



**Minutes
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
April 23, 2019
Council Chambers, First Floor, City Hall
101 W. 8th Street
6:00 PM**

Chair Marco Dehm called the meeting to order at 6:03 PM.

**MOTION: To seat alternates Commissioner Cipperly and Commissioner Kinkel.
Motion carried by unanimous voice vote.**

1. Roll Call

Present at roll call were Commissioners: Marco Dehm, Amber Wissing, George Shaver, Sumner Schachter, Tim Malloy and Alternates Carolyn Cipperly and Dean Kinkel

Absent: Kathryn Grosscup and Ingrid Wussow

Also present were: Gretchen Ricehill, Assistant Director
Anna S. Itenberg, City Attorney's Office
Kathleen Michel, Admin. Assistant

2. Receipt of minutes of the February 26, 2019 regular meeting.

MOTION: Moved by Commissioner Shaver, seconded by Commissioner Schachter, to accept the minutes of the February 26, 2019 regular meeting. Commissioner Malloy abstained as he was not present. Motion carried by voice vote.

3. Comments from citizens appearing for items not on the agenda. No one appeared.

4. Item #03-19 – Consideration of amendment to Sections 070.030.030(e)(10) – (e)(11), 050.080.080(b)(2) and 050.090.090(b)(2) of the Glenwood Springs Municipal Code to extend the business hours for medical marijuana businesses and retail marijuana establishments to 9 p.m.

Commissioner Schachter commented that the applicant met with the neighbors who objected to expanded hours and determined that he would not pursue the change of hours. He thought it was a good outcome.

New Items

5. 14-19 –Consideration of various amendments to Municipal Code Title 070 to correct errors and omissions in the Glenwood Springs Development Code that was adopted August 2, 2018.

Applicant: City of Glenwood Springs
Location: City wide
Zone: Various

Ms. Ricehill reviewed the recommended amendments to the Development Code in accordance with the staff report. The Commission discussed the amendments and provided direction and comment on the following:

- Sign Code Revisions, spreadsheet entry #5: For freestanding monument signs, the Commission recommended setting a maximum sign area of 100 square feet. This would apply to residential applications in commercial zoning districts. Currently the Code allows 10 square feet of signage. The Commission discussed revisiting sign allowances for all uses at some point in the future.
- Appeals, spreadsheet entry #10: The Commission discussed changing the current references to “administration official”, “agency” and “officer” to “decision-making body or authority” and clarifying paragraph 3, Stay of Proceedings. The Commission left the final text to the discretion of the City Attorney’s office.
- Automotive Fuel Sales and Service Station, spreadsheet entry #13: The Commission requested additional information regarding the issue and need for changing the definition prior to rendering a decision.

Public Comment: None.

Commissioner Malloy moved that the Planning Commission recommend approval of the amendments to Municipal Code Title 070 presented in pages 4 through 13 the April 23, 2019 staff report, with changes to items 5 and 10 and excluding item 13.

Commissioner Shaver seconded the motion.

Discussion: None

The motion carried unanimously.

Discussion Item

Ms. Ricehill discussed the current Code requirements and standards for Sensitive Area Protection Standards. In implementing the new requirements, certain issues or questions have arisen with regards to applicability, setback and limits of disturbance, and maximum lot coverage for which she requested Planning and Zoning Commission direction.

The Commission discussed each provision but due to the interconnected nature of all the provisions, the Commission requested further information before providing direction. Further information included –

- Understanding the original intent of eliminating the Downtown Core from having to establish limits of disturbance;
- Looking at examples of how the current standards apply to flat, moderately and steeply sloped downtown lots, and the repercussions of eliminating the Downtown Core exemption;
- How application of zone district setbacks impact establishment of limits of disturbance

Commissioner Comments

Commissioner Malloy informed the Commission about last evening's BOCC regarding the RMR mine expansion proposal. The County Commissioners required that the mine comply with the provisions of its existing permit.

Commissioner Malloy asked about the sidewalk fee-in-lieu provision in the new Code. Anna Itenberg stated that Jenn Ooton was drafting some changes for Commission consideration. The changes will address creating a dedicated fund and removing the option to apply for a variance.

Director Comments

Gretchen Ricehill informed the Commission about the following:

- In the near future Council will be meeting with all boards and commissions. Jenn Ooton requested that the Commission start thinking about the Commission's top two or three priorities that are within its purview. An example would be creating a long-range plan of the Highway 6 corridor. Email ideas to Gretchen and/or Jenn. Staff will combine all ideas then bring back to the full Commission for further discussion and prioritization.
- This year the city will go through the process of amending the zoning map to clean up the several parcels with split zoning and to consider amending zoning designations in the 6th Street area, per recommendations made in the 6th Street Corridor Plan.

Adjournment

The meeting adjourned at 8:44 PM.