

MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission

Regular Meeting
April 22, 2025
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM

1. Roll Call

Present: Commissioners: Joy White, Amy Connerton, Pete Waller, John Houghton, Gregory Cowan, Carolyn Cipperly, Connie Geiman, Alternate Commissioners Patrick Corcoran and Marjorie Lear.

Also Present: Community Development Director Hannah Klausman, City Attorney Karl Hanlon, Senior Planner Jim Hardcastle, Deputy City Clerk Danyelle Rigli.

2. Conflicts of Interest

None

3. Receipt of Minutes

Commissioner Connerton moved to approve March 25, 2025. Commissioner Cipperly seconded. Motion passes with 7-0 vote.

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

No public comment was offered.

5. New Items

a. Comprehensive Plan Update

Community Development Director Hannah Klausman gave a presentation to the Commission on the 2023 Comprehensive Plan Update detailing the lengthy timeline of the project with extensive public engagement and stakeholder input. Director Klausman explained the purpose, goals, and vision of the Comp Plan and how it can be utilized by the Commission and City Council in decision making.

The Plan is the community's **guide** for making land use decisions and is based on the community's values and vision for the future, however is not a regulatory document like the Municipal Code. The Comprehensive Plan sets the stage for other City plans including

neighborhood or special district plans, capital improvement plans, street and transportation plans, and utility plans.

Legal Counsel also provided insight into details in utilizing comprehensive plan goals in findings for a project with the reminder that it is not the enforceable law that the municipal code is and further pointed out the importance of the Commission's discussion of the project for the record.

Commissioner Questions of Staff:

Commissioners asked for specific details on making findings based on the Comprehensive Plan versus the Municipal Code.

Commissioners pointed out that the comprehensive plan goals are very subjective.

Commissioners recalled that staff had mentioned review and update of the Plan every few years to make sure it is still relevant.

Commissioners asked about the Future Land Use Map and the purpose of the Urban Growth Boundary and what that boundary means.

b. Workforce Housing Advisory Board Update on Affordable Housing Programs

Community Development Director Hannah Klausman gave an update on how the Workforce Housing Advisory Board has been operating and the projects they have been working on including:

- Employee Rental Assistance
- Down Payment Assistance
- Support for West Mountain Regional Housing Good Deeds Program
- Support for Habitat for Humanity Affordable Condo Project
- Support for Canyon Vista Low Income Housing Tax Credit Project
- Mobile Home Park Preservation.

Commissioner Questions of Staff:

Commission made some suggestions on additions to the website for information for Accessory Dwelling Units.

Commissioners asked about specifics of the rental assistance program and how many employers are participating and how many of their employees.

Commissioners asked about several Mobile Home Parks that are up for preservation and what the City is doing in that regard.

6. Commissioner Comments

Commissioners want an update on LIHTC projects and how they work.

7. Director Comments

Director Klausman explained that the May meeting would include a Code Amendment and a Design Variance.

8. Adjournment

Meeting adjourned at 8:15 PM.