

MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission

Regular Meeting
February 25, 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

Also Present: Community Development Director Hannah Klausman, City Attorney Karl Hanlon.

2. Conflicts of Interest

None

3. Receipt of Minutes

Connerton moved to approve January 28, 2025. Cowan seconded. Cipperly abstained for absence. Motion passes with 5-1 vote.

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

No public comment was offered.

5. New Items

a. Code Amendment to consider Zoning and specific uses for Natural Medicine Businesses and Shopping Center uses.

Director Klausman presented the text amendment proposals for Title 070 Development Code including adding new uses and zoning standards for Natural Medicine Businesses and expanding shopping centers as an allowed use in more zone districts.

Action Item 1, Natural Medicine Business:

Director Klausman explained that in 2022 Colorado voters approved Proposition 122 to decriminalize the sale and use of psychedelic mushrooms. State law prohibits local governments from disallowing natural medicine businesses, but enables local governments to regulate the time, place, and manner of operation of the licensed facilities. Staff has proposed zoning the treatment centers similar to office or medical office uses, and the cultivation/testing centers as an industrial use.

Commissioner Questions to Staff:

Why are marijuana facilities a special use permit and these uses not a special use permit?

Staff response: Marijuana facilities have substantial odor mitigation that can create impacts to surrounding areas which makes it more appropriate for a Special Use Review. The natural medicine businesses do not have the same impacts to surrounding properties.

Is anyone in the process of applying?

Staff response: Not that we are aware of.

Do we expect smells from the agricultural uses of this business type?

Staff response: Not that will extend beyond the structure itself.

Why is it not analogous to other agricultural uses in the table of uses?

Staff response: Staff found that this proposed use was significantly different than other agricultural uses in code such as commercial outdoor farming.

Clarification on micro treatment centers versus standard. Do we need to separate these uses.

Staff response: Staff proposed these as the same type of use and did not distinguish. Both uses are offering the same services and did not warrant a different use type.

Does this include personal cultivation or commercial cultivation?

Staff response: There is a commercial cultivation business included in the proposal.

If they are a micro center, would they be subject to the distance barrier if they are just adding the service to an existing Therapy office?

What are the zoning regulations for medical office and general office uses by comparison?

Staff response: Medical Office and general professional office are zoned the same, and is the same as staff has proposed for Natural Medicine offices.

Is there a tax revenue associated with these uses?

Legal response: it would be subject to sales tax if it is separately listed from the service.

Do cultivation centers require a public hearing before Planning and Zoning Commission for an application due to agricultural associated impacts.

Staff response: No, staff has proposed it as a use by right which does not require a public hearing. It will have specific standards associated with the use to receive approval.

Will the City be processing the licensing?

Staff response: No, that will be handled by the State.

Chair Waller opened the item up for public comment.

No public comment received.

White motions to approve Action Item 1, Code Amendment to consider zone and codify use standards for Natural Medicine Businesses, with the staff recommendations and findings included in the staff report. Commissioner Connerton seconds the motion.

Discussion:

- Consideration of additional buffer zones between uses of 1000 feet to limit the number of occurrences.
- Should be treated as medical offices as a use.
- No cap on the number of permits, but periodic assessment of how many are coming in.
- Dictate similar operating hours to retail marijuana establishments.
- Concern over the buffer and impact to currently operating therapy offices. This could severely limit buildings that have multiple therapy offices in one building. Willing to consider the buffer for standalone centers and not micro-centers for existing offices.
- Want a periodic review of how the roll out of these businesses is going and adjust as necessary.
- These businesses are different than marijuana retail businesses and should not be given the same regulations as marijuana buffer zones or hours. These are office settings like visiting a therapist or doctor, not a retail or recreational use.
- Consideration of buffer zones from residential districts.
- The marketplace will dictate the number of establishments.
- Buffer zone only applied to cultivation facilities, medicine product manufacturers and testing facilities.
- Consideration of making the treatment centers a special use permit in residential and mixed use zone districts.

Commissioner White amends the motion to include regulation to include 1000 foot buffer zones to all Natural Medicine Businesses except for treatment centers, apply operating hours of 8am – 10pm for treatment centers, and make treatment centers Special Use Permits in Mixed Use and Residential Zone Districts.

Commissioner Connerton seconds the amended motion.

Commissioner Waller called the item to question. Motion passed unanimously with a vote of 6-0.

Action Item 2 Code Amendment to zone shopping center uses

Director Klausman explained the Code Amendment action item to zone shopping centers as an allowed use in the M1 Mixed Use Corridor zone district and a Special use in M2 Mixed Use Core and RE Resort District.

Commissioner Questions:

No questions from the Commission.

Commissioner Connerton motions to approve Action item 2. Commissioner Cipperly seconds the motion. Motion passed unanimously with a vote of 6-0.

6. Commissioner Comments

Commissioners Houghton reminded people on the Community Safety Action plan and to participate.

Chair Waller asked for an update on the new permitting software for building and planning applications.

7. Director Comments

Community Development Director Hannah Klausman pointed out that there would be a special meeting scheduled for Monday March 10, 2025.

Director Klausman gave a brief website overview of the new Permitting software that went live on February 24, 2025.

8. Adjournment

Meeting adjourned at 9:30 PM.