



MINUTES  
CITY OF GLENWOOD SPRINGS  
REGULAR CITY COUNCIL MEETING  
JANUARY 18, 2018  
101 W. 8<sup>TH</sup> STREET  
6:00 P.M.

11 Roll Call

Mayor Mike Gamba called the meeting to order at 6:02 p.m. Present at roll call: Shelley Kaup, Rick Voorhees, Steve Davis, Jonathan Godes, and Kathryn Trauger. Absent: Todd Leahy.

Also present were Debra Figueroa, City Manager; Karl Hanlon and Jon Hoistad, City Attorneys; Jennifer Ooton, Assistant City Manager; Catherine Mythen Fletcher, City Clerk; Gary Tillotson, Fire Chief; Terry Wilson, Police Chief; Terri Partch, City Engineer; Gretchen Ricehill, Assistant Economic and Community Development Director; Eric Arnette, Director of Information Systems; Steve Boyd, Finance Director; Brian Smith, Director of Parks and Recreation; Trent Hyatt and Hannah Klausman, Planners II; Jim Uvodich, Planner I; Matthew Langhorst and Jessica Bowser, Assistant City Engineers.

12 Pledge of Allegiance

Mayor Gamba led in the Pledge of Allegiance.

13 Citizens Appearing Before Council. (For items NOT on Agenda - comments limited to 3 minutes)

Damon Arredondo, resident, voiced his concerns regarding the impacts vacation rentals can have on affordable housing, which then affects the retention of employees for businesses. He suggested an open forum to discuss the matter with Council.

Diane Reynolds, co-founder of Imagine Glenwood, stated many lessons regarding traffic were learned during the Grand Avenue Bridge detour. She requested that the gate on Blake Avenue in the vicinity of 27<sup>th</sup> Street be retained as Council considered the Glenwood Multi-family development later on the agenda.

14 Work Session: Town of New Castle

Mayor Gamba adjourned the meeting for a work session with the City Council members from the Town of New Castle at 6:07 p.m.

The meeting was reconvened at 7:08 p.m.

15 Agenda Changes

Mayor Gamba stated Item 17B on the Consent Agenda would be considered separately.

16 Council Comments

Councilor Trauger invited the community to attend the Burgers for Badges event that would be held at the Community Center on January 19 from 11:00 a.m. to 1:00 p.m. to recognize regional first responders.

Councilor Kaup requested that City staff consider landscape maintenance at the site of the former 7-11 store at 11<sup>th</sup> Street and Grand Avenue, as there have been complaints. She also indicated that the Lunafest event would be held on January 20 at the Hotel Colorado to benefit Advocate Safehouse. The event would feature films by and about women.

Councilor Godes extended his appreciation to City staff, the Roaring Fork School District, and Black Hills Energy for the quick response to address a gas leak in the Park West neighborhood.

Mayor Gamba noted the recent passing of Dr. Fahey Law and Don Vanderhoof, both of whom had served on City Council and Mr. Vanderhoof had also served as Mayor.

Councilor Trauger extended her condolences to the family of Al Maggard, who also recently passed away. He had been a local journalist and active community member.

**17**     Consent Agenda:

- A. Receipt of Minutes of the January 4, 2018 Regular Meeting
- B. Award of Phase 2, Broadband Planning RFP
- C. 2018 Garfield County Senior Programs Memorandum of Understanding
- D. FY2018 Ride Glenwood Springs/Traveler Complementary Paratransit Contract Renewal
- E. Ordinance No 1, Series of 2018; An Ordinance of the City of Glenwood Springs, Colorado, Amending Section 070.130.110 of the Glenwood Springs Municipal Code to Expand the Impact and Improvement Fees Available to be Waived (SECOND READING)
- F. Ordinance No 2, Series of 2018; An Ordinance of the City of Glenwood Springs Colorado, Amending Section 020.020.030 of the Glenwood Municipal Code Pertaining to the Powers and Duties of the Glenwood Springs Arts and Culture Board (SECOND READING)

***Councilor Trauger moved, seconded by Councilor Voorhees, to approve the consent agenda excluding Item 17B.***

***The Motion passed unanimously (Leahy absent).***

**17B**     Award of Phase 2, Broadband Planning RFP

Eric Arnette, Director of Information Services, briefed the Council on the Broadband Request for Proposal (RFP) from 2017 which was two phases. He noted the following:

- Phase 1 was a feasibility study to determine impacts with providing Broadband to residences.
- Following Phase 1, City Council directed staff to proceed with Phase 2. The deliverables for Phase 2 are outside plant design, engineering standards, sample RFP documents, marketing strategy, business planning and software licensing.

Mayor Gamba opened the item for public comment. No comments were noted.

