



AGENDA
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
JULY 7, 2022
101 W. 8TH STREET
6:15 PM

The agenda is subject to *change, including the addition of items 24 hours in advance or the deletion of items at any time.*

The order and times of agenda items listed are approximate and intended as a guideline for the City Council.

ATTENTION: To ensure your written comments are included in the City Council packet, public comments must be received by 4 p.m. on the day before City Council meetings. Comments may be submitted to ryan.muse@cogs.us.

Written comments may be submitted after this deadline and will be shared via email to City Council but are not guaranteed to make it into the meeting packet. Submit comments at any time directly to City Council via email at citycouncil@cogs.us.

MORNING WORK SESSION

- | | | |
|------|---|------------------------|
| 8:30 | 1. Parks and Recreation Commission Joint Work Session | Information/Discussion |
| 9:15 | 2. North Landing | Information/Discussion |

WORK SESSION

- | | | |
|------|---|------------------------|
| 3:15 | 3. Housing Survey Results | Information/Discussion |
| 4:15 | 4. River Commission Joint Work Session | Information/Discussion |
| 4:55 | 5. Transportation Commission Joint Work Session | Information/Discussion |

REGULAR SESSION

- | | |
|------|--------------------------------------|
| 5:35 | 6. Call the Regular Session to Order |
| 5:36 | 7. Executive Session |

Executive Session pursuant to CRS 24-6-402(4)(b) for the purposes of a conference with the City Attorney to receive legal advice on specific legal issues involving threatened or pending litigation regarding the Glenwood Downtown Market.

- | | |
|------|--|
| 6:15 | 8. Exit Executive Session and Return to Open Session |
|------|--|

ZOOM INSTRUCTIONS

You are invited to a Zoom webinar.

When: Jul 7, 2022 06:15 PM Mountain Time (US and Canada)

Topic: 2022/07/07 Regular Council Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88015166921?pwd=NxJcag8MWysiTn2bMzI0bS1o5D8I5.1>

Passcode: 899107

Or One tap mobile: US: +13462487799,,88015166921# or +16699006833,,88015166921#

Or Telephone: Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 880 1516 6921

International numbers available: <https://us02web.zoom.us/j/kdrmnJUBaR>

REGULAR SESSION

- | | | |
|------|---|--------------------------|
| 6:15 | 9. Roll Call | |
| | 10. Pledge of Allegiance | |
| | 11. Agenda Changes & Conflicts | |
| 6:20 | 12. Citizens Appearing Before Council (for items not on the Agenda-comments limited to 3 minutes) | |
| 6:30 | 13. Proclamation Honoring City Manager Debra Figueroa | Presentation |
| 6:40 | 14. Consent Agenda | Discussion and/or Action |

- A. Landfill Fees for Sale of Unscreened Soil Materials, Resolution No. 2022-27
- B. June 16, 2022 Council Minutes
- C. Linden to Donegan Bike Multi-Use Path Rebuild - Multimodal Transportation and Mitigation Options Fund (MMOF) Potential for Construction Funding
- D. Intergovernmental Agreement for Automatic Aid for Emergency Services with Carbondale Rural Fire Protection District

ACTIONS AND/OR PRESENTATIONS

6:40	15. Planning item 12-22, Code Amendments to Title 070.040 as it Relates to Floodplain Regulations (To be continued)	Discussion and/or Action
6:45	16. Ordinance 2022-18; Code Amendments to Title 060 and 070 Related to Hotel Conversions	Discussion and/or Action
7:30	17. Build to Zero Homeless Update	Discussion and/or Action
7:45	18. Update on Middle Colorado Watershed	Discussion and/or Action
8:00	19. Local Road Safety Plan and Safe Streets and Roads for All Grant Program Opportunity	Discussion and/or Action
8:15	20. Ordinance 2022-17; Supplemental Appropriation	Discussion and/or Action
8:20	21. Council Comments	
8:30	22. Report from City Administration	
	A. City Manager	
	B. City Attorney	
	C. Correspondence Incoming/Outgoing	

23. Executive Session

An executive session pursuant to CRS24-6-402(4)(b) and (e) for the purposes of a conference with the City Attorney to receive legal advice on specific legal issues and to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators specifically related to Mind Spring Health and the County wide IGA for Detox services.

