



MINUTES
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
AUGUST 19, 2021
101 W. 8TH STREET
6:15 PM

Note: Official meeting minutes are located on the City website via YouTube video at the following link: <https://www.youtube.com/user/GlenwoodSprings1885/videos>. The times in agenda items indicate approximately where the item can be found on the YouTube video timeline.

REGULAR SESSION

:07 Roll Call

Present: Mayor Godes, Mayor Pro-Tem Willman, Councilor Hershey, Councilor Kaup, Councilor Davis, Councilor Wussow, Councilor Stepp. Also present were Jenn Ooton, Assistant City Manager, Steve Boyd, Chief Operating Officer, Matt Langhorst, Director of Public Works, Brian Smith, Director of Parks and Recreation and Karl Hanlon, City Attorney.

:07 Pledge of Allegiance

Mayor Godes led the Pledge.

:08 Agenda Changes and Conflicts

No conflicts offered.

:08 Citizens Appearing Before Council

Sumner commented that the City needs workforce, affordable, low-income and owner-occupied housing and the requirement for ongoing revenue and funding options dedicated to housing partnerships and projects.

:08 Council Comments

Councilor Hershey complimented the City of Aspen's Ordinance on trees and asked for it to be added to an agenda.

Mayor Pro-Tem Willman said that the Rocky Mountaineer Train event was well supported by local citizens.

Councilor Kaup voiced her support for the tree issue to be placed on the agenda. Karl Hanlon, City Attorney, will check to see if the tree item should be a regular session or a work session .

Councilor Stepp commented that Riverfest was a great success and that hazard waste collection weekend appointments filled up rapidly and council should consider this on a quarterly basis.

Councilor Davis commented that the hazardous waste should be addressed more often as appointments filled up too quickly which does not serve the community well.

Mayor Godes commented on a 1950's letter he received as a gift for the City from Rose Carlson, IL, which he will pass to the Historical Society. He also agreed with Sumner that housing is vital and requested a special session for Tuesday August 24 to discuss an attraction tax and lodging tax to raise revenue, with Karl Halon drafting the language for the taxes. Godes also wanted to discuss at that special session, placing a joint question with a citizens group, on the ballot for permanent funding options for the airport. Karl Hanlon advised that the ballot language would need to be sent to the County for September 3rd. Mayor Pro Tem Willman requested an executive session at the start of the special session for some legal items

:22 Motion for Consent

:22 Mayor Pro-Tem Willman moved, seconded by Councilor Hershey, to approve the consent agenda.

Motion passed unanimously.

Councilor Wussow thanked Matt Armintrout for becoming a Parks and Recreation Commissioner.

:23 Proclamation Thanking CDOT

Mayor Godes reads a proclamation thanking CDOT and its employees for the work carried out in the Glenwood Springs Canyon clearing mudslides and debris flow over the last few weeks.

:25 CONTINUATION OF ANNEXATION

:28 Mayor Godes opened the item to continued public comment.

Public comment was taken.

1:30 Mayor Godes closed the item to continued public comment.

1:32 Recess

1:45 CONTINUATION OF ANNEXATION

Chad Lee, Balcombe and Green and Haley Carmer, Garfield and Hecht, presented and responded to the public comments for the Developer.

Councilor Hershey agreed with comments from the public and asked about public safety issues. The Developer responded that plans include a new Fire Department, additional water capacity from the ditch, a new additional exit through the mall and that their assistance in the development of an evacuation plan, would help address public concern.

Councilor Kaup asked about the implications of annexation and zoning and the issue of water rights, the ADA and senior living allocations, the prohibition of adult and childcare and asked Staff about parkland designation calculation.

Karl Hanlon explained that annexation is the City's legal ability to bring land under the control of the City and zoning is the type of use granted for that land.

Hanlon also replied that the current water rights are for irrigation of the property but far less water than currently used would be required once developed.

The Developer responded that by code a certain amount of the housing must be designated as ADA accessible.

The Developer stated there is a section of land not included in the development that has been designated by the landowner for possible childcare purposes.

Trent Hyatt, Community Development, stated there will most likely, as allowed by code, be a payment in lieu of required parkland, based upon the value of the land and the resident occupying each unit. He estimated this will be around 1.5 million dollars.

Mayor Pro-Tem Willman asked Hanlon if the annexation and zoning could be voted upon at different meetings. Hanlon replied that there is a period of sixty days in which the entire subject must be determined.

Councilor Stepp asked if there would be income to offset future infrastructure costs to the City, what happens to the storm water waste, and if the City has right equipment to fight a fire in a four-story building. Councilor Stepp wanted clarification on phase one and phase two, and to ensure there are open public areas.

Karl Hanlon replied that there is very little income generated from residential development as there is no property tax given to the City. To benefit from a development such as this, negotiations must be made up front. Examples from this development would include a new Fire Station, workforce housing and the redevelopment of West Glenwood Mall.

Hanlon also clarified that the phases should be combined for development.

