



MINUTES
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
FEBRUARY 1, 2018
101 W. 8TH STREET
6:00 P.M.

10 Roll Call

Mayor Mike Gamba called the meeting to order at 6:00 p.m. Present at roll call: Rick Voorhees, Todd Leahy, Steve Davis, Jonathan Godes, and Kathryn Trauger. Absent: Shelley Kaup.

Also present were: Debra Figueroa, City Manager; Karl Hanlon and Jon Hoistad, City Attorneys; Jennifer Ooton, Assistant City Manager; Catherine Mythen Fletcher, City Clerk; Brian Smith, Parks and Recreation Director; Gary Tillotson, Fire Chief; Terry Wilson, Police Chief; Terri Partch, City Engineer; Gretchen Ricehill, Assistant Economic and Community Development Director; Hannah Klausman, Planner II; Matthew Langhorst and Jessica Bowser, Assistant City Engineers.

11 Pledge of Allegiance

Mayor Gamba led in the Pledge of Allegiance.

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

Mike Pritchard, Roaring Fork Bike Association, commented on the Grandstaff bicycle trail and referenced comments received from a user survey which indicated that overall people were happy with the trail. The Association was working on mapping and pressing forward with plans for a bridge in South Canyon.

13 Agenda Changes

No agenda changes were noted.

14 Council Comments

None noted.

15 Proclamation for Marianne Virgili

Mayor Gamba read the Proclamation recognizing Marianne Virgili's retirement from the Chamber Resort Association after 32 years of service. Marianne Virgili accepted the Proclamation and thanked the Council.

16 Consent Agenda:

- A. Receipt of Minutes of the January 18, 2018 Regular Meeting
- B. Resolution 2018-3; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Authorizing and Supporting the Application for Designation as a Bicycle Friendly Community by the League of American Bicyclists
- C. Amendment to Two Rivers Park Contract to Include Veltus Park Design
- D. Award of Bid BD 2017-066, South Canyon Trail Phase I

- E. Award of MAPO Cooperative Bid for a Compact Excavator for the Wastewater Treatment Department
- F. Resolution 2018-4; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Adopting Updates to Title VI and Limited English Proficiency Plans for Ride Glenwood

Councilor Trauger moved, seconded by Councilor Godes, to approve the consent agenda.

The Motion passed unanimously by those present (Kaup absent).

17 Planning Item Continued:

- A. #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

Councilor Leahy recused himself on the item due to his absence at the prior hearing on the application.

Mayor Gamba opened the hearing for public comments from those that had registered to speak at the last council meeting on January 18, 2018.

The following citizens commented against the project

- Justyna Lukaszcyk
- Jim Otto
- Lisa Manzano
- Lori Nelson
- George Dana
- Bill Lee
- David Sorenson
- Trish Kramer
- David Cox
-

The citizen concerns noted were as follows:

- density in Oakhurst Townhomes
- opening of the Blake gate
- traffic on Blake, Palmer and 26th Street
- Proposed one way on Blake Ave.
- Debris flow hazards
- Need for an onsite manager
- Parking
- Excavation and resultant truck traffic from the site

Mayor Gamba asked the applicant to make any presentation he had based on questions Council raised at the last meeting.

Bobby Ladd, RAL Architects, addressed questions raised in the public comment:

- Property was zoned R/4 in 1988.
- The goal for rents was to come in at \$1500-\$1600 dependent on finalization of numbers.

- Zoning allowed 240,000 sq. ft. of building and they were proposing 25% of that, 64,000 sq. ft.
- Density was less than the Oakhurst Townhomes.
- There wasn't a retaining wall but there would be a debris flow fence which would preserve the mountain feel and openness better than a retaining wall.

Mr. Ladd introduced Gary Schroeder with McDowell Engineering, LLC. Mr. Schroeder provided an overview of the Traffic Impact Study for the development highlighting the following:

- Background traffic data for both local and regional traffic.
- Traffic from the development.
- The combined traffic numbers which were used for analysis and recommendations.
- Development traffic on its own would not decrease the levels of service at intersections, the degradation on the roads and level of service were from background traffic.
- The standard that most towns support for a reduction in parking is 5-10% when within walking distance of a transit option.
- Several traffic scenarios were provided in addition to the regular scenarios which included traffic with the gate both open and closed and also if Blake Avenue were to become one-way southbound.