24. Adjournment



City Council
STAFF REPORT
City of Glenwood Springs
July 7, 2022

Agenda Item: Parks and Recreation Commission Joint Work Session

Action Requested: Parks and Recreation Commission Joint Work Session

Department: City Clerk

Presented By: Brian Smith

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: City Council requested yearly work sessions with the boards and commissions.

Issues: Discussion points on Recreation, Trails, and Open Space issues. Check in on Dog Leash Laws, Cemetery, Sopris View, Confluence Park, and Naming Rights of City Amenities.

Fiscal Impact: None

Legal Review: None

Staff Recommendation: N/A



City Council Staff Report

Date: 6.22.2022
To: City Council
From: Danielle Campbell, Economic Development Specialist
Subject: Consideration to Advance North Landing Vision and Funds for Construction Drawings

REQUEST	Consideration to advance North Landing Vision and work with DHM for construction drawings.
APPLICANT	City of Glenwood Springs
LOCATION	North Landing
ZONE	Not applicable

REQUIRED ACTION

Consideration to advance North Landing Vision and work with DHM for construction drawings.

Background

North Landing has been a discussion for years following the 6th Street 2016 Master Plan and has multiple concept iterations. However, the project has been put on a hold due to the pandemic and Grizzly Creek Fire. The Parks and Recreation Commission has re-identified North Landing as a priority this year, especially with the future redevelopment of 6th street. Understanding this cannot happen in a vacuum, the Downtown Development Authority (DDA), Parks and Recreation Commission, the Arts and Culture Board, and North Glenwood Community came to a consensus on a unified vision of North Landing.

Public Process

The process included at least two representatives from the Downtown Development Authority Board, Parks and Recreation Commission, Art and Culture Board, and North Glenwood Community. Representatives participated in two public meetings facilitated by City Staff to identify the elements and aesthetics of North Landing. Resulting in the consensus of a conceptual look book.

Once look book was developed, City Staff presented to the Downtown Development Authority Board, Parks and Recreation Commission, and Art and Culture Board for approval. Each board approved the look book. City Staff also had an open house for the North Glenwood Community an opportunity to address questions and give comment on the look book.

Public Comment

Letter of approval from DDA is attached. Parks and Recreation Commission approved the lookbook 4 to 1. Art and Culture Board approved the lookbook 6 to 0. Lookbook North Glenwood public comment cards were received and attached.

Additional Items to Address

During the process and look book approval two items were identified as a need for further study including vendors and placement of elements on North Landing.

Vendors:

During the public process, it was important to participants to have vendors at North Landing, where popup vendors, food trucks and events could be held. However, there is a split on whether to incorporate a permanent vendor structure. The concern of a permanent vendor is to have the structure dominate the site and the ability to keep the space active for most of the year. The positives heard of having a permanent vendor would be to create a destination, consistent activity when events are not occurring, encourage activity and spur private investment on 6th street.

To address permanent vendors staff recommends exploring the feasibility to staff a vendor space or opportunities to lease to a local business.

Location of Elements:

In addition to the look book, City Staff developed a conceptual bubble diagram that incorporated the elements of the look book on the site. The original diagram indicated a multipurpose space in the North portion of North Landing and seating area in the South. Parks and Recreation Commission and the Arts and Culture Board would desire to see performances in the South. However, the Downtown Development Authority favored multipurpose space in the North and seating in the south of the site.

To address concerns from Parks and Recreation Commission and Arts and Culture Board, Staff recommends exploring the feasibility of incorporating two multipurpose spaces on North landing in the South and the North during the production of construction drawings.

Action Item and Staff Recommendation

Consideration to advance North Landing Vision and work with DHM to not to exceed \$160,704 for construction drawings. Staff anticipate an ask for \$160,704 from the A&I funds that were set aside for 6th Street construction, and that the request will be on the July 21 Council agenda. DHM original cost estimate is \$133,920 as shown in proposal. Staff has increased this cost by 20% (\$26,784) for incidentals totaling to a not to exceed amount for \$160,704.