***Councilor Kaup moved, seconded by Councilor Davis, to approve the Award of Phase 2, Broadband Planning RFP.***

***The Motion passed unanimously (Leahy absent).***

**18 South Canyon Proposal**

Brian Smith, Director of Parks and Recreation, provided an overview to the Council of current uses in South Canyon and stated the Parks and Recreation Commission were reviewing potential activities and improvements to the ecosystem by evaluating historical sites, trails, wildlife protection, maintenance, formalized trail systems, improvement to the gun and archery ranges, development of camp sites and a management plan for the hot springs. The Commission supported the development of the hot springs if the City could partner with a private developer to assume the financial burden of construction and management of the hot springs. He stated Steve Beckley was present with Ron Liston to provide a proposal they had been working on.

Steve Beckley, local business owner, and Ron Liston, Land Design Partnership, presented a concept plan that outlined potential uses in the South Canyon area which included the following:

- RV Park & Hot Springs – Lower Site
- RV Park – Upper Site
- Tent Sites
- Mountain Bike Trails
- Interpretive / Educational Walking Trails
- Gun Club
- Archery Park
- Picnic Areas
- Disc Golf Course

Mr. Beckley requested a lease option for initial development to determine the viability of the project with the potential for an additional 20 year lease. He further requested that Council authorize additional research for a potable water source.

Council briefly commented on the proposed exploratory work, the number of proposed RV spaces and camp sites, landscaping, public input on the proposal, and interface of development with wildlife in South Canyon.

Council directed staff to return with a formal agreement for future consideration.

**19 Planning Item Conceptual Review:**

- A. #01-18 - Conceptual Review – Major Development – Special Use Permit Amendment – Construction of a new 6,000 square foot building at the Tram base and replacement of the existing 18-fixed tram passenger cabins with 44-detachable cabins.  
Applicant: Glenwood Tramway, LLC  
Location: 51000 Two Rivers Plaza Drive  
Zone District: C/1 Limited Commercial

Steve Beckley, owner of the Glenwood Tramway, and Ron Liston, Land Design Partnership, provided an overview to the Council of the Special Use Permit amendment request as follows:

- The application would permit the addition of a fixed cabin system to the Glenwood Tramway to reduce wait lines that occurred during peak periods and times of higher winds.
- The ticket building at the base would be increased in size to 3,000 sq. ft. on each level and would be located within the same area as the existing building.

- Towers for the tramway would remain the same. New cable and additional passenger cabins would be added.
- There would be no impact on traffic, parking, or pedestrian circulation.
- Work would require shut down of the tram between November and March 2018.
- An application for an amendment for the upper portion of the Glenwood Caverns site would be submitted to Garfield County.

The Council offered comments as follows:

- Proposed building design and materials appear to mesh with other structures for the Glenwood Tramway and Glenwood Adventure Park.
- Consider coordination with City staff on transit operations.
- Increase in capacity to grow business seems appropriate.

20 Former Library Building

The item was removed from the agenda.

21 8<sup>th</sup> Street Intergovernmental Agreement

Karl Hanlon, City Attorney, commented that 8<sup>th</sup> Street had been extended during the Grand Avenue Bridge detour via a Temporary Easement Agreement with CDOT and that in order to make the connection permanent, there were obligations that CDOT had which the City had addressed with Butler Rents and RFTA, as well as some matters with the Union Pacific Railroad. The agreement clarifies the obligations the City would be responsible for and was necessary for CDOT to close out their project.

***Councilor Trauger moved, seconded by Councilor Kaup, to authorize the Mayor to sign the IGA between CDOT and the City of Glenwood Springs related to the 8<sup>th</sup> Street Permanent Connection.***

***The Motion passed unanimously by those present (Leahy absent).***

22 Planning Items:

A. #38-17 – Amendment to Zone Regulations to allow backyard chickens

Applicant: Jennifer Schryer

Zone: R/1 PUD (Planned Unit Development)

Jim Uvodich, Planner I, stated the amendment to the zoning was prompted by the applicant’s desire to harbor chickens at her home. The area affected by the zone amendment was Tract F, Sopris Station, which was within the Glenwood Park Planned Unit Development (PUD).

Mayor Gamba invited the applicant to address Council.

Ms. Jennifer Schryer, 1100 Mount Sopris Drive, said when her family purchased their home in Glenwood they were not clear that the PUD (Planned Unit Development) regulations prohibited chickens. They chose to pursue the zone amendment process with the Planning and Zoning Commission.

Mayor Gamba opened the item for public comment on the application. No one appeared to comment on the application.

***Councilor Godes moved, seconded by Councilor Trauger, to approve Planning Item 38-17, Amendment to Zone Regulations to allow backyard chickens in Tract F of Glenwood Park, known as Sopris Station, with the findings on page 5 of the staff report.***

The City Council directed staff to research ways that might allow the use in other PUD's.

