



MINUTES
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
November 17, 2020
Zoom
6:00PM

1. Roll Call

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

Absent at roll call were Commissioners: Ben West, Alternate Commissioner

Also present were: Jenn Ooton, Asst. City Manager, Terri Partch, City Engineer, Trent Hyatt, Senior Planner, Anna S. Itenberg, City Attorney's Office, Alissa Owsley, IT Director, Steve Boyd, Chief Operating Officer, Matt Langhorst, Public Works Director, Hannah Klausman, Senior Planner.

1. Receipt of Minutes

Commissioner Shaver made a motion to accept the minutes from the October 27th, 2020 meeting. Commissioner Cipperly seconded the motion. Commissioner Dehm called for the question.

Motion passed 5-0. Commissioner Wissing abstained due to not attending the October 27th meeting.

Commissioner Schachter made a motion to accept the minutes from the November 9th, 2020 meeting. Commissioner Cipperly seconded the motion. Commissioner Dehm called for the question.

Motion passed 4-0. Commissioner Shaver and Commissioner Shaver abstained.

2. Public Comments

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

3. New Items

- a. Planning File 49-20: Consideration of a Location and Extent Review application for the construction of a City Electric and Broadband Operations Center building

Senior Planner Trent Hyatt introduced the item and provided a summary of the proposed project to the Commission. Hyatt indicated staff approval with findings and conditions listed on page 6 of the staff report.

Matt Langhorst, Public Works Director, gave a short presentation on the project providing additional information and commentary on the proposed project.

Commissioner Schachter asked if there would be electric vehicle hookups on site. Langhorst confirmed that electric vehicle hookups were included in design.

Commissioner Cipperly asked if there would be a fence between the street and parking lot. Cipperly also asked about a pedestrian path and parking. Langhorst explained there would be several ADA compliant stalls for the public and the pedestrian path also met ADA regulations. Langhorst stated that a fence between the street and parking lot was not part of current design. Doug Pratte, Land Studio, explained that landscaping helped to provide a barrier between the street and the parking lot.

Commissioner Wissing asked for staff to explain how the social diversity goal of the Comprehensive Plan was relevant to this project. Hyatt explained that this project, as infill development, was relevant to this specific goal of the Comprehensive Plan.

Commissioner Dehm asked if the colors in the design were the final color selection which was confirmed by the applicant. Commissioner Schachter asked if bike parking was included in the designs. Langhorst stated they were not included in current plans and would be added.

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

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

Commissioner Schachter stated support for the project overall and also commented that a municipal use on a property zoned for industrial use conflicted with economic development goals of the City.

Commissioner Dehm called for the question.

Motion passed unanimously.

- b. 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.

Commissioner Dehm opened discussion for Planning File 66-20. Due to staff absence of Gretchen Ricehill, Assistant Director, Commissioner Dehm called to continue this item to the December meeting.

Motion to continue the item passed unanimously.

- c. Brainstorming on items ancillary to Housing and Affordable Housing

Hannah Klausman provided a summary of a staff report with recommendations developed from a previous Housing Commission meeting regarding possible code changes related to housing and affordable housing.

Jenn Ooton explained that many of the changes suggested in the documents would be accompanied by public meetings and input prior to any changes in code.

Commissioner Dehm explained the reasons for discussing this topic and provided an outline and format of the discussion.

Commissioner Grosscup, also a Housing Commissioner, described a Housing Commission idea to utilize City land in a pilot project for potential residential development. Grosscup explained that Housing Commission was further researching this idea.

Commissioner Schachter, also a Housing Commissioner, provided more information on the idea described by Grosscup. Schachter also explained that the items listed in the staff report were previously discussed by the Housing Commission.

Commissioners discussed the following topics and items as they relate to housing and affordable housing in Glenwood Springs:

- Potential residential development of City owned properties
- Annexation policies
- Regional partnerships
- Addressing housing in the comprehensive plan update
- Employee housing partners
- Fees associated with development
- Public input
- Preservation of existing affordable housing stock

Staff agreed to bring additional items to the Commission concerning housing.

4. Commissioner Comments

Commissioner Cipperly commented on the design of the proposed electric building.

5. Director Comments

Jenn Ooton reminded Commissioners of an opportunity to watch the recorded meeting for the South Midland project.

6. Adjournment

Meeting was adjourned at 7:52 PM.

DRAFT