



MINUTES
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
January 26, 2021
Zoom
6:00PM

1. Roll Call

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

Absent at roll call were Commissioners: Amber Wissing

Also present were: Jenn Ooton, Asst. City Manager, Gretchen Ricehill, Asst. Community/Economic Dev. Director, Jessica Bowser, Assistant City Engineer, Karl Hanlon, City Attorney's Office, Anna Itenberg, City Attorney's Office, Alissa Owsley, IT Director, Laura Kirk, DDA Director, Hannah Klausman, Senior Planner

2. Seating of Alternate Commissioner

Commissioner Schachter made a motion to seat Alternate Commissioner Pete Waller. Commissioner Shaver seconded the motion. Commissioner Dehm called the item to question.

Motion passed unanimously.

3. Receipt of the Minutes

Commission reviewed the minutes from the 12/15/2021 meeting and 1/12/2021 meeting.

Commissioner Schachter made a motion to approve the minutes from 12/15/2021. Motion was seconded by Commissioner Shaver. Commissioner Dehm called the item to question.

Motion passed 6-1. Alternate Commissioner Waller abstained. Commissioner Grosscup not present for vote as had not entered Zoom meeting.

Commissioner Schachter made a motion to approve the minutes from 1/12/2021.
Commissioner Shaver seconded the motion. Commissioner Dehm called the item to question.

Motion passed 6-1. Alternate Commissioner Waller and Commissioner Schachter abstained.
Commissioner Grosscup not present for vote as had not entered Zoom meeting.

4. Public Comments

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

5. Continuation of Planning File 66-20.

Commissioner Schachter made a motion to continue discussion of Planning File 66-20 to the February 23rd Planning & Zoning meeting. Commissioner Cipperly seconded the motion.
Commissioner Dehm called the item to question.

Motion passed unanimously.

6. New Items

- a. Planning File 40-20: Consideration of a Special Use Permit to operate a Large Child Care Center at 536 S. Hyland Park Drive, a property in the RM1-residential medium density zoning district (PIN 2185-161-30-002 & 2185-161-21-006)

Prior to discussion, Commissioner Grosscup recused herself from this item. Gretchen Ricehill, Asst. Director of Community/Economic Development provided a short presentation on the application. Ricehill explained that some public comments for this application were received after the agenda was published. Ricehill indicated these public comments would be included in the agenda for the February meeting for this item.

Commissioner Shaver asked staff for more information on the zoning requirements for childcare centers, restriction on use of easements, and the effectiveness of the hospital bus pass plan.

Commissioner Schachter asked if screening fencing would be used on the east side of the property. Ricehill confirmed a wooden screening fence would be used to screen the play area from neighbors. Schachter asked if Valley View Hospital had submitted a master parking plan for the project and Ricehill confirmed nothing had been submitted.

The applicant, Maggie Brown, provided a summary of the application. Dustin Anderson, architect, and Greg Schroeder, traffic engineer were present as applicants.

Commissioner Waller asked how the site plan would address snow storage and vehicle queuing. Ricehill confirmed that a dedicated snow storage area was included in the site plan. Applicant Maggie Brown provided information on vehicle queuing, typical pick-up and drop off times, and anticipated busy times. Waller also asked if there would be signage and Brown explained there would not be signage for the center.

Commissioner Schachter asked the applicant for information on the lease. The applicant, Brown, explained a lease had not been drawn up but that a five-year lease had been considered.

Commissioner Dehm asked the applicant to confirm if applicant had considered creating alternate routes from the hospital to the center such as pedestrian routes or a road.

Commissioner Schachter asked the applicant if a public meeting had been conducted. Brown explained that the application had gone through the public notice process and that no official public meeting had occurred.

Commissioner Dehm opened the item to public comment.

The following individuals (10 persons) supported the application:

Janice Morgan supported the application citing need for childcare in the area especially with the proposed hours of operation.

Mike Campion supported the application citing need for childcare in the area, especially for healthcare workers at Valley View Hospital and with the proposed hours of operation.

Brent Prokaski supported the application citing need for childcare in the area, especially with proposed hours of operation and services offered.

Jeffrey Fawcett supported the application citing local need for childcare, especially the hours of operation and services proposed by the application.

Dave Malehorn supported the application citing local need for childcare.

Isla Cotreau supported the application citing local need for childcare, especially the hours of operation and services proposed by the application, including infant care.

