



MINUTES
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
January 12, 2021
Zoom
6:00PM

1. Roll Call

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

Absent at roll call were Commissioners: Sumner Schachter

Also present were: Jenn Ooton, Asst. City Manager, Emery Ellingson, Planner I, Anna S. Itenberg, City Attorney's Office, Alissa Owsley, IT Director

2. Public Comments

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

3. Continued Items

- a. Planning File 59-20: Consideration of a Special Use Permit to allow accessory outdoor storage at 51079 Highway 6 & 24 (PIN 2185-061-06-004)

Emery Ellingson, Planner I made a presentation to the Commission on the Special Use Permit application. Staff indicated approval of the application with all findings and conditions on page 6 of the staff report.

Commissioner Grosscup asked the applicant for confirmation on the fence length. The applicant Lori Mitzushima, Big O Tire explained that Big O would be installing a fence longer than the 44' required by the City. At the mall request, Big O Tire would install a screening fence from the southeast corner of the property to the west side of the Big O Tire building.

Commissioner Cipperly asked for more information from the applicant to the distance of the containers to the east property line and that the containers had already been installed. The

applicant indicated the containers were already there and that they would confirm the distance. Commissioner Cipperly also asked if the proposed containers would reduce vehicle access on the property. Martin Landeros, Big O Tire explained the containers would not prevent access to the utility area on the south side of the property.

Commissioner Dehm asked staff to confirm if the proposed fencing would meet code. Staff confirmed that the applicant would be required to meet fence design standards for the entire fence which would be 6' in height and appropriate materials. Staff also confirmed that 44' foot fence was what required to meet Code as part of this application.

Commissioner Shaver asked if there was conversation on a fence from the southwest corner and stated the screening could go as far as the first tree. Commissioner Grosscup stated that the standalone fence just for screening purposes seemed a little out of place. Commissioner Dehm asked if there would be other options to screen. Staff explained the options afforded by code to screen an outdoor storage area.

Commissioner Cipperly also suggested that the screening fence could extend from the southeast corner to the north but that it was not critical.

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

Commissioner Grosscup made a motion to approve the item with findings and conditions listed on page 6 of the staff report. Commissioner Wissing seconded the motion.

Commissioner Dehm called for the question.

Motion passed unanimously, 6-0.

4. Commissioner Comments

Commissioner Wissing informed the Commission of intent to continue Planning & Zoning Commission for another term.

Commissioner Cipperly asked if there was further interest for the future vacant P & Z positions.

5. Director Comments

Director Jenn Oton reminded the Commission of an upcoming joint meeting with City Council.

6. Adjournment

Meeting was adjourned at 6:39 PM.