Mr. Ladd noted the traffic numbers indicate that the opening of the gate is a significant traffic generator through the neighborhood. If the development were approved, they would need to obtain an Access Permit from CDOT. The permit would be different if the gate was opened due to additional traffic onto 27th Street. The applicant did not think they should have to bear the burden for all the traffic coming through the gate. They had also been asked by staff to improve 26th Street.

Mayor Gamba opened the hearing for public comment from those that had not previously addressed the Council on the application.

The following citizens commented against the project:

- Alice Hafner
- Frank Martin
- Dan Long
- Scott Kramer
- Elaine Speck
- Alison Brett
- David Cox
- Trish Kramer

Comments made were related to

- Parking
- Cul de Sac
- Lack of sidewalks
- Construction truck traffic

Mayor Gamba asked if there was anyone else that wished to comment. There was no additional public comment.

Mayor Gamba asked if the applicant wished to respond to public comment.

Mr. Ladd noted the following in his response:

- The developer did not have an issue with having an on-site manager residing in the development.
- There had been consideration for using the gate as construction access to have the trucks go out through the gate, down 29th and out to SH 82.

Mr. Hanlon suggested that if the Blake gate was to be open, the Council could add a condition to state that the City and developer would work to equitably share costs associated with increased traffic volumes relative to the CDOT access permit. He further noted the applicant had indicated there were a couple of conditions they did not want included.

Mr. Ladd indicated they objected to condition 2.g.ii, additional asphalt replacement on 26th Street between Palmer and Blake and also the condition regarding Blake as one way, condition 2.g.iv.

Mayor Gamba closed the public hearing and called for a brief recess at 8:23 p.m.

Mayor Gamba reconvened the meeting at 8:39 p.m. and opened the item for Council discussion and or a motion.

Councilor Trauger moved, seconded by Councilor Godes, in Planning Item 08-17, Action Item 1, a Design Variance from the parking code, 070.050.060(b)(4) that restricts surface parking to not more than 60 spaces outside of a multi-family building footprint of impervious material, to affirm the recommendation of the Planning and Zoning Commission and approve the design variance with the findings listed on page 4 of the staff report.

The Motion passed unanimously by those present (Leahy recused, Kaup absent).

Councilor Trauger moved, seconded by Councilor Godes, in Planning Item 08-17, Action Item 2, a Design Variance from 070.160.90(a)(4)(b)(2) requiring that buildings with multiple street frontages provide entrances on each frontage, to affirm the recommendation of the Planning and Zoning Commission and approve the design variance with the findings listed on page 5 of the staff report.

The Motion passed unanimously by those present (Leahy recused, Kaup absent).

Councilor Trauger moved, seconded by Councilor Godes, in Planning Item 08-17, Action Item 3, a Design Variance from 070.160.90(b)(2)(5) requiring that development parcels larger than six (6) acres shall incorporate a minimum of three (3) housing types, to affirm the recommendation of the Planning and Zoning Commission and approve the design variance with the findings listed on page 6 of the staff report.

The Motion passed unanimously by those present (Leahy recused, Kaup absent).

Councilor Trauger moved, seconded by Councilor Godes, in Planning Item 08-17, Action Item 4, a Design Variance from 070.030.080(a) requiring sidewalks with adjoining planting strips on property that abuts a public right of way, to affirm the recommendation of the Planning and Zoning Commission and approve the design variance with the findings listed on page 6 of the staff report.

The Motion passed unanimously by those present (Leahy recused, Kaup absent).

Councilor Trauger moved, seconded by Councilor Godes, in Planning Item 08-17, Action Item 5, a Design Variance from 070.050.100(8) requiring that the grade of access ways shall not exceed four percent (4%) within one hundred (100) feet of the intersection with a public right-of-way, to affirm the recommendation of the Planning and Zoning Commission and approve the design variance with the findings listed on page 7 of the staff report.

The Motion passed unanimously by those present (Leahy recused, Kaup absent).

Councilor Trauger moved, seconded by Councilor Godes, in Planning Item 08-17, Action Item 6, Major Development Permit for the construction of 79 units in 10 buildings on a property located in the R/4 Residential Transitional zone, to affirm the decision of the Planning and Zoning Commission, with the findings listed on page 7 and the conditions listed on page 8 of the staff report, except that recommended conditions 2g.ii. and 2g.iv. be removed; and condition 2.j. shall be amended to state, "Provide evidence of CDOT Access Permit as required after traffic study revisions. If as a condition of approval, Council requires the Blake gate to be opened, the City would work with the developer on an equitable apportionment of costs if improvements were needed at Highway 82 intersections;" and, with a new condition 6, to state "During construction of the project, all construction traffic will use 29th Street to access the project site to minimize impacts on the neighborhood during construction."