Magali Rodriguez supported the application citing local need for childcare, especially the hours of operation and services offered to local healthcare workers.

Jason and Sara Cowell supported the application citing local need for childcare, especially the hours of operation and services offered to local healthcare workers. Sara also stated that traffic impact would be similar compared to existing patterns as most users of the center would be employed at Valley View Hospital.

Emily Miskiewiez, potential director of the childcare center, supported the application citing local need for childcare and similar uses already existing in the neighborhood.

Annaliese Sullivan supported the application citing the local need for childcare, especially the potential services offered to local healthcare workers as well as similar existing uses and similar previous uses in the neighborhood.

The following individuals (10) opposed the application:

Amanda Maurer opposed the application citing neighborhood compatibility, traffic concerns, and concern over creating a precedent to allowing large childcare centers in residential zoning districts.

Brandy Drake opposed the application citing neighborhood compatibility and traffic concerns.

Andi Johnson opposed the application citing neighborhood compatibility and traffic concerns.

Steve Van Dyke opposed the application citing traffic concerns, parking, neighborhood compatibility, and neighborhood covenants.

Sheri Scruby opposed the application citing neighborhood compatibility, traffic, and safety.

Patrick Drake opposed the application citing traffic concerns, pedestrian concerns, neighborhood compatibility, and neighborhood covenants.

John Schenk opposed the application citing traffic concerns, parking, zoning precedent, and neighborhood compatibility.

Seth Kingston opposed the application citing safety and traffic concerns.

Stephen Gross opposed the application citing concerns over traffic, safety, neighborhood compatibility, and parking.

Pam Cedei opposed the application citing lack of neighborhood compatibility and stated other locations seemed more appropriate for this use.

The following individuals (1) also provided comment on the application:

Rick Oakes asked if the neighborhood would have any options other than suing the applicant.

Commissioner Dehm closed the public comment period.

Applicant Maggie Brown provided further explanation on some of the concerns brought by the public stating that the proposed project fulfilled a community and regional need for childcare in the community, especially for care of infants. Kelly Esch, a Program Manager at Early Childhood Network and associated with the application, provided more information on the application including information on the process of site selection for a childcare center in the area and how this potential location was chosen.

Commissioner Waller asked the applicant for additional information on the involvement with Valley View Hospital and this application. Applicant Maggie Brown indicated that the extent of Valley View's involvement with the project was that they were the owner of the land.

Commissioner West asked the applicant if they had considered improving pedestrian connections between the hospital and the childcare center. The applicant indicated that the parking provided in the application was what was required by code and that pedestrian drop offs would be encouraged. Gretchen Ricehill indicated that requiring pedestrian drop offs would be difficult to enforce. Assistant Engineer also explained that the application was designed to accommodate the highest possible traffic use, even though many users of the center would work at the hospital.

Commissioner Cipperly asked the applicant if additional parking on Valley View property had been considered to relieve parking pressure on the public roads of the neighborhood.

Commissioner Schachter made a motion to continue the item to the next scheduled Planning & Zoning Commission meeting. Commissioner Cipperly seconded the motion.

Gretchen Ricehill explained that staff would provide additional information regarding several items that were brought up during public comment and Commission discussion.

Commissioner Dehm called the item to question.

Motion to continue the item passed unanimously. Commissioner Grosscup did not vote due to recusal for item.

At 8:04 PM, Commissioner Dehm called for a five-minute recess.

b. Downtown Development Authority 2020 Plan of Development Update:

Laura Kirk, Downtown Development Authority (DDA) Director, provided Commission with a short presentation on the 2020 Plan of Development update of the previous Plan of Development from 2001.

Commissioner Schachter asked questions about the plan including potential zoning changes, annual budget for the DDA, status of the 2001 Plan, and renaming of the Confluence area as 8th Street Crossing.

Commission Shaver expressed interest in amending zoning and design requirements for the immediate downtown area.

Commissioner Waller made a motion to recommend the Plan Update to City Council. Commissioner Schachter seconded the motion.

Commissioner Cipperly expressed support for the Plan including focus on historic properties and initiatives for downtown business owners to improve their property.

Commissioner Dehm called the item to question.

Motion passed unanimously.

c. Planning Item 02-21 Inclusionary Housing Code Amendment:

Hannah Klausman, Senior Planner made a presentation to Commission on a potential Inclusionary Housing Code Amendment. Staff recommended approval of the code amendments with suggested findings on page 4 of the staff report.

