

MINUTES
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
February 23, 2016
Council Chambers, First Floor, City Hall
101 W. 8th Street
6:00 p.m.

Vice Chairman Mary Elizabeth Geiger presided in the absence of Chairman Dehm.

The Chairman called the meeting to order at 6:04 p.m.

1. Roll Call.

Present at roll call were Commissioners: Michael Blair, Ingrid Wussow, Michael Dunn, Kathryn Grosscup, Mary Elizabeth Geiger, Sumner Schachter, and Alternate Tim Malloy

Absent: Marco Dehm and Sumner Schachter

Also present were City staff members: Andrew McGregor, Community Development Director
Trent Hyatt, Planner II
Kathleen Michel, Administrative Assistant
Jon Hoistad, City Attorney's Office

Chairman Geiger introduced Tim Malloy, the newly-appointed alternate member of the Commission, and noted that Ingrid Wussow was now a permanent member of the Commission.

MOTION: Commissioner Dunn moved to seat Alternate Tim Malloy for this meeting. Commissioner Grosscup seconded the motion. The motion carried by voice vote.

2. Receipt of the minutes of the January 26, 2016 regular meeting.

MOTION: Commissioner Dunn moved to receive the minutes of the regular meeting on January 26, 2016 as written. Commissioner Grosscup seconded the motion. Motion carried by voice vote with Chairman Geiger abstaining.

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

No one wished to comment on items not on the agenda.

Continued Public Hearings:

4. #21-15 – Consideration of a request for a major development, zoning and design variances for new residential apartments with 116 units in two (2) buildings.

(Continuance of hearing requested by applicant. No comments from applicant or public to be taken.)

Applicant: Ron Liston, Land Design Partnership
Owners: Richmark Holdings, Inc.
Location: 52089 and 52147 Highway 6 & 24
Zone: C/1 Limited Commercial

Chairman Geiger recused herself from this item and asked Commissioner Blair to chair this item.

Mr. McGregor reported that Applicant requested a continuance of this hearing to the March 29 meeting. We will reopen the public hearing at that time. Mr. McGregor explained there is no information to be considered this evening. He said that standard practice was to resume discussion when the hearing was reopened.

Jon Hoistad, City Attorney's Office, said they are working on their new information and what we see on March 29 will be new information.

MOTION: Commissioner Dunn moved to continue Item #21-15 to the March 29th meeting. Chairman Grosscup seconded the motion. The motion carried unanimously.

Chairman Geiger returned to the dais.

At 6:12 p.m. Commissioner Schachter arrived at the meeting.

MOTION: Commissioner Dunn moved to seat Commissioner Schachter. Commissioner Grosscup seconded the motion. The motion carried by voice vote.

New Public Hearing

5. #1-16 – Consideration of a request for a design variance for the setback of a proposed single family home.

Applicant: Gerald "Buz" Fairbanks
Owners: Lori and Gerald Fairbanks.
Location: 1216 Bennett Avenue
Zone: R/1/6 Single Family Residential

Trent Hyatt presented the staff report using PowerPoint® to illustrate the report. He said that applicant has requested a 65 foot setback, excluding front porch, for construction of a 1,000 sq. ft. single family home on a vacant lot at 1216 Bennett Avenue, instead of the block average of 34.25 feet. Mr. Hyatt noted there were extraordinary conditions on property. There is a 100-year-old Scots pine at the front of the property which they wish to save. The Scots pine (*Pinus sylvestris* L.) is not common and may be the only one of its kind in Glenwood Springs. The 65 foot setback will reduce site grading and will protect tree's root system. Staff agrees the tree is in very good condition and public good is served by keeping the tree.

Mr. Hyatt said the Commission had three options: approve the application; continue the public hearing; or deny the application. There are findings that must be made. Staff recommends approval of the application with the findings and conditions in the staff report.

Commissioner Grosscup referred to a typo in the staff report about a 100 square foot home. She initially thought this was an application for a tiny home. She asked about the age of the tree.

Mr. Hyatt replied that it was approximately 100 years old.

Commissioner Grosscup asked about the expected life span of this tree.

Commissioner Malloy noted that it can be up to 300 years.

Commissioner Blair commented about a house nearby and wondered if there had been a variance for the side yard setback of the adjacent home.

Mr. Hyatt replied that the side setback is 5 feet. He said that the photo was not a survey.

Commissioner Malloy had a question about the retaining wall along the driveway. It will be viewed from the street and he wondered what the materials would be.

Applicant presentation

Buz Fairbanks, 1240 Bennett Ave., Glenwood Springs, said that their mission was to build a small affordable structure. He noted that the home would be located on the flat spot on the lot. He said that stacked rock will be used for the retaining wall with dry creek drainage. Rather than import materials, they will just move the rock that is already on site.

Questions to Applicant

Commissioner Blair had a question about the engineering plans and asked what the four rectangles on the drawing were.

Answer: They are building envelopes for adjacent properties.