***The Motion passed unanimously (Leahy absent).***

B. #37-17 Special Use Permit for a Retail Marijuana Establishment  
Applicant: Speidell Real Estate Group, LLC (dba The Green Solution)  
Owner: Vicos II, LLC  
Location: 51701 Highway 6 and 24  
Zone: C/1 Limited Commercial

Trent Hyatt, Planner II, summarized the Special Use Permit application noting the following:

- Location of the site and surrounding uses.
- Proposed changes to the structure, i.e. south and west facades of the building, new siding, entrance on the west side, changes in roof lines and building heights.
- Underlying zoning.
- Recent revision to the site plan to use the existing access into the site rather than relocated access further to the west.
- Municipal Code criteria for special use permits and specific criteria for marijuana uses.
- Store would sell prepackaged items.
- Storage proposed is 176 sq. ft.
- Hours would be limited per Code.
- Compliance with sign regulations.
- Reviewing agency comments and CDOT access permit requirement.
- Applicant provided a petition with signatures from 110 residents.
- Planning and Zoning Commission recommended approval with points of discussion being the new access, conversion of the existing access and additional landscaping and street trees.

Mayor Gamba invited the applicant to address the Council.

Eric Speidell and Kyle Speidell, Co Chief Executive Officers for Green Natural Solutions, introduced Todd Mitchem from their government relations team and their legal counsel, Matthew Leeth.

The applicants provided the following information to Council on the application:

- Their business is family owned and operated with over 650 employees, 14 locations state-wide, 4 separate cultivation facilities (3 indoor and 1 outdoor in Trinidad).
- They started their application process with a town hall meeting on November 1.
- Their store managers canvass the neighborhood so neighbors and surrounding businesses know the manager.
- The business will add 30 jobs to Glenwood Springs.
- The site lends itself to upgrades.
- Parking along the frontage will be removed to improve safety; and, landscape medians, street trees and speed bumps will be added.
- New building access would be added on the west side with new building materials that are cement fiber along with trellises to add foliage.

- Security and crime prevention are a high priority and the business will have a 24 hour access line to their corporate office for assistance.

Mayor Gamba opened the item for comments from the general public. No comment were noted.

***Councilor Trauger moved, seconded by Councilor Kaup, in Planning Item 37-17, Special Use Permit for a Retail Marijuana Establishment, to affirm the decision of the Planning and Zoning Commission with the finding that the proposed Special Review Use complies with the City Code, Goals and Policies and with the findings and conditions as noted on pages 3 and 4 of the staff report.***

***The Motion passed unanimously (Leahy absent).***

Mayor Gamba called for a brief recess at 9:13 p.m. The meeting was called back to order at 9:19 p.m.

C. #08-17 Major Development Permit for 79 Units in 10 Buildings with Design Variances  
Applicant: Glenwood Multi-family LLC  
Owners: Glenwood Multi-Family LLC  
Location: Address TBD, Oakhurst Subdivision

Hannah Klausman, Planner II, provided a summary of the application noting the following:

- The location of the site and zone designation of R/4 Residential Transitional, as well as the surrounding land uses and zoning.
- The project is 79 apartments in 10 buildings; 77, two-bedroom units; and 2, one bedroom units with tuck under parking in 9 of the buildings. Units range from 500-1,000 sq. ft. in size. There are 6 surface parking lots, 2 play areas, a manager's office and a community room.
- The buildings would be a combination of stucco and stone veneer with decorative wood outlooks, double entries on all the buildings and balcony amenities.
- The buildings are stepped back with the grade to fit into the hillside and the Palmer Avenue extension that will connect from 26<sup>th</sup> Street to Blake Avenue.
- Parking spaces are proposed at 174 spaces, a ratio of 2.2 spaces per unit. Parking complies with the Code due as there is an allowed reduction of 20% due to proximity to the 27<sup>th</sup> Street transit station. They exceed the required parking by 21 spaces. There are 67 garage spaces.
- The landscape plan was revised to add landscaping per public comment and recommendations from the staff and the Planning and Zoning Commission. An additional play area was also added.
- Sidewalks extend along Blake Avenue and some of Palmer.
- Traffic and circulation were a focus of discussion at the Planning and Zoning Commission meeting.

Ms. Klausman reviewed traffic numbers, possible changes in traffic circulation, opening of the Blake gate, street improvement recommendations, geologic hazards mitigation methods, and an existing driveway encroachment with a recommendation for an added condition to address the encroachment.

Terri Partch, City Engineer, provided an overview of the traffic study numbers and noted options which were being considered to improve traffic flow in the area, which could include Blake Avenue being changed to a one-way street, improvements on Palmer Avenue, the opening of the gate on Blake Avenue, and upgrades to 26<sup>th</sup> Street.

