



MINUTES
CITY OF GLENWOOD SPRINGS
CITY COUNCIL MEETING
MAY 7, 2026
6:15 PM

Note: Official meeting minutes are located on the City website via YouTube video at the following link: <https://www.youtube.com/user/GlenwoodSprings1885/videos>. The times in agenda items indicate approximately where the item can be found on the YouTube video timeline.

REGULAR SESSION

Item 1. 9:25 Roll Call

Present: Councilor Smith, Councilor Schachter, Councilor Weimer, Mayor Dehm, Mayor Pro Tem Zalinski, Councilor Schmahl, and Councilor Townsley.

Staff Present: Also present were City Manager Steve Boyd, City Clerk Ryan Muse, City Attorney Karl Hanlon, Chief of Public Safety Joseph Deras, Finance Director Yvette Gustad, Director of Economic and Community Development Trent Hyatt, Director of Operations Tim Bergman, City Engineer Ryan Gordon, Senior Planner Emery Ellingson, and Housing Development Manager/Planner Watkins Fulk-Gray.

Item 2. 9:41 Agenda Changes

There were none.

Item 3. 9:50 Disclosure of Any Councilor Conflicts of Interest

There were none.

Item 4. 9:59 Citizens Appearing Before Council and Council Response (for items not on the agenda - comments limited to 3 minutes)

There were none.

Item 5. 10:23 Council Announcements

Councilor Townsley made announcements about the Art Center open house, North Landing kickoff event, and GoPro Games moving to Glenwood. He also made announcements about pickleball, skateboarding, and roller derby making use of ice rink during the summer, and Rocky Mountain Youth Corps fire mitigation work above Oasis Creek.

Mayor Pro Tem Zalinski made an announcement about a fishing closure.

Councilor Smith made announcements about Transportation Commission projects, RFTA board planning retreat, and CMC civics engagement events and classes.

Item 6. 15:29 Consent Agenda

***Mayor Pro Tem Zalinski moved to approve the consent agenda as written.
Councilor Schachter seconded the motion.***

16:20 The motion passed unanimously.

Mayor Pro Tem Zalinski and Mayor Dehm made comments.

Item 7. 17:15 Proclamation Designating May as Historic Preservation Month

Mayor Dehm presented the proclamation to Historic Preservation Commission Chair Carolyn Cipperly and Staff Liaison Emery Ellingson

Item 8. 19:41 Officially Recognize Structures of Merit and Preservation Awards

Mayor Dehm presented awards to the owners of 829 Pitkin Avenue and 1008 Colorado Avenue.

Item 9. 22:36 Ruedi Water and Power Authority (RWAPA) Presentation on Invasive Species

RWAPA Executive Director Paula Stepp and Former RWAPA Executive Director April Long presented on the item.

Councilor Schmahl asked questions.

Mayor Dehm opened the item for public comment.

There were none.

Item 10. 35:11 Cavern Springs Mobile Home Park Funding Request

Housing Development Manager/Planner Watkins Fulk-Gray presented on the item.

Councilor Schmahl, Mayor Pro Tem Zalinski, Councilor Townsley, and Councilor Weimer asked questions.

Cavern Springs President Maria Alvarez presented on the item.

Workforce Housing Fund Advisory Board member Alex Daue presented on the item.

Executive Director of West Mountain Regional Housing Coalition April Long presented on the item.

Councilor Schmahl and Councilor Townsley asked questions

Mayor Dehm opened the item for public comment.

Glenwood Springs Resident Rob Anderson, No Name resident Father Bert Chilson, WHFAB member Carolyn Meadowcroft, Basalt resident Jon Fox-Rubin, Carbondale Resident Katherine Coe, Cavern Springs resident Christian Guzman, Cavern Springs resident Liliana Sedacera, Cavern Springs Resident Kimberly Andras Martinez, Cavern Springs Resident Karen Jewell, Cavern Springs Resident Ed Monise, and WHFAB Chairman Matt Spidell made comments.

Mayor Dehm closed the public portion.

