



MINUTES
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
JANUARY 5, 2023
4:00 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

Item 2. Roll Call

Present: Mayor Godes, Mayor Pro-Tem Willman, Councilor Dehm, Councilor Kaup, Councilor Stepp, Councilor Wussow, and Councilor Hershey. Also present were; Steve Boyd, Acting City Manager; Yvette Gustad, Finance Director; Matt Langhorst, Director of Public Works; Terri Partch, City Engineer; and Karl Hanlon, City Attorney.

Item 3. Executive Session on Personnel Matters Regarding Employee Policies

Councilor Hershey moved, seconded by Councilor Willman, to go into an executive session pursuant to CRS 24-6-402(4)(f)(I) regarding personnel matters which no employee has requested be in an open meeting more specifically regarding employee policies.

Motion passed unanimously.

Item 4. :17 Council Announcements

Comments were made by Mayor Pro-Tem Willman.

Comments were made by Councilor Wussow.

Comments were made by Mayor Godes.

Item 5. :19 Agenda changes and conflicts

None

Item 6. :20 Citizens Appearing Before Council (for items not on the agenda-comments limited to 3 minutes)

Citizen comments were made.

Item 7. :22 Consent Agenda

Councilor Hershey moved, seconded by Councilor Kaup, to approve the Consent Agenda.

Motion passed unanimously.

Item 08. :23 YouthZone Presentation

YouthZone Executive Director, Jami Hayes presented.

Comments were made by Councilor Hershey, Executive Director of YouthZone Jaime Hays, Councilor Wussow, Councilor Stepp, Councilor Kaup, Mayor Pro-Tem Willman.

Item 9. :34 Detoxification Center

Comments were made by Mayor Godes, Councilor Wussow, Councilor Stepp, and Mayor Pro-Tem Willman.

Item 10. :14 Ordinance 2022-31; Code Amendments to Section 070.040.050 Landscaping, Screening and Fencing and Section 070.070.030 All Other Terms Defined as related to landscaping standards; Second Reading

Hannah Klausman, Acting Director of Economic and Community Development presented.

Comments were made by Mayor Pro-Tem Willman, Acting Director of Economic and Community Development Klausman, and Councilor Stepp.

:41 Councilor Dehm moved, seconded by Councilor Wussow to approve Ordinance 2022-31; Code Amendments to Section 070.040.050 Landscaping, Screening and Fencing and Section 070.070.030 All Other Terms Defined as related to landscaping standards based on the findings 1-5.

Motion passed unanimously.

Item 11. :42 27th Street Underpass Funding Update

Dan Blankenship, RFTA CEO presented.

Comments were made by Councilor Stepp, City Engineer Terry Partch, RFTA Project Manager Ben Ludlow, Mayor Godes, RFTA CEO Dan Blankenship, and Councilor Hershey.

:58 Mayor Godes opened the item for public comment.

No public comment was made.

:58 Councilor Hershey moved, seconded by Councilor Kaup, to approve the 27th Street Underpass Funding.

Comments were made by Mayor Pro-Tem Willman, Councilor Wussow, Councilor Kaup, Councilor Stepp, Councilor Hershey, Councilor Dehm, Mayor Godes, and Acting City Manager Steve Boyd.

Ayes: Wussow, Dehm, Stepp, Kaup, Hershey, Godes

Nays: Willman

Motion Passes 6-1

Comments were made by RFTA CEO Dan Blankenship.

Item 12. 1:11 Ordinance 2023-01; Code Amendment to Municipal Code Section 070.045 Community Housing Standards and Guidelines including but not limited to Inclusionary Zoning standards

Watkins Fulk-Gray, Senior Planner presented.

Comments were made by Councilor Dehm, Mayor Pro-Tem Willman, Senior Planner Watkins Fulk-Gray, Councilor Wussow, Councilor Stepp, Councilor Kaup, Acting Director of Economic and Community Development Hannah Klausman, and Mayor Godes.

1:29 Mayor Godes opened the item for public comment

No public comment was made.

1:29 Mayor Godes closed the item for public comment.

1:29 Councilor Wussow moved, seconded by Councilor Hershey, to take the planning and zoning recommendation on Ordinance 2023-01; Code Amendment to Municipal Code Section 070.045 Community Housing Standards and Guidelines including but not limited to Inclusionary Zoning standards with the condition that we do not touch the inclusionary housing limit on the on the for sale units and increase the for rent units to 20% at 10 units unless the developer wants to build the units to be a condominium which would then go to 10%. To clarify, 10% applies to for sale and 20% applies to for rent and can drop to 10% if they build a condominium.

Comments were made by Mayor Godes.

Comments were made by Councilor Wussow, Mayor Godes, Mayor Pro-Tem Willman, Councilor Stepp, Councilor Dehm, and Councilor Kaup.

Ayes: Wussow, Hershey

Nays: Willman, Dehm, Stepp, Kaup, Godes

Motion Fails 5-2

1:45 Councilor Kaup, seconded by Councilor Dehm, moved to approve the staff recommendation to change the inclusionary zoning from 10% required for affordability to 20%

and changing the applicability from 10 units to 5 units and include the findings as written in page 5 of the staff report.

Comments were made by Mayor Pro-Tem Willman.

Ayes: Dehm, Stepp, Kaup, Godes

Nays: Willman, Wussow, Hershey

Motion Passes 4-3

Item 13. 1:46 Council Comments

Comments were made by Councilor Dehm.

Comments were made by Councilor Stepp.

Comments were made by Mayor Godes.

Comments were made by Councilor Wussow.

Item 14. 1:49 Report from City Administration

Comments were made by City Attorney Karl Hanlon.

Item 15. 1:50 Adjournment

1:50 Councilor Dehm moved, seconded by Mayor Pro-Tem Willman, to adjourn.

Motion passed unanimously.