



MINUTES
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
February 23, 2021
Zoom
6:00PM

1. Roll Call

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

Absent at roll call were Commissioners: Amber Wissing, Sumner Schachter, Pete Waller

Also present were: Asst. City Manager Jenn Ooton, Asst. Community/Economic Dev. Director Gretchen Ricehill, Senior Planner Trent Hyatt, City Attorney Karl Hanlon, Assistant City Engineer Jessica Bowser,

2. Receipt of the Minutes

Commission reviewed the minutes from the 1/26/2021 meeting.

Commissioner Shaver made a motion to approve the minutes from 1/26/2021. Commissioner Cipperly seconded the motion. Commissioner Dehm called the item to question.

Motion passed unanimously.

3. Public Comments

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

4. Continued 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)*

Assistant Community/Economic Development Director Gretchen Ricehill asked the Commission to confirm that the members had reviewed the additional public comments received. Commission confirmed. Ricehill provided a short presentation on the application including additional information which was provided in the staff report.

Ricehill recommended that the Commission approve the application with the findings and conditions on page 9 of the staff report.

Commissioner Shaver asked for more information on the Brittany Place Subdivision, which includes parcels 2185-161-03-002 and 2185-161-21-006. Staff confirmed. Shaver has additional questions on the covenants of the subdivision. City Attorney Karl Hanlon stated that the enforcement of private covenants was not a municipal matter.

Commissioner Cipperly had questions on grade of access road and the existing retaining wall on the south side of 536 Hyland Park Drive.

Commissioner West provided comments on the grade of the access road. West suggested limiting traffic to one way. Staff indicated the submitted traffic report did not include a one-way street as an option and that such a proposal would require input from Engineering Department.

Commissioner White requested to review the conditions of approval.

Applicant Maggie Brown provided the Commission with more information on the requested capacity, potential capacity, and the role of the property owner, Valley View Hospital, with the application.

Commissioner Dehm opened the item to public comment.

Mari Lee Rippy supported application denial, citing potential for increased impact to the neighborhood.

Graham Jackson supported application denial. Jackson stated it seemed that this center would only benefit Valley View employees and not the entire community.

Commissioner Dehm asked the applicant to confirm contents of a letter from Valley View Hospital in the application. Applicant Maggie Brown explained the letter was a letter of support from Valley View for the application. Commissioner Dehm also asked if there was ADA compliant access, which the applicant confirmed.

Commissioner Shaver made a motion to deny the application. Shaver referenced lack of access, parking issues, and infrastructure challenges. Commissioner Cipperly seconded the motion. Commissioner Cipperly cited possible negative impacts to parking, traffic, and the neighborhood.

Commissioner Dehm expressed interest in approving the application, with additional conditions. Dehm suggested continuing the application to allow applicant to address concerns.

Commission further discussed continuing the application and what conditions would be required of applicant. City Attorney Karl Hanlon explained the Commission would need to specify requirements regarding the application, including addressing concerns on access and traffic.

Commissioner Shaver withdrew the motion to deny the application. Commissioner Cipperly withdrew the second to deny.

Commissioner Dehm asked the applicant to confirm interest in continuing application. Applicant Maggie Brown confirmed interest to continue application.

Community Development Director Jenn Ooton explained that some conditions could be addressed in the construction plan and building permit review.

Commissioner Dehm made a motion to continue the item and to include conditions of approval for primary access to the property from the south with intent of reducing neighborhood impact. Commissioner White seconded the motion.

Commissioner Dehm amended the motion to include the condition that 15% of available childcare spots be available to individuals not employed by Valley View Hospital. Commissioner White seconded the amended motion.

Commissioner Dehm called the item to question.

Motion passed unanimously.

5. New Items

- a. Planning File 69-20: Consideration of a Special Use Permit for a Retail Marijuana establishment at 2114 Grand Avenue (PIN 2185-164-00-095)

Commissioner West exited the Zoom meeting.

Senior Planner Trent Hyatt provided a short presentation to Commission on the Special Use Permit application. Hyatt explained that this application was a separate and revised application compared to the one previously denied by City Council on 6/18/2020. Staff recommended approval to recommend to City Council with findings and conditions on page 9 & 10 of the staff report.

Commissioner Shaver asked about proposed uses of other units, access to the property, parking plan, snow removal, suggested conditions, and potential for other redevelopment in the area.

Commissioner Cipperly asked about access to the property, fire access, traffic patterns.

Commissioner White asked about current City regulations on marijuana retail stores and existing residential use on the property. Hyatt confirmed there were 2 residential units to the rear of the property.

Assistant City Engineer Jessica Bowser provided more information on parking and proposed access to Grand Avenue.

Commissioner Dehm asked questions on the proposed uses of the building, including residential uses. Hyatt confirmed the proposed uses and confirmed that building would contain residential uses.

Applicant Chris Hawkins, Alpine Planning, made a presentation to the Commission on the application. Presentation covered site design, parking, access, and proposed uses.

Applicant Eric Marquez, Apex Consulting Engineering LLC, provided information on the submitted traffic study.

Commissioner White asked if the buffer zone included a nearby treatment facility. Applicant Chris Hawkins stated the buffer only applied to schools.

Commissioner Cipperly had questions for the applicant on proposed employment numbers, parking, access to the property, and proposed design of the side elevation of the building. Applicant provided additional information on these items.

Assistant City Engineer Jessica Bowser stated that the final access design would be a product of conversation between the applicant, the City of Glenwood Springs, and CDOT.

Commissioner Dehm asked staff the threshold of development allowed before a major redevelopment would be required.

Commissioner Dehm opened the item to public comment.

Haley Carmer, Attorney at Garfield & Hecht, expressed support to deny the application citing incompatibility to the neighborhood especially nearby hotel and residential areas and concerns about overflow parking.

Commissioner Dehm closed the item to public comment. Commissioner Dehm and staff provided details on submittal of public comments.

Applicant Chris Hawkins asked when applicant could respond to public comments. Dehm explained this would happen at next meeting.

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

Commissioner Dehm called the item to question.

Motion passed unanimously.

At 8:17 PM Commissioner Dehm called for a five minute recess.

Meeting resumed at 8:23 PM.

6. Continued Items

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 January 26, 2021*

Staff confirmed that there was not a quorum and discussed potential of continuing item.

Commissioner Shaver made a motion to continue the item to the next month's meeting. Commissioner Cipperly seconded the motion. Commissioner Dehm called the question.

Motion passed unanimously.

7. Discussion

Planning and Zoning Commission discussed the upcoming joint meeting between the Planning & Zoning Commission and Housing Commission.

8. Commissioner Comments

Commission members discussed upcoming workshops and other city meetings.

9. Director Comments

Director Jenn Ooton commented on upcoming city meetings and other Commission items.

10. Adjournment

Meeting was adjourned at 8:44 PM.