Staff recommends allocating funds to move forward with construction drawings with DHM as the consultant. DHM is a sub consultant of 6th Street improvements. Their existing work will be able provide a cohesive design and aesthetic alignment of North Landing to 6th Street. In addition, address the feasibility of permanent vendors and element locations during construction drawing phase.



LANDSCAPE ARCHITECTURE | LAND PLANNING | ECOLOGICAL PLANNING | URBAN DESIGN

June 27, 2022

Danielle Campbell
Economic Development Specialist
City of Glenwood Springs
Via email to: Danielle.campbell@cogs.us

RE: North Landing Park

Danielle -

Thank you for the opportunity to submit our proposal for design and technical document services for the community park improvements at the North Landing Park site. We are excited to be supporting the 6th Street streetscape design and this project dovetails well into that process.

From our phone conversation in early June, we understand that the scope of work will include advancing design and documentation for: multi-use stage, restroom building, seating, viewing terraces, natural shade, public art, and alternative(s) for a concessionaire-style vendor space. We also understand that studies have been completed as a part of the corridor master plan in 2017, with additional outreach and evaluation in early 2022 resulting in a refined articulation of the vision for program and materials. We recognize that additional design investigation of feasibility of the site design is likely given several technical realities of the site, including major underground infrastructure and the substantial grade change at the south end of the site. The design is to tie directly into the new 6th Street improvements along the north property boundary (R.O.W.), and engage the multi-use pedestrian path and pedestrian bridge landing to the east. Our proposal includes two options for advancing the building for the project: Option 1 includes a pre-designed restroom structure with limited customization: Option 2 includes a custom restroom and vendor space designed as a unique architectural element to enliven the park. Broadly, the park space should have its own character and identity, but be cohesive with the broader 6th Street improvements and should also reference the successful pedestrian and streetscape improvements at 7th Street.

Our team includes Boundaries Unlimited, who will be responsible for civil engineering and survey; and Keo Studioworks, who will oversee the architectural design and documentation for the building. The intent is to align, where possible, the advancement of design and documentation of this work with the 6th Street improvements; we have scoped the deliverables for the North Landing Park to be packaged as stand-alone documents formatted to be suitable for grant- or other partner-funded opportunities.

Our scope of work and fee summary is provided below; please do not hesitate to contact me with questions as you review our materials.

Regards,
Jason Jaynes
dhm design

Base Scope of Work (includes restroom Option 1)

Task 1: Project Initiation and Data Collection

Tasks include: overall project startup, scheduling, team management, site survey, utilities coordination and potholing (estimate for 1 day), and initial civil engineering evaluation. City to provide title commitment to team.

Task 1 fee: \$18,280

Task 2: 60% / FIR (approximate 6-week active duration)

Individual Task 2 efforts include: design kick-off meeting, one schematic alternative study (if necessary), 60% design package with conceptual site grading, illustrative site plan, restroom/vendor options, planting zone diagram, representative imagery of materials, preliminary site details, preliminary irrigation plans, preliminary civil plans and details, and coordination with factory built restroom structure (or conceptual design options for custom structure, with review meeting and refinement to schematic design). Summary of approximate quantities/draft EOPC, draft specifications manual (CDOT standard and general conditions to be based off of 6th street deliverables).

Meetings: 2 design presentations (may include city council, DDA, etc); 3 project team meetings (1 in person and 2 via web)

Task 2 fee: \$48,000

Task 3: Final Design 90% / Draft FOR (approximate 5 week active duration)

Task 3 efforts include: design revision per 60% review. 90% drawing package refining the 60% materials. Ongoing coordination with manufacturer for factory-built structure (or refinement of custom structure to final design, including structural engineering and MEP). Revised summary of quantities and EOPC, revised specifications manual (CDOT specials).

Meetings: 3 project team meetings (up to 2 in person).

Task 3 fee: \$19,280

Task 4: 100% CD / Bid Set (approximate 3 week active duration)

Task 4 efforts include: finalization and submittal of the 100% CD drawing and specification package to the City; revised summary of approximate quantities; EOPC.

Meetings: up to 2 project team meetings via web conference.

