



MINUTES
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
June 25, 2019
Council Chambers, First Floor, City Hall
101 W. 8th Street
6:00PM

Chair Sumner Schachter called the meeting to order at 6:08 PM.

MOTION: Commissioner Wussow moved to seat Sumner Schachter as Chair for this meeting. The motion was seconded by Commissioner Grosscup. Motion carried by voice vote.

1. Roll Call

Present at roll call were Commissioners: Amber Wissing, Ingrid Wussow, George Shaver, Kathryn Grosscup, Sumner Schachter, and Alternates Carolyn Cipperly and Dean Kinkel

Absent: Marco Dehm and Tim Malloy

Also present were: Trent Hyatt, Senior Planner
Hannah Klausman, AICP, Senior Planner
Jenn Ooton, Asst. City Manager, Director
Anna S. Itenberg, City Attorney's Office
Kathleen Michel, Admin. Assistant

MOTION: Commissioner Grosscup moved to seat Alternates Cipperly and Kinkel for this meeting. Seconded by Commissioner Shaver. Motion carried by voice vote.

2. Receipt of minutes of the May 28, 2019, regular meeting.

MOTION: Moved by Commissioner Wussow, seconded by Commissioner Grosscup, to accept the minutes of the May 28, 2019 regular meeting. Motion carried by voice vote.

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

New Items

4. 11-19 – Consideration of a special use permit to allow for the construction of a 2,800 square foot convenience store and re-location of underground fuel storage tanks.

Applicant: Roger Titus/Stinker Stores, Inc.
Owner: 2122 Grand Avenue, LLC
Location: 2122 Grand Avenue
Zone: M1 – Mixed-Use Corridor

Trent Hyatt presented the staff report and summarized the proposed project as follows:

- Remove existing store and construct new building
- Fuel pumps will remain in same location
- Special use permit required because underground fuel storage tank is being relocated
- Setback variances were granted by the Commission February 2019
- Regarding special use permit criteria, staff found –
 - Project is compatible with neighborhood
 - Use has minimized impacts
 - The traffic report found that the proposed new convenience store will result in a 280% increase in daily traffic to the site
 - No changes proposed to Grand Ave. access
 - New access plan for 22nd St.
 - Except for variances which have been granted, the use will comply with all applicable Code standards
 - Conformance with Comp Plan
 - Minimized impact to health, safety and welfare
- Reviewing agency comments included
 - CDOT required revisions to the traffic impact study and application of a new access plan;
 - Engineering requested elimination of the Grand Avenue access, required a sidewalk and construction easement along 22nd Street

Staff recommends approval.

Interaction with commissioners and their questions.

Mr. Hyatt explained “pass-by” traffic and possible future access across adjacent property.

Discussion with staff:

- Multiple variances were requested in February.
- Now the special use permit is under consideration.
- Applicant wanted to be sure it could construct the building it wanted.
- Change of access would result in new traffic study.
- Pass-by traffic would affect the designation of the intersection.
- Bike and pedestrian use had been considered.
- Future redevelopment of adjacent property would determine access points.

Applicant: Roger Titus, Boise, Idaho, represents Stinker Stores.

- Wants to improve the store service.
- The fuel pumps must stay where they are.
- CDOT wants to restrict access in the future.
- They propose right-in and right-out turns.
- Fuel deliveries six days a week now.
- Larger fuel tanks will reduce deliveries to two days a week.
- Prefers cross-access agreement rather than an easement.
- Wants to maintain access A (45 feet) along Grand Avenue

Commissioners and Mr. Titus discussed

- Possibility of less than 45 feet access along Grand Avenue
- Shifting access to property at the north
- This is a very constrained property and property to north could improve circulation
- Right-in/right-out does not include 22nd Street.
- Time of day for fuel deliveries, usually night, unless fuel is low
- Reduction of a portion of access A

Michael Rocha, Traffic Consultant, spoke about the traffic impact study for this property.

- Recommends keeping access A open
- Reduction of access points comes with redevelopment
- Pass-by traffic already exists at the property
- Gas stations are heavy right-in/right-out locations
- Opportunity for cross-access to the north
- Access control plan shows concept of restricting left turns from 22nd St.
- Agreeable to right-in/right-out at access A
- Self-regulating traffic functions because if it takes too long to turn left, you don't

Jessica Bowser, Assistant City Engineer, spoke about CDOT influence

- Shared access agreement does not document location
- ADA access restricted by so many access points with driveway ramps
- Trucks can go over curbs, cars will not
- CDOT will restrict access, not eliminate access A
- If north easement is granted and documented, Stinker has to close access A

Choices for access A are

- maintain 45 feet,
- reduce to 30 feet, or
- close access A.

7:29 p.m. the Chair opened the hearing for public comment

John Stelzriede from Alpine Bank spoke about truck access over their property and favored increased fuel storage as it would reduce deliver truck traffic.

