

MINUTES
City of Glenwood Springs Planning and Zoning Commission
Regular Meeting
November 18, 2025
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM

1. Roll Call

Present: Commissioners: Pete Waller, Carolyn Cipperly, John Haughton, Patrick Corcoran, and Connie Geiman.

Also Present: Community Development Director Trent Hyatt, Senior Planner Watkins Fulk-Gray, and City Attorney Karl Hanlon

2. Approval of Minutes

Commissioner Cipperly moved, Commissioner Geiman seconded, to approve the August 26, 2025 minutes with the edit that the vote for the marijuana item was not unanimous but 6-1 instead. Motion passed 5-0.

Commissioner Cipperly moved, Commissioner Corcoran seconded, to approve the October 28, 2025 minutes. Motion passed 4-0 as Chairman Waller abstained.

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

No public comment was offered.

4. New Items – Housing Work Session

Senior Planner Watkins Fulk-Gray began the work session by asking the commissioners to vote on a series of Menti polls. The potential zoning changes receiving the most votes were density bonuses, allowing duplexes in more places, commercial-to-residential conversions, and hotel conversions to housing. The top vote getters for a question about funding actions were employer-based rental assistance, mobile home park preservation, funding regional work through WMRHC, down payment assistance, incentives to convert short term rentals (STRs) to long-term rentals, licensing/creating pre-approved designs, housing navigator staff position, and tenants' rights education. Down payment assistance, incentives to convert STRs to long-term rentals, and licensing/creating pre-approved designs were tied.

When asked what additional housing topics to explore, the Planning and Zoning Commission (P&Z) offered tiny homes, ADUs, incentives for employee housing, long term camping areas, single stair reform, reducing costs for ADUs and infill, changing building codes to make multifamily housing cheaper/less hoops, 4 or less housing unit process, short-term rentals, and percent for apartments.

Commissioner comments and questions from the work session included:

- A joint work session with WHFAB is desired
- What is the homeownership rate for the City?
- Is there a target population number for Glenwood?
- Large apartment buildings are not as well suited to our community
- Smaller, infill development is more desirable
- Building code changes involving point access block changes is a tool that may help and will be up to the design/build community to implement it
- Even Rifle's residents are concerned with housing affordability
- Who are members of the West Mountain Regional Housing Coalition?
- Where does the WMRHC's down payment assistance program operate?
- How many deed restricted properties are there in Glenwood?
- Could we build deed restricted housing on City-owned land, with a ballot question?
- Explain the housing navigator concept
- How people would feel about a ballot question involving for-sale housing on City-owned land might depend on there being another grocery store in Glenwood. Small single family homes would appeal.
- It's not possible to house everyone who wants to live in Glenwood
- People would prefer to see homes remodeled and converted to more density than be torn down
- A program to assist homeowners rehabbing their homes may be good
- Does WHFAB have any topics they want P&Z to discuss?

5. Commissioner Comments

- Commissioner Cipperly would like to see a greenhouse at the confluence area.
- Commissioner Haughton said he is in favor of regionalist approaches to housing.

6. Director Comments

Community Development Director Hyatt said there will be a planning application next month, a short-term rental discussion may be coming, and interviews are scheduled for the vacant Housing Development Manager position.

7. Adjournment

Meeting adjourned at 7:00 PM.