



MINUTES
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
October 27, 2020
Zoom
6:00PM

1. Roll Call

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

Absent at roll call were Commissioners: Amber Wissing

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

1. Seating of Alternate Commissioner

Commissioner Schachter made a motion to seat Alternate Commissioner West. Commissioner Cipperly seconded the motion.

Motion passed unanimously.

2. Receipt of Minutes

Commissioner Grosscup made a motion to approve the meeting minutes from the 9/22/2020 meeting. Commissioner Shaver seconded the motion to approve.

Motion passed unanimously.

Commissioner Schachter made a motion to approve the meeting minutes from the 9/29/2020 meeting. Commissioner Shaver seconded the motion to approve. Commissioner Grosscup recused herself from the vote due to her absence at the 9/29/2020 meeting.

Motion passed unanimously.

3. Public Comments

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

4. New Items

- a. Planning File 27-20: Consideration of a Major Site Architectural Plan Review for the expansion of the Iron Mountain Hot Springs including a new entry building, mineral pools, and enclosed pool. This item includes a consideration of an Alternative Equivalence Compliance for an architectural design that meets the intent of 070.040.090 Nonresidential Design Standards.

Assistant Director Ricehill introduced the item and summarized the proposed project to the Commission. Ricehill explained that Action Item 1 of this proposal was for a major site/architectural plan review for new construction, that Action Item 2 was to consider alternative equivalence compliance for meeting design requirements, and that the applicant looks to provide alternative equivalence compliance with the construction of an earthen roof on the enclosed pool building. Ricehill indicated that staff supported the applicant's suggested design for meeting alternative equivalence compliance.

Commissioner Grosscup asked for staff for clarification on the amount of parking. Ricehill explained that the current proposal meets parking requirements and that any future uses would require additional review for parking requirements. Grosscup asked if the ten proposed pools would be exclusive to the future proposed hotel and the location of the required sidewalk.

Commissioner Schachter asked if the River Commission had any comments on this proposal. Ricehill confirmed that the River Commission reviewed the proposed riparian improvements Schachter requested that be recorded. Schachter also asked about potential future parking requirements associated with the hotel.

Applicants Doug Pratte from the Land Studio, Mike Foster from Triumph Architecture, and Steve Beckley from Iron Mountain Hot Springs (IMHS) provided the Commission with a short presentation on the proposed project. Beckley explained that the proposed parking area would not be shared with tramway users and that IMHS would provide a new traffic study for the future planned hotel. Doug Pratte also explained that the applicants would be working with the River Commission on the riparian design. Beckley explained they hold a permit from Army Corps of Engineers to develop the riverfront but that they were no longer interested in allowing access to the river and that all proposed riparian design features would be designed with intent to prevent access to the river from the facility.

Commissioner Cipperly had questions regarding pool design, impervious surfaces, ADA access on site, and parking access. Applicant Steve Beckley provided further explanation on those items, including confirming that pathways on the property were designed with ADA access and requirements in mind.

Commissioner Shaver asked about history of the shoreline, proposed riparian improvements, and the high-water mark of the river on the property. Applicants provided an explanation of proposed riparian landscaping and associated permits from the State of Colorado and the Army Corps of Engineers.

Commissioner Grosscup commented on pedestrian access and connectivity on site and asked if there would be any planned electric vehicle parking. Grosscup also asked about the ceiling space related to the garage doors. Applicants confirmed the walkways would be 8' wide and that there would likely be some electric vehicle parking provided.

Commissioner Schachter asked about the number and placement of bike racks. Applicant indicated that the number was indicated in the narrative and locations would be provided.

Commissioner Dehm asked staff if the parking lot met the landscaping requirements. Assistant Director Ricehill confirmed that the proposed parking lot design met code requirements. Dehm also asked if the parking lot was required to be paved, which Ricehill confirmed.

Commissioner Dehm opened the discussion to public comment. No members of the public had any comments. Commissioner Dehm closed the public comment.

Commissioner Schachter made a motion to continue the item to the next scheduled meeting on November 9th. Commissioner Grosscup seconded the motion.

Commissioner Dehm called for the question.

Motion passed unanimously.

- b. Planning File 51-20: Consideration of a Special Use Permit for a retail marijuana establishment in the M2-Mixed Use Central Core Zoning district in Glenwood Meadows, pursuant to Municipal Code Section 070.030.030(e)(11).

Senior Planner Trent Hyatt introduced the item and provided a summary of the proposed project to the Commission. Hyatt indicated that the staff supported approval of the item with findings and conditions listed on page 8 of the staff report.

Commissioner Shaver asked if there were any additional design requirements due to the proposed project's location within the Glenwood Meadow's development and had additional question on extension of City utility lines to the site. Staff provided explanation on both items.

Commissioner Grosscup asked if the proposed retail space would have multiple tenants. Hyatt confirmed that future use of that space could accommodate several users.

Commissioner Schachter asked if Glenwood Meadows sign code would apply to this project, which Hyatt confirmed.

Commissioner Dehm asked if the proposed building had fire suppression, which was confirmed by staff.

Applicant Chris Hawkins, Alpine Planning provided a presentation on the proposed project. Hawkins also provided a list of all members of the project team.

Commissioner Shaver asked the applicant for the size of proposed storage. Applicant Chris Hawkins confirmed the amount of storage was approximately 290 square feet.

