



MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
July 26, 2022
Council Chambers,
First Floor 101 W. 8TH STREET

1. Roll Call
 - a. Present: Commissioners Peter Waller, Amber Wissing, Joy White, Jim Hardcastle, Mitchell Weimer
 - b. Also present: Assistance City Manager Jenn Ooton, Asst. City Attorney Richard Peterson, Asst. Director of Community Development Hannah Klausman, Senior Planner Watkins Fulk Gray.
2. Vice Chair Waller motioned to seat alternate Commissioner Mitchell Weimer. Commissioner White seconded the motion. Unanimously approved.
3. Receipt of Minutes June 28, 2022 Planning and Zoning Commission Meeting.
Commissioner White motions to approve. Commissioner Weimer seconded the motion. Unanimously approved with a vote of 4-0. Commissioner Wissing abstains.
4. Comments from citizens appearing for items not on the agenda
No public comment was received.
5. New Items
 - a. **Planning File #54-21– Minor Site/Architectural Plan 175/185 County Road 135**

Senior Planner Watkins Fulk-Gray presented the Minor Site Architectural plan for 14 residential units in two buildings.

Administrative lot consolidation

Commissioner Questions

- Traffic Count Questions, seemed low
- Building Orientation
- Façade Building materials
- Rental versus for sale units
- Whether all units have garages
- Breakdown of surface and garage or covered parking
- Service by West Glenwood Sanitation
- Do we require developers to improve a street related to the project.
- How does the City direct the fee in lieu, could it be used towards a speedbump.
- Recommendation for staff to work with Public Works/Engineering on traffic calming on 135 Road.

Public Comment

Gentleman (INSERT NAME)

- Water service concerns

- Traffic on the road is a concern
- Sidewalk and Parking is a concern.
- Streets are in disrepair.

Ruth Bartman, Resident of County Road 135.

- Traffic and the condition of the road is challenging.
- Parking signs are disobeyed. Parking is already a concern.

Kevin Mullins. Resident of County Road 135.

- Not going to work for the space. Cant handle more cars.

Annette Corone, Resident of County Road 135.

- Narrow access concerns in roundabout.
- Concerns about drainage from Donegan coming down.
- There are no speedbumps to slow people down.

Ralph. Resident at West Glen Townhomes.

- The area is poorly managed
- There are bear and trash issues currently.

Rudy Gulay, Resident of 135 road.

- Traffic and traffic speed is terrible.
- More units will be a major concern.

Penny. Resident of 135 Road.

- Existing density is already bad.
- The access is narrow.
- Looks nice but it will dominate the street.
- Wants speed bumps.

Senior Planner Watkins responded regarding traffic counts and corrected the number presented to the total project trips of 102 trips, which is an increase of 54 weekday trips over current conditions.

Asst City Manager Jenn Ooton explained the Engineer standards regarding the exemption of sidewalks on certain streets and on specific sides of the streets. Mrs. Ooton also explained how the fee in lieu for sidewalk is utilized for the City and that we would not be taking a fee in lieu for a street that has an Engineer exemption for sidewalks.

Asst City Attorney pointed out that the speedbump consideration could be brought to mind during City budgeting talks and street improvements. Further recommended that a condition such as requiring a speedbump should be coordinated with Public Works and Engineering and reviewed by staff.

Applicant responded:

Keith Teihan, applicant.

Responding to questions on road improvements. If public works is open to having a speed bump installed then applicant is open to providing it. We are doing road improvements in the cul de sac so we could look at providing that. We have professional management.

Currently cars are parked haphazardly, the proposal has covered parking and garages to facilitate taking the cars off the road. Only an increase of 8 units over current conditions.

Project provides for a turnover of residents if there are violations or bad behavior. Should foster respect and ownership of the neighborhood.

Commissioner White Motions to approve Planning File 54-21. Commissioner Wissing seconded the motion.

Commissioner Discussion:

Commissioner Wissing does not want to hold up the application based on a speed bump outside of applicants purview.

Commissioner White thanked the public for being present.

Commissioner Waller mentioned the concern of water. Wondered if the Fire department commented on the road condition and fire truck access.

Staff responded that Public Works did not indicate that water service was of concern in providing 14 units, and that the Fire Department had no comments on access.

Motion passes unanimously with a vote of 5-0.

6. Commissioner Comments

Commissioner Wissing is sad about the farmers market and losing a great community amenity.

Commissioner Weimer comments on 135 Road feeling neglected in regards to policing, maintenance, and code enforcement.

Commissioner Waller wanted to know about site visit possibilities. Could the Commission have a standing site visit time.

Staff explained that commissioners can do organized site visits but that everyone who will sit on voting for the item would have to be in attendance. Some applications have been provided drone footage from the Fire Department, but that has traditionally been for larger projects.

7. Director Comments

Director Ooton gave an overview of upcoming and completed items with City Council including:

8. Adjournment