MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
FEBRUARY 22, 2022
Council Chambers, First Floor 101
W. 8TH STREET
6:00 PM

1. Roll Call
   **a.** Present: Commissioners Carolyn Cipperly, Joy White, Peter Waller, George Shaver, Amber Wissing, and Alternates Jim Hardcastle and Mitchel Weimer.
   **b.** Staff: Assistant City Manager Jenn Ooton, Asst. Director Community Development Hannah Klausman, Long Range Senior Planner Trent Hyatt, Planner I Emery Ellingson.

Commissioner Waller motioned to seat Alternate Jim Hardcastle. Commissioner Cipperly Seconds. Motion passes unanimously.

2. Receipt of the Minutes
   **a.** Draft Minutes January 25, 2022 Planning and Zoning Commission Meeting
   **b.** Draft Minutes February 8, 2022 Special Planning and Zoning Commission Meeting

   Commission Shaver motions to approve January 25 and Commissioner Wissing seconds the motion. Motion passes with a vote of 5-0 with Commissioner Dehm abstaining.

   Commission Waller motions February 8, 2022 Special Meeting minutes. Commissioner Shaver seconds the motion. Motion passes with a vote of 5-0 with two commissioners abstaining.

3. Comments from citizens appearing for items not on the agenda
   **a.** No comments received

Chair Dehm asks for a motion to change the agenda and move item 7, Election of Officers, up to the next item. Commissioner Waller motions to change the agenda. Commissioner Wissing seconds. Motion passes unanimously.

4. Planning and Zoning Commission Officers
   **a.** Election of Officers

Chair Dehm asked for nominations for election of Chair and Vice Chair positions.

Commissioner Cipperly motioned to nominate Commissioner Shaver to serve as Chair and Peter Waller to serve as Vice Chair. Commissioner White seconds. _Motion passed unanimously with a vote of 7-0._

With approval of the new Chair and Vice Chair positions, former Chair Dehm indicated that as he was a current candidate for City Council seat that he would not be sitting for the remainder of the meeting.

> Chair Shaver asked for a motion to seat alternate Mitchell Weimer to the vacated seat. Commissioner Waller motions to seat the alternate. Commissioner Wissing seconds. _Unanimously approved._

5. New Items
   a. **Planning Item 34-21 Annexation and Rezoning (initial zoning) 25 Airport Road**

Staff made a presentation on the application and provided recommendations for approval for both action items with the findings and conditions on pages 7 and 8 of the staff report.

The Commission had questions on elements of application including the requirement for a sidewalk or payment in lieu of, grandfathering of existing units, site access, sanitary service, potential for redevelopment of the site, zoning of adjacent properties, proposed zone district dimensional standards, proposed adjacent roundabout

Applicant Steve Ochko mentioned concerns he has related to ongoing Midland Road improvements and the City's plans for access/parking to his property. He also mentioned his discontent with staff's recommendation for the requirement of a sidewalk. He responded to Commissioner questions.

Public Comment:

Barbara Phillipone had questions about site orientation.

Action 1 - Annexation – of a 0.358 acre parcel into the municipal limits of the City of Glenwood Springs. Commissioner Cipperly motions to approve. Commissioner White Seconds. _Unanimously approved 7-0._

Action 2 - Rezoning (initial zoning) – of a 0.358 acre parcel to Residential Medium-Density (RM1) District. Commissioner Cipperly motions to approve. Commissioner White Seconds. _Unanimously approved 7-0._

   b. **Planning Item 49-21 Site/Architectural Plan Review and Design Variances 1010 Grand**

Staff made a presentation on the application and provided recommendations for approval for action items 1 and 4 and denial for action items 2 and 3 with the findings and conditions on pages 9 through 11 of the staff report.

The Commission had questions on elements of application including the downtown core roof pitch requirements, horizontal/vertical siding, precedence setting, design variance review criteria, and parking lot screening.

Applicant Scott Dillard expressed his general desire to not request variances and that he felt the code was not contradictory design. He stated he thought the parking and design elements as proposed best served the code, block, and downtown. Architect Mark Noel stated that vertical siding is found on approximately a third of structures downtown.

Public Comment:

Marianne McDonough outlined major concerns regarding parking and requested limiting parking along Grand Avenue to 30 minutes.