Yancy Nicol, Sopris Engineering, answered that they will install a storm drain and will work to address issues on Highway 6.

The Developer replied that twenty percent of the development is already open space and there are additional spots on the property which can be opened once the issues of risk and liability have been addressed.

Gary Tillotson, Chief of the Glenwood Springs Fire Department, replied that the Fire Department has the necessary equipment to fight a fire in a four story building but with this proposal, it would take longer to get to the destination due to distance and proposed traffic.

Councilor Wussow asked where the egress to the mall would be, the status on the plan for the mall redevelopment, energy usage, expressed concerns for water usage in the units, and requested clarification of what they thought each unit's water consumption would be.

Yancy Nicol replied that there was an easement around the mall for emergency vehicle access, the comparison is point six water consumption in an apartment, rental, or townhome versus a single-family home and that the current ditch supply could be used for irrigation instead of using water on the potable system, potentially saving millions and millions of gallons of water.

The Developer replied the mall is under contract and is in the early phase of redevelopment. Electrical heating would be for the residential units and are exploring HVAC units that run on solar power. The Developer replied there has been no consideration for potable water usage but could encourage water control devices. Karl Hanlon added that the annexation agreement would call for resource conservation.

Councilor Stepp asked about zero-scaping compared to the tree canopy the City currently has.

Karl Hanlon replied that grass is the largest use of water as trees and shrubs are by design low water users and the development planning has not yet been seen. Yancy Nichol added that zero-scape consists of native plants, shrubs and trees that use fifty percent less irrigation.

Councilor Davis asked about the use by right and special use permit issued by Garfield County.

Chad Lee replied that the developers could apply for building permits right now through the County.

Mayor Pro-Tem Willman asked the meaning of a traffic incident management plan and what the cost will be, if the annexation is approved, would a plan for the proposal and the mall be ready in sixty days, the cost to the City for providing additional services for the development, if senior housing was feasible in the development, and if the Developer would designate part of the development to a public park.

Trent Hyatt replied it is the management and circulation of traffic during emergency evacuation situations and the involvement of many entities to understand how to address the issue and the cost is unknown. Terry Partch, City Engineer, explained that staff have a plan for access breaks at several locations and the cost is usually minimal.

Karl Hanlon pointed out several conditions that must be met prior to a CO being issued on the first property in the development.

Hyatt replied that due to application timeline it is unlikely that the Developer could have all the plans ready in that time, but the PUD would set out the dimensional, use and intensities moving forward. With annexation the Developer would move forward with the development plan for the parcel and the mall. Hanlon clarified that the PUD is just zoning and not site plan, but a master site plan will include the parcel and the mall development.

Hyatt replied the cost was unknown, but Fire and Police Department would be most cost affected. Chief Deras was unable to provide any analysis of cost to the Police Department but would advise Council later.

The Developer replied that senior housing is a separate housing type so he was not able to answer. He replied that a park would decrease the number of units or cause some other expense to the development.

Councilor Stepp asked the benefit of using mixed used zoning or could a different zoning be used.

Karl Hanlon replied that PUD zoning allowed for flexibility with a PUD, if there is something in different type of zoning regulation that the Councilor wanted to impose, they could through amendment to the PUD.

Councilor Wussow wanted clarification that the PUD would run in perpetuity with the property and provided checks and balances.

Karl Hanlon replied that it does although a PUD can be modified.

Mayor Godes asked if there was a site plan that showed the dedication of the Fire Station, how would eliminating a clubhouse and pool affect the unit count, and what benefit would those facilities be to the public.

Karl Hanlon replied that Council is not approving a site plan, so the fire station is not shown and explained in the proposal but the City would receive an acre of land for the Fire Station.

The Developer stated that eliminating the clubhouse or pool would not necessarily affect the unit count, but he wanted to demonstrate that unit numbers could be affected by the overall changes. He stated that the clubhouse and pool would not be open to the public because of liability issues.

Mayor Godes requested the Developer consider that housing should be sixty percent resident occupied, 100% of the townhomes should be affordable housing, all proposed amenities should be open to the public, creating soccer fields and open spaces, commercial buildings should be moved to the edge of the development for community use and there should be a two percent real estate assessment fee on a second transfer.

Councilor Kaup requested the Developer consider park space in lieu of a pool and clubhouse. She is concerned about the exit onto Mel Ray Rd after reviewing the traffic study and would like to see the property of the mall become an entrance and exit as well. She requested that twenty percent of residential units be restricted at 100% AMI, and only drop to eighteen percent at 90% AMI.

Mayor Pro-Tem Willman is concerned about the conveyance to City issues as it may not be a dedicated road and requested further information.

3:33 Mayor Pro-Tem Willman moved, seconded by Mayor Godes, to continue the Annexation item to a Special Meeting on September 7, 2021, at 6:00 pm

Motion passed unanimously.

3:34 Adjournment

3:34 Mayor Godes moved, seconded by Councilor Hershey, to adjourn.

Motion passed unanimously.