Task 4 fee: \$13,280

Task 5: Construction Period

Proposed construction period services include support for city staff during contractor selection (specifically bid review and pre-bid meeting; response to bidder questions), coordination with prefabrication company for structure (or on-site CA of building construction), RFI's, OAC meetings, field reporting, punch list, and close-out. The project team will leverage the CA fee value as an allowance, supporting city staff where needed and tracking the total fee value against construction progress.

Task 5 fee: \$20,060

DHM DESIGN

Total printing and mileage budget allowance: \$500.00

Option 2 (custom restroom / vendor space)

Option 2 includes the custom design, documentation, and detailing of a restroom and vending building. The fees noted below are in addition to the base fee outline above. Should the project proceed with a combination of Options 1 and 2 for individual phases of work, our team will add the Option 2 fee by phase until the preferred program, design, and implementation method is determined for the building. Note: implementation of the factory-built structure requires additional coordination, drawing review, and approval process during the CA phase. As such, the base Option 1 carries a higher CA allowance than Option 2, resulting in a cost reduction in Task 5.

Task 1: \$ 900

Task 2: \$4,340

Task 3: \$6,500

Task 4: \$3,600

Task 5: \$ (820)

Total additional cost, Option 2: \$14,520

Project Fee Summary, base scope:

Task 1, Project startup, survey:	\$ 18,280
Task 2, 60% CD / FIR:	\$ 48,000
Task 3, 90% CD:	\$ 19,280
Task 4, CD / FOR:	\$ 13,280
Task 5, CA:	\$ 20,060
<u>Reimbursables:</u>	<u>\$ 500</u>
Base Scope total:	\$119,400

Professional Fees: The billing for the work outlined herein will be done on a monthly basis for time and materials to the not to exceed fees as identified above. The top-set number as provided is sufficient for the tasks as we know them at this time. An itemized statement will be sent monthly, and payment is due within 45 days of receipt. In addition to the fee amounts, the following will be billed as reimbursable expenses at our direct costs: Xerox copies, computer plotting, deliveries, postage, and any consumable supplies required during construction administration (eg, plant flagging/staking materials). Mileage is reimbursed at the current federal rate.

Scope Coordination

Scope Assumptions: DHM has made a series of assumptions regarding our level of project participation, the requisite effort to provide high-quality design and technical documents, team member responsibility and overall division of scope, and internal team coordination. Should any of our assumptions be incorrect based on the needs of owners, we would be happy to revisit our scope and fees. Should additional products be required for any reason, DHM will provide these products hourly at our standard rates.

DHM DESIGN

Additional Services: Should additional services become necessary due to phasing and/or major design changes due to reasons beyond the control of this office, this work will be done on an hourly basis. If this work becomes significant we may, at your request, submit a proposal at that time which will identify the extent of any additional work prior to commencement of the work. We do not anticipate developing three dimensional modeling as a part of this scope of work. DHM has the capability to provide renderings or 3-D studies to more fully illustrate design intent and can provide these products for an additional fee.

Services Not Included: Permitting submittal management, public outreach process, illustrative perspective materials, geotechnical soils investigation, raw water irrigation/pumping systems, lighting design (beyond civil site layout and fixture selection coordination with city staff), structural design of pre-fabricated building.

Acceptance: This agreement may be terminated at any time by the Owner or DHM Design Corporation upon giving (7) days written notice. Work performed up to the date of termination shall be due and payable and shall be included in the final statement. This agreement, unless previously terminated by written notice, shall be terminated by the final payment for the finished work.

Thank you for considering DHM as a member of the project team. Please do not hesitate to call with any questions as you review this letter. We look forward to the opportunity to work with you on this project.

Respectfully,
DHM Design



Jason Jaynes, Principal

Acceptance and Authorization to proceed:

Signature

Printed Name

Date

2022

NORTH LANDING VISION

Process & Look Book

Engagement Summary

North Landing has been a discussion for years following the 6th Street Master Plan in 2016. The first public meeting of the North Landing occurred in March 2019. This charrette was an opportunity for attendees to provide feedback on North Landing conceptals and National Endowment Art (N.E.A.) commissioned art piece designed for the site. Following the charrette an art piece was designed and constructed. The art piece, *Tubing the Colorado*, will stay on North Landing following the revitalization of the site and 6th Street.