Closed public portion of hearing.

Chair called for a motion.

Commissioner Kinkel moved to approve the application and eliminating staff recommended condition #7. Commissioner Wussow seconded the motion. Discussion followed.

- Commissioner Grosscup favored waiting for CDOT recommendation. We need more information.
- Commissioner Kinkel believed that CDOT had made its recommendation.
- Commissioner Shaver wondered if CDOT controlled access to Grand Ave.
- Mr. Hyatt said CDOT is the coordinating agency.
- Commissioner Wussow wondered how the easement would look with the north property and how we assured the action takes place in the future and who will pay for it.
- Chair asked if mover would include the size of access A in the motion.
- Mr. Hyatt said we do not know when or if the redevelopment of the north property would happen to create the joint access.
- Commissioner Grosscup wanted to continue for further information. She thought this might lead to a different set of conditions prepared by staff.
- Chair wanted specific information of what CDOT would require now and in the future.

Commissioner Kinkel withdrew motion; Commissioner Wussow withdrew her second.

MOTION by Commissioner Kinkel to continue the matter for more information was seconded by Commissioner Wussow. The motion carried unanimously.

7:52 Chair called for a break with the meeting to resume at 8:00 p.m.

At the request of the Chair, the Commissioners agreed to reverse the order of next two items.

Commissioner Cipperly recused herself from the 1021 Blake Avenue item.

5. 18-19 – Consideration of a variance from lot size standards for the RM2 Residential Multifamily limited zone district, Section 070.020.060(b), to allow for four residential units on a 5,800 square foot lot.

Applicant:	Red House Architecture
Owner:	Four Points Properties, LLC
Location:	1021 Blake Avenue
Zone:	RM2 Residential Multifamily Limited

Hannah Klausman presented the staff report.

- Proposed four units on the lot
- Two market rate units
- Two garden level employee housing
- No other variances are proposed
- Design, parking, etc. will be handled at the staff level.
- Criteria for variances: must find all seven criteria
- Staff believes four of the seven criteria are not met
- Staff recommends denial of the variances requested.
- Choices are approval, denial or continue hearing for specific information

Ms. Klausman explained that exceptional shape, topography or site conditions are not a general condition in this zone district.

Commissioner Wussow noted that new code required that all conditions must be met; old code did not require all.

Applicant Bruce Barth, Red House Architecture, introduced Paul Fowler of Four Points Properties and spoke about the proposed development.

- Originally the lot was 10,000 square feet
- Meets parking on site
- No other variances required
- All units will be rentals, two are affordable housing
- Designed so affordable units are at the back side
- Affordable housing standard calls for \$1600 per month rent
- Mature trees will remain
- Scale not out of proportion with other units on the block
- Did not use entire building envelope for the project

Paul Fowler stated the units will be long term rental units.

Commissioner Grosscup noted the garages with stacked spaces. Required parking all on site. She wondered if any were level.

Mr. Barth said all parking spaces will slope towards alley.

Ms. Klausman pointed out that only single family homes could have an ADU, not a duplex. No condominium project was proposed.

8:25 open the meeting for public comment. Each speaker allowed three minutes.

The following neighbors had comments:

Tim and Janet Riley, 1015 Blake Ave.; Chrissy Samuelson, 1128 Cooper Ave.; Charles S. Sloss, 1027 Blake Ave.; Jeff and Lucy Dysart, 1012 Blake Ave.; Betty and Richard Rubish, 1030 Blake Ave.; Kathy Thissen, 1124 Bennett Ave.; and Frank Soderberg, 1106 Cooper Ave.

- Density too high for the neighborhood
- A duplex would be okay
- Three units suggested
- One story house on this lot burned
- With ten bedrooms in the building, noise, light, parking problems will increase
- Garages have a way of becoming full of toys, not cars
- Garages may become additional rental units
- Architecture not compatible with Victorian neighborhood
- Drainage onto other properties a concern
- Parking access from substandard alley
- Downtown parking already a problem
- Everyone likes Glenwood and wants to live here
- Requested Commissioners to deny this project

8:36 p.m. the Chair closed public comment.

Mr. Barth commented that they did what code required about the parking. He understands everyone's concerns.

MOTION: Commissioner Grosscup moved to deny the variance requests based on the findings on page 5. Seconded by Commissioner Shaver. Discussion followed:

- "Affordable" housing is a voluntary program that the owner can cancel at any time.
- Architectural differences and density might have been beneficial if three units proposed.
- Styles will change over time.
- Code is clear on the issue of all seven criteria to be met.
- Need diversity of housing.
- Agreed with staff for denial.

Ayes: 5 Noes: 1 -- The no vote said he hit wrong button. The Chair called for a re-vote:
The motion carried unanimously to deny the project.