1:39:02 Councilor Schachter moved, seconded by Mayor Pro Tem Zalinski, to approve the forgivable loan request from West Mountain Regional Housing Coalition for Cavern Springs Mobile Home Park with an affordability covenant upon the mobile home park property based on the findings listed on

page 186 of the packet as well as 1. This is clearly allowed under the 2C referendum and mandate and falls under that umbrella and 2. Should we be successful we are clearly adding control of cost and stability for the community. The cost is also way less than replacement of any new housing and seems to be an economic benefit to the city in terms of shopping and economic value and 3. We are entering a partnership which is also one of our housing mandates and will help us should we be asking in the future and 4. It is development neutral.

Mayor Pro Tem Zalinski, Councilor Smith, Councilor Townsley, Councilor Schmahl, Councilor Schachter, Councilor Weimer, and Mayor Dehm made comments.

2:00:16 The motion passed 5:2 with Councilor Schmahl and Councilor Townsley voting against.

Item 11. 2:09:52 Right of Way and Grading Permits

City Engineer Ryan Gordon opened the item.

Councilor Schmahl asked questions.

Mayor Dehm opened the item for public comment.

There were none.

2:15:51 Mayor Pro Tem Zalinski moved, seconded by Councilor Weimer, to approve the revisions to the right of way and grading permits as presented.

2:16:15 The motion passed unanimously.

Item 12. 2:16:21 Ordinance 2026-07; An Ordinance of the City of Glenwood Springs, Colorado, Rezoning Seven Parcels Totaling 20.84 Acres from Glenwood Springs Mall Planned Unit Development (PUD) to Mixed-Use Corridor (M1) District. Second Reading

Item 13. Ordinance 2026-08; An Ordinance of the City of Glenwood Springs, Colorado, Amending the Glenwood Springs Municipal Code Regarding the Regulation and Permitting of Exterior Lighting and Signage, Planning File CDA000027-2026. Second Reading

Item 14. Ordinance 2026-09; An Ordinance of the City of Glenwood Springs, Colorado, Amending the Glenwood Springs Municipal Code Regarding the Regulation and Permitting of Landscaping Screening and Fencing, Planning File CDA000026-2026. Second Reading

2:17:19 Councilor Weimer moved, seconded by Mayor Pro Tem Zalinski, to approve Ordinance 2026-07; An Ordinance of the City of Glenwood Springs, Colorado, Rezoning Seven Parcels Totaling 20.84 Acres from Glenwood Springs Mall Planned Unit Development (PUD) to Mixed-Use Corridor (M1) District.

Also to approve Ordinance 2026-08; An Ordinance of the City of Glenwood Springs, Colorado, Amending the Glenwood Springs Municipal Code Regarding the Regulation and Permitting of Exterior Lighting and Signage, Planning File CDA000027-2026

Also to approve Ordinance 2026-09; An Ordinance of the City of Glenwood Springs, Colorado, Amending the Glenwood Springs Municipal Code Regarding the Regulation and Permitting of Landscaping Screening and Fencing, Planning File CDA000026-2026.

2:18:35 The motion passed unanimously.

Item 15. 2:18:48 Council Comments

Councilor Smith made comments in appreciation of the service of recently retired and departed staff members Doug Hazzard and Sara Weigel. He also made a comment about board and commission joint work session scheduling.

City Clerk Ryan Muse responded.

Councilor Schachter made comments about the success of recent Fire and EMS open house and Spring River Clean Up events.

Mayor Pro Tem Zalinski made a comment about the success of the Spring River Clean Up event.

Councilor Weimer made a comment about propane cannister use and homeless encampment hazards and requested bringing this topic to a future work session.

Councilor Townsley, Councilor Schmahl, Mayor Pro Tem Zalinski, Councilor Smith supported discussing this in a future work session.

Item 16. 2:29:18 Report from City Administration

There was none.

Item 17. 2:29:41 Social Event Announcement

Tonight's social event will take place at Doc Holiday's following the Council meeting.

Item 18. 2:29:56 Adjournment

2:29:57 Mayor Pro Tem Zalinski moved to adjourn. Councilor Schacher seconded.

2:30:23 The motion passed unanimously.