Tubing the Colorado art piece commissioned and designed for North landing. Art piece will continue to reside on North Landing following construction.

However, the vision of North Landing has been put on a hold due to the pandemic and Grizzly Creek Fire. The Parks and Recreation Commission has re-identified North Landing as a priority this year, especially with the future redevelopment of 6th street. Understanding this cannot happen in a vacuum, the Downtown Development Authority (DDA), Parks and Recreation Commission, the Arts and Culture Board, and North Glenwood Community came to a consensus on a unified vision of North Landing.

The consensus process included at least two representatives from Glenwood Springs Downtown Development Authority Board, Parks and Recreation Commission, Art and Culture Board, and North Glenwood Community. Representatives participated in two public meetings facilitated by City Staff to identify the elements and aesthetics of North Landing. Resulting in the consensus of a conceptual look book and site bubble diagram.

Process

Elements of North Landing | 1st Joint Public Meeting

The first joint public meeting occurred on March 21st, 2022, with 16 participants. During the first half of the meeting, participants broke up into small groups including 1 representative of each board, commission, and community. Small groups identified the top 4 elements needed for North Landing to be successful. All participants came to a consensus on 4 major categories including art, seating, native plants, and flexible amenities.

ART

- Public Art, Music, Performance, Low profile stage
- Rotating Art Areas, the design fits the community
- Design that fits the community: art and building materials

SEATING

- Family-friendly seating
- Intimate seating areas

NATIVE PLANTS

- Trees
- Hardscape & water-smart landscape blend with trees
- Nature/natural landscaping, employing soft transitions
- Mix of Landscaped/hardscape xeric, native trees
- Natural Aesthetic open space

FLEXIBLE AMENITIES

- Restrooms, seating, bike parking, trash (etc.)
- Multiuse Infrastructure with user-friendly adaptations: restrooms, stage, kiosk area for rotating vendors
- Programmable space for performers and vendors
- Versatile, flexible community hub (electric hookups)
- Functioning Public bathroom

Process

Elements of North Landing | 1st Joint Public Meeting

The second portion of the meeting attendees assessed from existing concepts which one aligns best with the values and elements we all want to see on North Landing. The winning conceptual image is below.



However, there are a few elements within this conceptual that did not align with participants including the following:

- Too much big open space, maybe more plaza space
- Needs for shade with a plaza space
- Soft transition space
- Avoid flat space and more utilization of native landscape
- Explore options for bathroom opportunities outside of North Landing on 6th street.

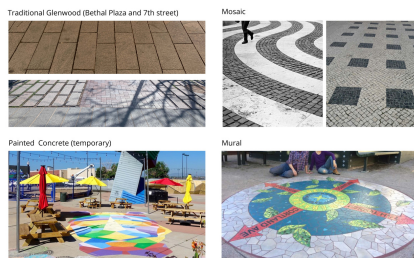
Process

Refining the Elements | 2nd Joint Public Meeting

The second joint public North Landing meeting occurred on May 9th, 2022 with 16 participants. The purpose of this meeting was to dive deeper into what was identified in March as important elements including art, seating, native plants, and multifunctional space. During the meeting, participants broke up into small groups including 1 representative of each board, commission, and community member. The result provided consensus on what participants wanted to see for the aesthetics including hardscape, seating, bathrooms, stage, greenspace, trees and plants, vendors, and types of shading. The images below are the original posters participants were able to choose from. The following pages showcases a look book of those chosen aesthetics.