Commissioner Grosscup asked the applicant if there was any interest for the proposed retail space. Applicant indicated they were not aware of a potential tenant.

Commissioner Dehm opened the discussion to public comment. No members of the public presented for comment. Commissioner Dehm closed the discussion to public comment.

Commissioner Schachter made a motion to continue the item to the next scheduled meeting on November 9th. Commissioner Cipperly seconded the motion.

Commissioner Dehm called for the question.

Motion passed unanimously.

- c. Planning File 54-20: Consideration of a Location and Extent Review application for the construction of a new 11,000 square foot vehicle storage and office building and a 2,100 square foot communication building with 60-foot tall communication tower at the Colorado Department of Transportation maintenance facility.

Assistant Director Ricehill introduced the item and provided a summary of the proposed project to the Commission. Ricehill indicated that staff recommended approval of the application with the finding and conditions listed on page 7 of the staff report.

Commissioner Grosscup asked if where CDOT staff at this facility would be parking. Ricehill explained that some of the parking at the nearby Caverns Village development would be open to CDOT employees. Applicant Erin Lucero, CDOT, provided more information on CDOT employee parking. Lucero estimated most parking would occur at the Caverns Village development with less parking occurring on the vehicle storage location.

Commissioner Cipperly asked about the type of parking surfaces to be used and the size of storage tanks on the property. Applicant Erin Lucero, CDOT provided explanation of parking surfaces on site, most of which would be asphalt. Lucero also stated that new storage tanks on the property were not part of this project and that the existing tanks would remain on site.

Commissioner Schachter asked regarding lighting of the proposed tower and use of paint in the design of the building. Applicant Erin Lucero explained the change in location caused the need to increase the height of the tower and that the tower was not lit. Lucero also explained that the variation in paint color would provide break-up in the visual appearance of the building and that CDOT would be open to color suggestions from the City.

Commissioner Shaver asked about effluent from the existing vehicle wash. Lucero explained the site was linked to the City system and that the proposed indoor wash bay would have a sand/oil interceptor installed. Shaver also asked if the proposed tower would have a flashing red aviation warning light.

Applicant Erin Lucero, CDOT provided a short explanation on the project, emphasizing the improved pedestrian access in the area.

Commissioner Dehm opened the item for public comment. No members of the public presented for comment. Commissioner Dehm closed the item for public comment.

Commissioner Dehm asked staff to confirm that this item was to be voted on at this night's meeting. Staff confirmed that a vote would take place at this meeting.

Commissioner Grosscup made a motion to approve the item with finding and conditions listed on page 7 of the staff report. Commissioner Schachter seconded the motion.

Commissioner Dehm called for the question.

Motion passed unanimously.

- d. Planning File 63-20: Consideration of a Code Amendment to Section 070.030.030 Use Specific Standards of the Glenwood Springs Municipal Code for marijuana related businesses and cultivation facilities.

Senior Planner Trent Hyatt made a presentation to the Commission and provided a summary of the proposed code amendments to *Section 070.030.030*.

Commissioner Shaver asked if there was an official designation or definition for a park, citing the Wulfsohn area trails. Hyatt explained that the city designated parks were included on the map and that there was not a specific definition for a park space, citing the Confluence area and Rio Grande Trail as examples of areas that function as a park. Shaver also asked how the density requirements would be affected if the population decreased.

Commissioner Schachter asked if Planning & Zoning approval would send the draft regulations for City Council approval and asked for confirmation regarding code language on page 5d. Schachter also asked about the definition of parks in the code language.

Community Development Director Jen Ooton explained that there was a specific list of designated parks in the City and provided a list of all the designated parks.

Commissioner Cipperly also asked about the definition of parks and how it relates to the code amendment. Cipperly also expressed support for the proposed 1,000 foot setbacks and also questioned the use of population to set a density limit as people from outside of Glenwood would shop at these stores.

Commissioner Dehm opened the item for public comment. No members of the public presented for comment. Commissioner Dehm closed the public comment period.

Commissioner Grosscup made a motion to recommend approval of the proposed code amendments with the findings and conditions of page 5 of the staff report and the condition of using a definition of parks that excluded pathways.

Commissioner Schachter seconded the motion.

Commissioner Shaver asked if the grow facilities in town grow exclusively for their own use. Hyatt stated that any retail outlet must produce a certain percentage of the product they sell. Shaver expressed concern over potential odor from growth facilities and expressed support for the limits on growth facilities listed in the code amendment.

Commissioner Cipperly asked Commission to further discuss the limits set by population in the code amendment. Commissioner Schachter asked how this draft would apply to the current population of the City. Hyatt explained that the number of stores would depend on the Census counts. Commissioner Grosscup stated support for the population limits, citing previous population counts.

Commissioner Dehm called for the question.

Motion passed unanimously.

5. Commissioner Comments

Commissioner Shaver asked if there was anything in the Glenwood Meadows Development Code that would preclude a mixed use residential and commercial use building. Hyatt explained that was allowed in Glenwood Meadows.

Commissioner Schachter mentioned the public meeting on the Blake gate development and asked what the process would be to fill the new vacancy on Planning & Zoning Commission.

6. Director Comments

Director Jenn Ooton explained the process for filling the new vacancy on Planning & Zoning Commission.

7. Adjournment

Meeting was adjourned at 9:12 PM.