Action 1 – Design Variance – from Section 070.040.060(h)(6) of the Glenwood Springs Municipal Code requiring landscaping for off-street parking. Commissioner Waller motions to approve. Commissioner Cipperly seconds *Unanimously approved 7-0.*

Action 2 – Design Variance – from Section 070.040.080(e)(10)c.5.1 of the Glenwood Springs Municipal Code to allow for a 2:12 shed roof on a block face consisting of gabled roofs in the Downtown Core. Commissioner Cipperly motions to approve. Commissioner White seconds. *Motion approved 5-2.*

Action 3 – Design Variance – from Section 070.040.080(e)(10) d.2. of the Glenwood Springs Municipal Code to allow for the use of vertical siding in the Downtown Core. Commissioner Cipperly motions to approve. Commissioner White seconds. *Motion approved 5-2.*

Action 4 - Site/Architectural Plan Review – for the construction of a 1,740 square foot second story addition to an existing 3,540 square foot building to accommodate five multi-family units. Commissioner Cipperly motions to approve. Commissioner Wissing seconds. *Unanimously approved 7-0.*

**c. Planning Item 67-21 Minor Site/Architectural Plan 702 23rd Street**

*Action 1 – Consider Minor Site & Architectural Plan for development of a 5 unit multifamily residential building.*

Staff made a presentation on the application and made recommendation for approval of application with findings and conditions on pages 12 and 13 of the staff report.

Commission discussed questions on elements of application including building design, building massing, transition to existing residential, parking, engineering variances, screening of rear parking areas, and building material.

Applicant Brad Jordan and Stanley Bartlomiejczuk responded to Commission's initial question on the application.

Commissioner Shaver opened the item to public comment.

Lisa Wilson, 2312 Bennett Court stated opposition to the project citing concerns over proposed density and traffic.

Commission Shaver closed the item to public comment.

Commissioner Waller made a motion to approve Action Item 1 with findings and conditions on pages 12 and 13 of the staff report. Motion was seconded by Commissioner Wissing.

Commission proceeded with additional questions on the project focused on building material and screening of rear parking areas. Commission asked applicant if applicant would be willing to utilize a secondary building material to break up the mass of the building. The applicant agreed to work with staff on revising the building design to include a secondary building material in addition to the proposed stucco. Commission also asked if applicant was willing to utilize a 4' fence for screening along the length of parking spaces located in the rear setback instead of the landscaping proposed. The applicant verbally agreed to that condition.

Commissioner Waller made a motion to amend original motion and to add a condition that the applicant work with staff to use secondary materials to break up the mass of the building. Commissioner Wissing seconded the amended motion.

Commissioner Shaver called the item to vote. *Motion passed unanimously*.

**d. Planning Item 69-21 Minor Site/Architectural Plan 2525 S Grand Avenue**

*Action 1 – Consider Minor Site & Architectural Plan for development of a 5 unit multifamily residential building.*

Staff made a presentation on the application and made recommendation for approval of application with findings and conditions on pages 13 and 14 of the staff report.

Commission had questions for staff on building height, landscaping, parking, snow storage, and design concerns related to proximity to 35' setback from the high water mark.

Applicants Doug Pratte from Land Studio, Zachary Stevens from Move Matters, and Nick DiFrank provided the Commission with a short presentation on the proposed application.

Commission had additional questions on the cantilevered balcony, access to river, fisherman's easement, and concerns regarding proximity of limits of disturbance to the 35' setback from high water mark, building massing.

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

Commissioner White made a motion to approve Action Item 1 with findings and conditions on pages 13 and 14 of the staff report. Commissioner Cipperly seconded the motion.

Commissioner Shaver called the item to a vote. *Motion passed unanimously*.

6. Continued Items
   **a.** Planning File 02-02, Part 2 Fire Impact Fee

   Staff explained that there was not enough time for this item to be reviewed at this meeting and asked the Commission to continue the item to the next regularly scheduled meeting.

   Commissioner White motioned to continue Planning File 02-22. Commissioner Waller seconded the motion. *Motion passed unanimously.*

7. Commissioner Comments

   None.

8. Director Comments

None.

9. Meeting adjourned at 11:00PM.