Matt Langhorst, Assistant City Engineer, provided an overview of existing geologic hazards conditions and the mitigation method proposed by the applicant which included berms and a debris flow mitigation fence, which appeared to be reasonable options.

Mayor Gamba noted the Council could not extend the meeting past 11:00 p.m. without a motion approved unanimously by the Council.

***Councilor Trauger moved, seconded by Councilor Kaup, to extend the meeting until 11:30 p.m.***

***The Motion passed unanimously (Leahy absent).***

Mayor Gamba requested that the applicant make his presentation.

Bobbi Ladd, RAL Architects, Edwards, Colorado, apprised the Council as follows in his presentation:

- The property was encumbered with a number of challenges such as debris flow hazards, poor soils, steep topography, right-of-way and utility issues, and blending in with an established neighborhood.
- The R/4 zone designation is defined as high density and the proposed development was 14.3 units per acre. The Oakhurst Townhomes were 18.6 units per acre.
- Site generated traffic is fairly minimal and lots of options for improved traffic circulation were discussed. They could bring the traffic engineer to the next meeting.
- Another issue that was raised by the neighbors was management of the development. Dave Foreza was the managing partner and was very hands on and involved.
- They support opening of the gate on Blake as it benefits their traffic flows, but they do not want to negatively impact the neighborhood.
- The design variances are predicated on site conditions, i.e. steepness, soils conditions, debris flows, established roads, etc.
- Exterior lighting will be dark sky compliant.
- Fence netting proposed for debris flow catches the entire basin and is the only option that really works. Currently there are no mitigation structures in the area, so what is being proposed will be an improvement.
- There are 21 excess parking spaces and they have had discussion with RFTA about sharing the spaces, but this is still in the discussion phase.

Mayor Gamba opened the item for public comment.

Marilyn Shettel, 2417 Palmer Avenue, referred to the City Council's mission statement. She commented that the development does not meet the mission statement and should be denied.

Dave Chiarello, 2417 Palmer Avenue, stated he agreed with the prior comments and further commented that the road conditions in the area are poor and sit on top of dirt so they do not hold up. Parking is also an issue. He feels changing Blake to one-way will impact the residents on Blake Avenue.

Ron Carr, 2103 Bennett Avenue, noted his agreement with the other speakers. He would like to see the project denied as he believes there are still a lot of questions about traffic. Reducing the size of the development would address a lot of issues.

Scott Kramer, 2501 Palmer Avenue, commented that the neighborhood does not want to see the increase in traffic and the opening of Palmer Avenue is a major sticking point. Opening the gate on

Blake Avenue and designating it as one-way will increase traffic on Palmer. The streets are substandard and lack curb, gutter, sidewalks and street lights. Approving the development without addressing traffic would not be appropriate.

Lois Wilmoth, 2413 Blake Avenue, indicated she was concerned with the effect of the development on her quality of life. Opening the gate on Blake would increase traffic dramatically. The gate should be moved just to the south of the entrance to the RFTA parking lot to allow commuters to either enter the lot and park, or to exit and proceed south to Walmart. She does not like the proposed one-way traffic flow on Blake Avenue as it would inconvenience the residents.

Elaine Speck, 2506 Palmer Avenue, stated her home was the last house on Palmer. She signed the petition to have a gate installed on Palmer to prevent increased traffic from coming north to Palmer. If the gate were approved, she would like the gate to be located south of her driveway so her home would not be isolated from the rest of the neighborhood and so deliveries would not be hampered. She commented that the traffic issues need to be resolved.

Dave Malehorn, 2407 Palmer Avenue, expressed concern about the safety and welfare of the neighborhood. The street conditions are poor. If the Blake Avenue gate is opened and Blake was to become one-way, the natural egress north is going to be on Palmer Avenue. Council owes it to citizens to come up with a traffic circulation plan before the development is approved. He stated he had a petition from the neighborhood requesting a gate on Palmer Avenue.

Ms. Charmaine Boudreaux, 2600 S. Oakhurst #5, stated there would be too many people without adequate infrastructure in place. The development was too big for the established neighborhood. She requested assurances that if the development were approved, flooding and mudslides would not be an issue for the townhomes. She would like to see a gate at 26<sup>th</sup> Street on Palmer and the Walmart gate moved to 27<sup>th</sup> Street on Blake Avenue. The stop light at 23<sup>rd</sup> Street should be modified so traffic could travel to and from the neighborhood safely. Police patrols should be stepped up with the increased population from the development.

***Councilor Trauger moved, seconded by Councilor Voorhees, to continue the application to the February 1, 2018 regular meeting.***

***The motion passed unanimously (Leahy absent).***

23 Report from City Administration

- A. City Manager:
- B. City Attorney:
- C. Correspondence: Incoming/Outgoing

24 Council Reports on Boards, Committee and Commission Meetings

25 Adjournment

The meeting was adjourned at 11:32 p.m.