



MINUTES
CITY OF GLENWOOD
SPRINGS
Planning and Zoning Commission
Special Meeting
FEBRUARY 8, 2022
Virtual on ZOOM
5:00 PM

1 Roll Call

- A. Commissioners Present: Dehm, Waller, Cipperly, Shaver, Connerton
- B. Staff Present: Asst. City Manager Jenn Ooton, Asst. Director Community Development Hannah Klausman, Asst. City Attorney Richard Peterson-Cremer

2 Comments from citizens appearing for items not on the agenda

- A. No comments

3 New Items

- A. Consideration of Code Text Amendments to Municipal Code Title 070 pursuant to C.R.S. Title 24, Article 65.1 and other changes to the land use code.
 - a. Article 070.080 Guidelines and Regulations for Matters of State Interest

Assistant City Attorney Richard Peterson-Cremer detailed the background on State law that governs the 1041 regulations which originated from House Bill 74-1041.

Questions from Commissioners:

Commissioner Cipperly: Question on historical resources and how that interacts.

Commissioner Shaver: Had questions on the ordinary high-water mark and whether there was a more definitive map. Staff explained that SGM did the mapping and the City just received the GIS layers for that information.

Commissioner Waller: The quasi-government agencies can do the Location and Extent, and that this gives more teeth to the specified areas. Is that correct? Legal answered yes, and that this would also apply to nonprofit and nongovernmental entities proposing developments that this would cover as well. Legal clarified that the 1041 regulations would add additional review for that development process. Each scenario would be evaluated for whether it triggers the thresholds for a 1041 review.

Commissioner Connerton asked how many cities had already adopted this.

Legal answered that many counties and approximately a dozen cities have adopted aspects of 1041 for implementation.

Chair Dehm: Had questions on boundaries and why it isn't City wide.

Commissioner Shaver: Does this extend to the City itself? If the City were to do a project close to the river, would they call it upon themselves to fall on these regulations?

Legal answered: The City would likely subject themselves to these regulations much like location and extent

reviews which City developments go through. We recognize these are activities and areas that are likely to be controversial, so it is good to have an additional threshold for review.

Commissioners had some confusion over the exemptions table and what the thresholds are and wanted additional clarification on the reasons why the exemptions were listed and why only development permits that go to City Council are required to possibly abide by the 1041 regulation process.

Chair Dehm opened the item for public comment:
No public comment received.

Commissioner Waller motioned to approve item 1, guidelines and regulations for matters of State Interest.
Commissioner Shaver seconds the motion. Unanimously approved with a 5-0.

- b. Fire and Emergency Services Impact Fees, Section 070.040.030(g)(5) TO BE CONTINUED TO FEBRUARY 22, 2022
- c. Commissioner Cipperly made a motion to continue the item. Commissioner Connerton seconded. Unanimously approved 5-0.

4 Meeting adjourned at 5:55 PM