No members of the public were present. Chairman Geiger closed the public portion of the hearing.

Chairman Geiger asked about wording in the staff report.

Mr. McGregor replied that it may not be necessary to be so specific. He reminded her that the standard language used is the reference to representations made during the hearing.

Chairman Geiger asked the applicant if he would be okay with the addition of a statement about representations made during the hearing.

Mr. Fairbanks agreed.

MOTION: Commissioner Dunn moved to approve the design variance allowing for a setback of 65 feet instead of the block average front yard setback of 34.25 feet for the construction of a single family home based on findings on page 5 and adding to the conditions that written and oral representations by the applicant be included in the conditions. Commissioner Grosscup seconded the motion.

Commissioner Malloy said it looks like a charming house.

Commissioner Blair commented that it was good to avoid site disturbance. He thought the staff report was very clear and helpful.

Commissioner Grosscup agreed that is the only Scots pine in town based on information she had from a friend in the tree care business.

Chairman Geiger commended Mr. Fairbanks for preserving the trees we have. She thought it was a good infill project.

Commissioner Wussow agreed with comments of others. She thought it was a well thought out use of the space.

The Chairman called for the question. The motion carried unanimously.

6. Community Development Director's Update.

Mr. McGregor commented that Council has imposed a new rule to present staff reports before Council in six minutes or less. Regardless of the complexity, it means a challenge. It puts a burden on Council to be prepared for those hearings.

He mentioned last week's Sixth Street open house and thanked those who attended that and the Consultant's presentation to Council. We will have a presentation specifically for the P&Z in the future.

He said that we are gearing up for the start of the land use rewrite process. We will be doing that in March but there is no specific date yet. Would you be willing to gather outside the normal meeting date? Spring break is the week before our regular meeting. When would you be available earlier in March? Send me an email about your calendars.

Commissioner Malloy said that he would be gone March 19th to 25th.

Commissioner Grosscup said that the 8th is good and the 16th could work.

Chairman Geiger preferred that it not be the 8th.

Mr. McGregor said he would communicate with the consultants and the Commissioners to work out a date. We'll pick up where we left off with the Code analysis process.

There was a long discussion with Andrew regarding Sixth Street area redevelopment. There is a place on the website for comments. He suggested that Commissioners go on line, talk to us, and we will have a session dedicated to the P&Z. The meeting with Council was not as productive as the open house. There was a time limit of an hour and it got hijacked by some

other transportation issues. Three areas of focus: (1) Sixth Street by the pool and Hotel Colorado; (2) Sixth between Pine and Laurel has opportunity for redevelopment; and (3) Sixth Street west of Laurel which is the motel corridor. Connectivity is a huge issue. There have been one-on-one meetings with the stakeholders in the area. The Hot Springs Pool is rather secretive about what they envision for that part of Sixth Street and the old Big Horn Motors location. Parking is key to the success of the area. There is a joint opportunity for that. RFTA is hoping for a grant for 100+ spaces in West Glenwood for park and ride. Also, We Cycle bike sharing program is interested in Glenwood.

Commissioner Dunn asked about the A&I tax Steering Committee.

Mr. McGregor says this will be restarted soon. It can be used for anything we want to use it for if the people authorize it. This tax is 70% paid for by people who don't reside in the city. It built City Hall, the Community Center, maintains Community Center, provides staff for Art Center, supports the Historical Museum, etc.

7. Comments from the Commissioner

Commissioner Blair said that he attended meetings on affordable housing; he said he believed that government is the only solution to provide affordable housing but it isn't enough. We need bigger and better. Open houses on Sixth Street were well attended and the comments were helpful. He thought the focus was too much on the past. That holds us back from what is needed for the future. He commented that the Hot Springs has fixed up the exterior of the car dealership and it looks very nice.

Commissioner Wussow was happy to see how smoothly we went through tonight's agenda. The micro solution tonight to affordable housing was great. The email list for the Sixth Street area is helpful.

Commissioner Dunn commented that the Board of Realtors had a speaker on the state of water in Colorado. There are places that have put water preservation principles in their housing code. He would like to see more focus on energy efficiency and affordable housing. He asked about the presentation from the Brick Council.

Mr. McGregor replied that it was Friday at noon and urged the Commissioners to attend.

Chairman Geiger said she had been in touch with someone from DOLA about training Planning Commissioners. She also spoke about the new schools that were being planned or redeveloped. She recently attended a housing meeting in Carbondale. She expressed her frustration with developers who come in to build housing and always ask for concessions claiming they can't make it work financially without the concessions.

Mr. McGregor said the Council is under pressure to relax the fees to get housing built but there is no commitment to address the affordable housing question.

Commissioner Dunn said that was the way developers do business; they always ask for reductions whether they need it or not. It is just the way they do business.

Commissioner Wussow commented about the developers who purchase land without calculating the cost to develop and then ask the cities to reduce fees to make it practical for them to develop it.

8. Adjournment. At 7:28 p.m. the meeting adjourned.