforming sign.

Commissioner Cipperly seconded the motion.

Commissioner Dehm asked staff to confirm if the amendment as proposed by Commissioner Schachter was viable. Hyatt confirmed that the amendment was viable.

Commissioner Dehm called for the question.

Motion passed unanimously.

5. Commissioner Comments

Commissioner Shaver stated the Oasis Creek project meet a need in the community and was a good example of infill development. Commissioner Shaver also asked if future meetings would also be recorded. Commissioner Schachter stated support for future recorded meetings. Commissioner Cipperly expressed questions and concerns about the process of subdivision review and how HOAs are involved in that process. Commissioner West stated the Oasis Creek project met a need in the community and was a good example of infill development.

6. Director Comments

Director Jenn Oton informed Commission members of upcoming items.

7. Adjournment

Meeting was adjourned at 6:55 PM.