Mr. Hanlon stated the motion could also be amended to make Blake one-way between 24th and 26th Street if Council preferred. The condition pertaining to construction traffic would require the gate to be moved far enough down to access the property from 29th Street.

The Motion passed unanimously by those present (Leahy recused, Kaup absent.)

Councilor Godes moved, seconded by Councilor Trauger, that the Blake gate be opened following completion of construction but that it shall be closed to everything but construction traffic through the duration of construction of the project and that Blake between 24th and 26th Street will be changed to one-way between 24th and 26th Street southbound.

AYES: Gamba, Trauger, Voorhees

NAYS: Davis

(Councilor Leahy recused and Councilor Kaup absent).

The Motion passed.

18 Ordinance No 4, Series of 2018; An Ordinance of the City of Glenwood Springs, Colorado, Adding Backyard Chickens as a Permitted Use in the Sopris Station Subdivision, Formerly Tract F in the Glenwood Park Planned Unit Development (FIRST READING)

Gretchen Ricehill, Assistant Community Development Director, stated the Ordinance formerly added backyard chickens as an allowed use per Council approval at the last meeting.

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

Councilor Godes moved, seconded by Councilor Voorhees, to approve Ordinance No 4, Series of 2018; An Ordinance of the City of Glenwood Springs, Colorado, Adding Backyard Chickens as a Permitted Use in the Sopris Station Subdivision, Formerly Tract F in the Glenwood Park Planned Unit Development.

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

19 Former Library Building Offer

Mr. Hanlon informed the Council that the Youth Zone had submitted an offer of \$900,000 for the former library building. The contract had a 30 day close with an inspection contingency but without any financing contingency.

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

Councilor Godes moved, seconded by Councilor Trauger, to accept the offer from Youth Zone to purchase the old library building for \$900,000 to close on February 23, 2018 with the contingency that their current lease with the School District be changed to month to month upon completion of the land swap with the School District and that Youth Zone be out of their current facility no later than six months from today.

AYES: Godes, Trauger, and Gamba

NAYS: Voorhees and Davis

The Motion passed (Kaup and Leahy absent).

20 Annual Appointments to Planning and Zoning Commission

Mayor Gamba stated the Council had met with the seven applicants who had applied for appointment to the Commission earlier in the day.

The Council registered their votes on paper ballots and Catherine Mythen Fletcher, City Clerk, read the votes into the record.

Ms. Figueroa stated Kathryn Grosscup, Michael Dunn and Colin Wilhelm had received the highest number of votes.

Councilor Voorhees moved, seconded by Councilor Trauger, to appoint Kathryn Grosscup, Michael Dunn and Colin Wilhelm to the Planning and Zoning Commission.

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

21 Report from City Administration:

A. City Manager

➤ GCFMLD Grant

Mr. Figueroa stated FMLD applications were due at the end of the month and staff suggested that the City partner with the School District and apply for funds to improve School Street. She also stated that for the mini grant the City would like to partner with the Historical Society.

➤ MOC Tour

Ms. Figueroa asked if Council members wished to tour the MOC building individually or as a group. Council indicated their preference to tour as a group.

➤ Building Board of Appeals

Ms. Figueroa indicated that staff wished to add one position to the Building Board of Appeals as there had been questions about fire code regulations.

Council indicated they were in agreement.

B. City Attorney

Mr. Hanlon stated he had nothing to report to Council.

C. Correspondence: Incoming/Outgoing

Councilor Trauger submitted her letter of resignation from her At-Large seat on the City Council. She commented on the commitment that council members make to the community and stated she had enjoyed her relationship with many groups in Glenwood Springs.

The Council members expressed their appreciation to Councilor Trauger for her dedication and service to the citizens of Glenwood Springs.

Mr. Hanlon advised the Council that the City Charter required an appointment to the vacated At-Large seat within 30 days, i.e. March 3, 2018.

23 Adjournment

There being no further business, the meeting was adjourned at 10:10 p.m.