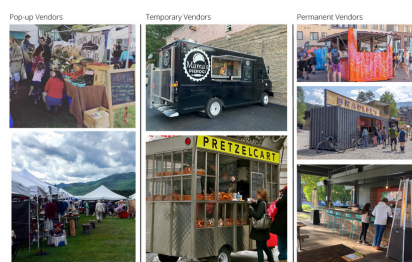
Art | Hardscape

Pick 1



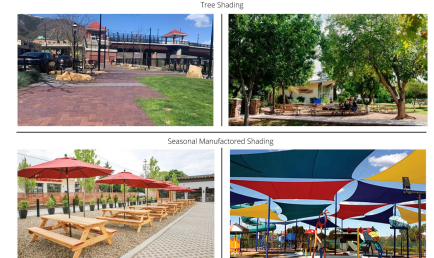
Multifunctional Space | Vendor

Pick 1



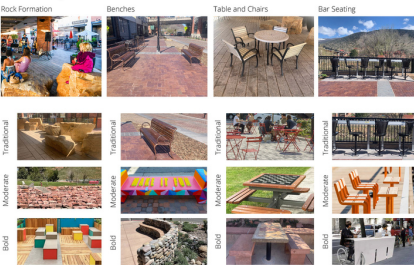
Shading

Pick 1



Seating

Pick 2



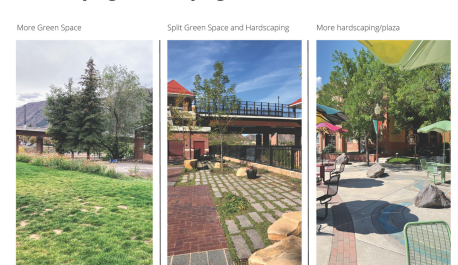
Multifunctional Space | Stage

Pick 1



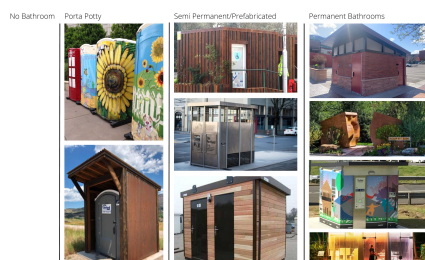
Landscaping/Hardscaping

Pick 1



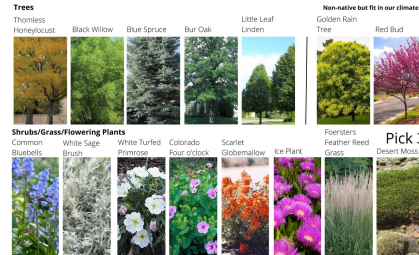
Bathrooms

Pick 1



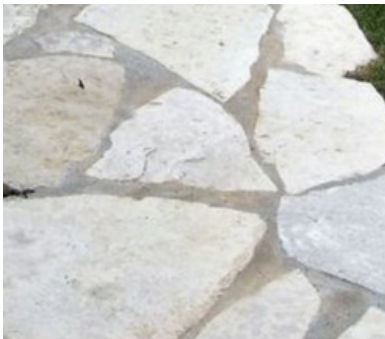
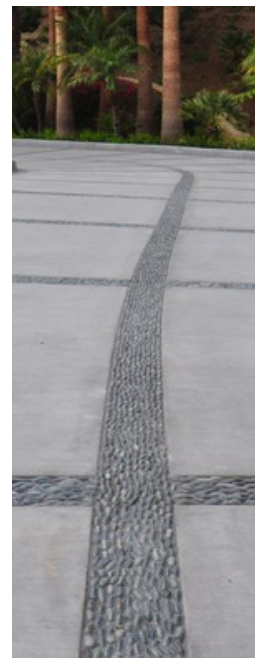
Native Plants

Pick 3



Look Book

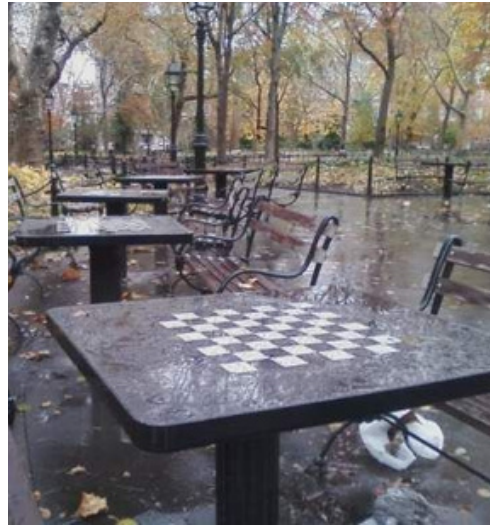
Hardscaping | Refining the Elements



North Landing community work session attendees want to make sure that the overall hardscape design is consistent with downtown and 7th street. This should not feel like an island, and it needs to blend seamlessly into 6th street improvements. However, North Landing is special and will be part of an arts district. Groups felt it would be nice to have some type of mosaic design incorporated. The mosaic design needs to match color/material to be a cohesive design. The priority will be cohesive design over bold artistic design. The hardscape should not be the primary standout feature of North Landing but a nice background.