Karl Hanlon, City Attorney, provided additional information on the proposed amendments.

Commissioner Schachter had questions on requirements in the amendment regarding AMI restrictions, age restrictions, and owner-occupied requirements. Karl Hanlon provided information on how that criteria was designed.

Commissioner Cipperly had questions on minimum size requirements of the housing and time limits requirements.

Commissioner Grosscup had questions on AMI limits, housing costs, and potential to offer more concrete incentives to developers.

Commissioner Waller asked how any units created with these amendments would be affected by changing economic circumstances. Waller also asked about the owner-occupied requirement and how the entire program would be managed.

Commissioner Cipperly asked how the amendments would affect potential home occupation businesses.

Commissioner Dehm opened the item to public comment. No members of the public were present to comment. Commissioner Dehm closed the public comment.

Commissioner Schachter made a motion to recommend the approval of the code amendments to City Council with suggested findings on page 4 of the staff report. Commissioner Grosscup seconded the motion.

Commissioner Waller asked for clarification on what the approval of the amendments would include and the process for code amendment approval. City Attorney Karl Hanlon explained the process for potential approval. Commissioner Cipperly asked for clarification on market conversion clause of the amendment.

Commissioner Dehm called the item to question.

Motion passed unanimously.

d. Planning File 01-21: Section 070.140.120, Voluntary Deed Restriction Program Code Revision

Hannah Klausman, Senior Planner made a presentation to the Commission on a proposed code revision to the Voluntary Deed Restriction Program. Klausman explained that there are currently 45 housing units in the program. City Attorney Karl Hanlon provided additional information on the proposed code changes.

Commissioner Waller expressed support for the amendment.

Commissioner Grosscup asked if staff had considered raising the AMI above 100% in combination with increasing year requirements.

Commissioner Dehm asked if this program included any density bonuses. Karl Hanlon confirmed it did not.

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

Commissioner Schachter made a motion to recommend approval of the item with suggested findings on page 4 of the staff report. Commissioner Cipperly seconded the motion.

Commission further discussed the proposed amendments including discussion on scaling of program, similarity of this item to previous item, support for amendment, and the differences between levels of rents compared to AMI levels.

Commissioner Schachter mentioned similarity of this code amendment process to previous item. Commissioner Grosscup expressed support for including more units at the start and to adjust the program as necessary. Commissioner Waller also expressed support for the amendment. Commissioner Cipperly and Commissioner West both commented on the level of rent for 120% AMI in the area.

Commissioner Dehm called the item to question.

Motion passed unanimously.

e. Accessory Dwelling Unit Density Discussion

Hannah Klausman provided the Commission with a summary of recent code changes to ADUs as well as previous discussion on the item with Housing Commission and Planning and Zoning Commission. Klausman explained the purpose of this item was to discuss potential changes to ADU regulations including multiple ADUs on one lot, rent limits on additional ADUs, parking, and other related items.

Commissioner Schachter stated that public input from different neighborhoods could be useful. Schachter also asked if the new regulations had been effective.

Commissioner Shaver asked additional questions on allowing ADUs on lots with existing multifamily, especially higher density like a fourplex.

Commissioner Cipperly commented in support of future revisions to encourage ADUs and also commented on potential to require parking spaces for any additional ADUs added to a property.

Commissioner Grosscup commented on ADU parking requirements, bathrooms, and affordability incentives.

Additional discussion by staff and the Commission on existing regulations and potential changes to ADU regulations.

7. Continued Items

- a. *Planning File 66-20: Consideration of various code text amendments to Municipal Code Title 070 Sections including but not exclusive of Sections 070.030, 070.040, 070.060, and 070.070 regarding Use Regulations; Accessory Uses; Landscaping, Screening, and Fencing; Off-street Parking; Signs; Administration and Procedures; and Rules of Construction and Definitions. Continued from December 15, 2020. **This item will be continued to February 23, 2021.***

8. Commissioner Comments

Commission members thanked Commissioner Grosscup for serving on the Commission.

9. Director Comments

Director Jenn Oton thanked Commissioner Grosscup for serving on the Commission. Oton also mentioned that the City had applied to the Colorado DOLA for a grant for the comprehensive plan update.

10. Adjournment

Meeting was adjourned at 10:24 PM.