

MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission

Regular Meeting
October 22, 2024
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM

1. Roll Call

Present: Commissioners: Carolyn Cipperly, Amy Connerton, Pete Waller, Matthew Simms, John Haughton, Gregory Cowan, Joy White

Also Present: Community Development Director Hannah Klausman, Senior Planner Emery Ellingson, City Engineer Ryan Gordon

2. Conflicts of Interest

None

3. Receipt of Minutes

Continued to next regularly scheduled meeting

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

No public comment was offered.

5. New Items

a. Infrastructure Project Updates

City Engineer, Ryan Gordon provided the Commission with a presentation detailing City infrastructure project updates including street and debris flow projects.

b. Historic Preservation Overview

Planner, Emery Ellingson, made a presentation to the Commission which provided an overview historic preservation regulations, including a review of the roles and duties of the Historic Preservation Commission and their goals for 2024. This included discussion of potential historic district.

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

- Commissioner question on clarifying eligibility for State of Colorado tax credit. **Staff response:** In order to be eligible for State of Colorado Preservation tax credit, a structure must be a local landmark or listed on the National Register of Historic Places.
- Commissioner question on process for creating a local landmark and what financial incentives exist for local landmarking. **Staff response:** Staff provided explanation of process and existing incentives for local landmarking.

- Commissioner question on if properties within a local historic district would receive a tax rebate.
Staff response: Staff confirmed properties within a district would not be eligible for tax rebate from the City and that only local landmarks are eligible.

Further discussion by the Commission included topics such as:

- How a historic district would be established and how it would function, including the differences between contributing and non-contributing structures.
- Discussion of existing local landmarks and other historically significant properties.

6. Commissioner Comments

- Commissioners encouraged residents filling out the Street Safety Survey.
- Commissioners expressed appreciation of the Engineering infrastructure update.
- Commissioners asked about upcoming psilocybin regulations and commented on public art fees.
- Commission Chair Waller is appreciative of public interactions and commented on positive feedback on the joint City Council work session recently and will be looking forward to the next one.

7. Director Comments

Community Development Director Hannah Klausman detailed the following:

- Enterprise Permitting & Licensing, an initiative to convert our application, permitting, and inspection process to implement better customer service, quicker permit processing, and overall smoother operations for staff and applicants.
- We have hired a new Community Development Technician, Halie Paris.
- November 19, 2024, P&Z meeting plans in flux but we will inform you as things are added.

8. Adjournment

Meeting adjourned at 10:09 PM.