



MINUTES
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
November 9th, 2020
Zoom
6:00PM

1. Roll Call

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

Absent at roll call were Commissioners: Amber Wissing, George Shaver

Also present were: Jenn Ooton, Asst. City Manager, 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. Public Comments

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

2. Continued 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 Community Development Director Gretchen Ricehill stated that no additional public comment had been received for this item. Ricehill also explained that the application had been discussed at the River Commission meeting on November 4th, 2020. Ricehill provided a summary of the River Commission's comments and how the applicant and staff would be addressing those concerns.

Applicant Doug Pratte, Land Studio, described the applicant's response to the River Commission comments. This response includes adding tree plantings to the project in the riparian area.

Commissioner Schachter made a motion to approve the Major Site Architectural Plan Review (Action Item 1) with findings and conditions of page 11 of the staff report.

Commissioner Grosscup seconded the motion. Commissioner Dehm called for the question.

Motion passed unanimously.

Commissioner Schachter made a motion to approve the Alternative Equivalence Compliance request for architectural design with findings and conditions of page 12 of the staff report.

Commissioner Cipperly 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 explained that staff received one public comment on the item, which was read into the record.

Amy Roggie stated support for Planning & Zoning Commission to deny the permit citing proximity to Glenwood Springs Community Center and trail system as well as potential odors and conflict with neighboring land uses.

Applicant Chris Hawkins, Alpine Planning, LLC responded to the public comment, stating that the proposed store meets all distance setback requirements described in Code. Hawkins also explained that odor would not be an issue due to odor mitigation measures and that the property would be separated from the recreation center by a 6' screening fence.

Commissioner Schachter asked staff if there had been any odor complaints for retail marijuana establishments. Hyatt explained there had been one complaint for a retail operation which upon further investigation was not related to that operation.

Commissioner Cipperly asked for clarification on the materials and design of the screening fence. Applicant Chris Hawkins confirmed the location and design of the fence, which applicant indicated would be a wooden fence. Hyatt mentioned height may be limited on the north side of the property due to sight distance requirements.

Commissioner Schachter made a motion to approve the item with the findings and conditions listed on page 8 of the staff report.

Commissioner Cipperly seconded the motion. Commissioner Dehm called for the question.

Motion passed unanimously.

3. Commissioner Comments

Commissioner Grosscup mentioned upcoming City meetings on road improvements on South Midland.

Commissioner Dehm discussed the potential for future meetings on housing, including adding housing discussions as agenda items for future Planning & Zoning meetings.

4. Director Comments

Director Jenn Ooton provided a summary of upcoming agenda items.

5. Adjournment

Meeting was adjourned at 6:35 PM.

DRAFT