6. 17-19 – Consideration of a variance to allow a 50-foot tall building which exceeds the maximum 40-foot building height allowed in the RT-residential transitional zoning district

Applicant: Valley View Hospital
Owner: Valley View Hospital
Location: 1906 Blake Avenue
Zone: RT – Residential Transitional

Hannah Klausman presented the staff report.

- Replace aging/failing facilities
- Building grade drops 31 feet from east to west
- Looked at other options for utility and mechanical
- Add another floor and metal screening for the mechanical equipment
- View shed study
- Seven criteria apply
- Staff believes all criteria are met

Action by the Commission: Approval, denial, or continue hearing for further information.

Commissioner Wussow remembered an action requiring a parking plan being provide for any future project. The answer was that it would be required the next time parking came up.

Applicant presentation:

Robert Smith, from Valley View Hospital, stated the last expansion was in 2002. Other options were looked at and this was the best option. This was state of the art when it was built but has aged and equipment is failing. This proposal addresses emergency generators, chillers and heat, main electrical, and natural gas.

- To expand, the hospital would have to be disconnected during construction phase.
- Additional square footage would allow them to bring in new equipment and take out old equipment after new equipment tested and deemed reliable.
- Two steam boilers are serving currently
- Additional boilers are necessary to meet the needs of the hospital.

- Seismic standards must be met by all hospitals.
- Current cooling towers are ugly and noisy.
- They will be turned to reduce noise to Sunnyside.
- Noise level in general will be reduced.
- A third generator will be added.
- Temporary chiller is in use currently.
- Planning for the future.
- Can serve additional hospital space if expansion occurs.
- Current equipment is at the end of its useful life of 20 years.
- Providing redundancy with new equipment.

Commissioner Shaver asked about another way to provide seismic stabilization. He also inquired whether this building can be expanded further or must they move everything for future expansion.

Mr. Smith replied that there is also an option of providing smaller equipment to serve only the new spaces when added.

Questions asked about the noise of construction were addressed by Matt Hogeboom, Edwards, CO.

9:16 p.m. hearing opened for public comment.

Peter Chouvanec, 2018 Palmer Ave., 22 years as a neighbor. Main concern is sound. The sound screen will be to our benefit.

Tiffany Burton, 2015 Blake Apt. 25. Directly across from public health building. Concerned about traffic, parking and noise. There is constant loud noise. More construction and rerouting traffic in the neighborhood. Asking for as little impact as possible.

Chair Schachter asked about a baseline for decibels.
Reply: screening system like a baffle system.

Mr. Smith staging screening system off-site. Public parking cannot be impacted by the contractors.

Commissioner Shaver suggested the manufacturer of the sound screening system could provide information on what it can be expected to do.

MOTION: Commissioner Grosscup moved, seconded by Commissioner Shaver, to approve the variance to allow for cooling tower height, based on the findings on page 5 of the staff report and the representations of the applicant during the hearing. Motion carried unanimously.

7. General Discussion. Review Commission Priorities-preparation for Council/Board & Commission meeting.

Chairman Schachter emphasized that he needs instructions from the Commission about its priorities in for presentation to the Council at the workshop. Council only asked for two from each body. Let's keep it to what we deal with. There is a link to a memo in the agenda item. There are six items in the memo.

Hannah Klausman was the staff person present for this item. She spoke about people she knows who are living in vans and hiding in the city to do this.

Commissioner Grosscup would like to put forward 4, housing and 5, streets.

Chair Schachter likes 4 and 6, Airport and South Bridge.

Jenn Ooton had input regarding the choices of the Housing Commission regarding their priorities. You should be looking at the high level when making choices. She noted that each body would have up to ten minutes to present their priorities.

Commissioner Shaver put forth that the City has spread itself too thin to address all priorities. The Commission is providing its opinion to Council.

- Concern was expressed for all the unfinished projects.
- The City needs to finish some of these rather than add new things to the list of priorities.
- Creation of housing and Airport and South Bridge could fall under that.

Ms. Ooton said the P&Z had a broader area of responsibilities than other commissions. The other commissions are very specific in their area of interest. The P&Z does not have to be constrained as the others are. She thought they should add finish projects already started to the list.

The discussion determined the two priorities of the P&Z as:

1. Creation of diverse and inclusionary housing
2. Continue with the Airport Scenario Plan and South Bridge project.

8. Commissioner Comments

Commissioner Wussow believed that meeting the seven criteria for a variance was a blessing and a curse. Doesn't allow flexibility.

- Commission discussed the proposal that would result in 10 bedrooms.
- Doubling a duplex was just too much.
- Modern architecture fitting in the neighborhood
- Too bad the project couldn't fit all seven criteria

9. Director Comments

City Council is interviewing consultants for the Confluence master developer finalists. No announcement yet. City Council has full agenda including the ANB property.

10. Adjournment 10:00 p.m.