

MINUTES
City of Glenwood Springs Planning and Zoning Commission
Regular Meeting
February 24, 2026
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM

1. Roll Call

Present: Commissioners: Amy Connerton, Joy White (Vice Chair), Connie Geiman, John Haughton, Kyle Jones

Absent: Commissioners Pete Waller (Chair), Patrick Corcoran, Marjorie Lear (Alternate),

Also Present: Community Development Director Trent Hyatt, Senior Planner Emery Ellingson, Long Range Principal Planner Jim Hardcastle, Community Development Technician Joel Asplund, City Attorney Karl Hanlon

2. Conflicts of Interest

Commissioner White recused herself from the discussion and vote on planning file ARC-000130-2025 due to an association with a coworker who drafted a letter of opinion on the proposed development.

3. Receipt of Minutes

- December 18, 2025, meeting minutes were received and approved unanimously 5-0.
 - Commissioner Connerton made a motion to approve the minutes with the question of whether staff responded to all commissioner questions during December's meeting. Director Hyatt clarified that yes, all questions were answered by staff. Commissioner Jones seconded the motion.
- January 24, 2026, meeting minutes were received and approved unanimously 5-0.
 - Commissioner Connerton made a motion to approve the minutes, and commissioner Geiman seconded the motion.

4. Comments from citizens for items not appearing on the agenda

No public comment was offered.

5. New Items

a. Planning File SUP-000131-2025 Special Use Permit Childcare, 515 Flat Tops Drive

Senior Planner Emery Ellingson presented the planning file SUP-000131-2025, with staff's recommendation for approval with the conditions outlined on page eight and nine of their report.

Commissioner questions, comments, and staff responses included the following: Commissioners brought up questions and concerns about lighting, streets, and the adequacy of the traffic study used. Staff answered all questions and concerns.

Dustin Robertson and Kelly Beal Co-Owners of Honey Tree preschool made a presentation to commission on the proposed use of the space.

- Commissioners asked questions about how long the timeline would take from approval to opening, operational hours, and what pick-up and drop-off of kids would look like at this location. Dustin Robertson and Kelly Beal answered all commissioners' questions.

Commissioner White opened the item to public comments. No members of the public presented. Commissioner White closed the item to public comment.

Commissioner Connerton made a motion to approve SUP-000131-2025 with staff findings 1-6 and conditions 1-7 stated in the staff report. Commissioner Geiman seconded the motion. The motion passed unanimously 5-0.

Commissioner White left the meeting for the evening and did not return.

b. Planning File ARC-000130-2025, Minor Site and Architectural Plan and Design Variances, 210 8th Street.

Senior Planner Emery Ellingson made a presentation on the minor site and architectural plan and design variances proposed for 210 8th Street with staff's recommendation for approval with findings and conditions listed on the staff report.

Commissioner questions, comments, and staff responses included the following:

- Commissioners brought up questions and concerns about the currently adopted code, glazing, parking, and building egress during an emergency. Staff answered all questions and concerns.

Candace, Ralph, and Alex Whipple along with Kurt Carruth made a presentation to council on the proposed development on 210 8th Street.

- Commissioners brought up questions and concerns about fire rating, lot lines, use of commercial space on the first level, materials used in construction, parking, and access to the alley and 8th street during construction. Candace, Ralph, and Alex Whipple along with Kurt Carruth answered all questions and concerns.

Commissioner Connerton opened the item to public comments which included the following remarks;

- Mr. Haycock brought up concerns about disruption to their neighboring businesses during construction.
 - Mr. Haycock disagreed with the location and size of the proposed development.
 - Mr. Haycock also brought up concerns about:
 - Accumulation of snow and moisture between the two adjacent buildings

- Lack of adequate parking for his business from this development and previous developments
- Ms. Pelland clarified that the parking spots for guests would be leased from the Hotel Maxwell Anderson and not part of the proposed site.
- Mr. Barnes brought up questions about the windows between the two lot lines.
 - Kurt Carruth clarified that windows would be on the side between the two buildings where space allowed due to the angle and separation between the two buildings.

Commissioner Connerton closed the item to public comment.

Commissioner Houghton made a motion to approve ARC-000130-2025 with staff findings and conditions listed in the staff report. Commissioner Jones seconded the motion. The motion passed unanimously 4-0 with Commissioner White not present.

Commissioner Houghton made a motion to approve design variances 1-9 on VAR-000019-2026 with staff findings and conditions listed in the staff report. Commissioner Geiman seconded the motion. The motion passed unanimously 4-0 with Commissioner White not present.

c. Work Session Regarding Section 070.040.050 - Landscaping, Screening, and Fencing

This item was moved to the next regular meeting based on unanimous decision.

6. Commissioner Comments

- Commissioner Geiman brought up concerns about advertising on City Council meetings posted to YouTube.
- Commissioner Houghton brought up concerns on why work sessions are not typically recorded.
 - Staff answered all questions and concerns.

7. Director Comments

- Community Development Director Trent Hyatt thanked commissioner staff for flexibility with short staffing.
- Community Development Director Trent Hyatt discussed future work sessions.
 - Work session with lighting and staff recommendations for changes.
 - Work session for landscape and how the code is applied to various developments including The Colorado Wildfire Resiliency Code.
- Community Development Director Trent Hyatt discussed that there were no major developments currently in the works.
- Community Development Director Trent Hyatt discussed staffing changes.
 - Promotion of Senior Planner Watkins Fulk-Gray to Housing Development Manager along with his Senior Planner role.
 - Community Development Technician Joel Asplund and his role in assisting with council meetings.

8. Adjournment

Meeting adjourned at 8:10PM.