



**MANITOU SPRINGS
HOUSING ADVISORY BOARD**
Special Meeting Minutes
Remote Meeting via Zoom
March 25, 2026



A. CALL TO ORDER

Chair Gerbig called the Housing Advisory Board (HAB) meeting to order at 5:32 PM.

BOARD MEMBERS PRESENT FOR ROLL CALL:

Chair Alison Gerbig
Board Member Anna Rebecca Allen
Board Member T. Glenn Bosley-Mitchell
Board Member Crystal Karr
Board Member Ruth Markwardt
Board Member Amy Mogck

BOARD MEMBERS ABSENT FOR ROLL CALL:

Vice Chair Alea German (Excused)
Alternate Board Member Michael Quintana

STAFF PRESENT:

Planner II Zachary Davison

B. ANNOUNCEMENTS

1. News Article to Share

- a. Boulder to End Parking Mandates for New Developments Citywide in Major Shift

Chair Gerbig shared a news article about zoning and parking mandates within the City of Boulder to align with the plan for Manitou's more pedestrian focused planning and zoning.

Board Member Mogck discussed a video describing the heat generated from a parking structure and stated that this letter might be too much information at this point for the Council.

Chair Gerbig stated that the article should give HAB members a general idea of parking mandates and how they are working in other municipalities.

C. NEW BUSINESS

1. City Planning Commissions and City Council Letter of Support – Density and Height

Chair Gerbig introduced a letter of support addressed to the City Planning Commission (CPC) and City Council regarding density and height requirements within the City of Manitou Springs that was drafted by Board Member Mogck.

Board Member Karr stated that she is in favor of the letter and appreciates the attachments that give context for commissioners and councilors.

Chair Gerbig noted that the letter is easy to read and understand.

Board Member Mogck emphasized the importance of the motion language in the letter. She also drafted a one-minute pitch for any HAB member that would like to attend the Council or CPC meetings. Mogck further stated that the only goal that is mentioned in Plan Manitou that hasn't been improved upon or accomplished in Manitou Springs is the housing portion of the plan.

Board Member Allen made a motion to approve the letter as written. Board Member Markwardt seconded the motion. The motion was carried unanimously (6-0).

D. ADJOURNMENT

Chair Gerbig adjourned the meeting at 5:56 PM.

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