Look Book

Seating | Refining the Elements



North Landing community work session attendees want to see some type of rock, bench, and table/chairs for seating.

- Benches: attendees leaned more towards a bold type of design.
 - Table and chairs: Attendees leaned more traditional. The major split between groups was if tables and chairs should be secured like 7th street or unsecured like under the bridge. There was interest in possibly having traditional seating incorporate some type of game on the table such as chess (Etc.)
 - Rocks: When it comes to rocks even if attendees did not choose rocks, they really wanted to see them there and keep them traditional.
-

Look Book

Multipurpose Space | Refining the Elements

An overall "value" that was communicated across all was that while we would like to see space for vendors and performances, no one feature should "dominate" the majority of the Landing. It is also critical that they do not appear to be vacant or unused a majority of the time, whether through actual activation of vendors/performers or by using the space differently (like putting tables and chairs on the performance space when not being used).

Vendor



Attendees were split on whether to incorporate a permanent structure for vendor space. Those who did not like the concept's main concern was the amount of space it could take up on the Landing and were concerned that it might remain vacant for much of the year. There was a similar concern with making space to accommodate food trucks on the Landing, and most groups loved the idea instead of bringing food trucks on 6th Street for regularly scheduled events. All groups were supportive of pop-up vendor space coming onto the landing for special events.

Performance Space



Attendees felt strongly that performance space was important and should be incorporated. Most liked the tiered down stage concept but felt that this design may be impractical for the Landing due to its small size. Most liked the idea of the performance space being slightly elevated rather than at-grade, and providing shade either through tree coverage or temporary shade structures is preferred over a permanent stage cover.

Look Book

Bathrooms | Refining the Elements



All groups at the North Landing community work session strongly supported permanent bathrooms that are four-season. The groups suggested either replicating the 7th Street bathroom or creating a restroom more like Minturn's, which has a 3D printed design that mimics the interior of a mine. In terms of placement, attendees suggested the southwest or southeast corner of the Landing near the bridge. A couple additional ideas from the group follow

- Can the end of the lot on the southern end be built up so there is a walkway from the bridge (might have to remove railing on the bridge)?
- Could it be paired with the stage or another use (coffee shop/beer bar)? Bathroom on the bottom floor. Stage/vendor space/coffee shop on top?

Look Book

Landscaping | Refining the Elements

Greenspace vs. hardscape



Attendees envisioned a balance of both greenspace and hardscaping, leaning towards more greenspace over plaza space. The exact ratio varied between 50-80% being greenspace between groups. Plaza space is envisioned adjacent to the pedestrian bridge and 6th Street. Paths should consider human behavior (where are people going to cut across the parcel) and include accessible access and materials. Several mentioned that they liked the look of pavers mixed with greenspace between as seen in the plaza on 7th Street.

Shading



Shading is desired to come primarily from trees; however, there is general consensus that seasonal manufactured shade is acceptable, particularly in the plaza and near the stage area. Trees should also be utilized as informal sound barrier to the Grand Avenue Bridge and Hot Springs Pool parking lot area on the south side of the parcel. Best practices for stage orientation should be addressed during construction drawings.

Look Book

Landscaping | Refining the Elements

Plants



Conifer-style trees should be included, but only around the perimeter to avoid blocking sight lines to the multifunction stage. Shade is important throughout North Landing and should come first from trees. If there are trees dispersed in the interior areas of North Landing, they should be tall enough to comfortably sit around with the bushy areas high enough off the ground to see around. Greenspace should also be water wise and an example of how Xeriscaping can be functional and beautiful. Native plants are strongly preferred, but it is acceptable to include trees that are not native but are good fits for our climate to diversify canopy of the city. Shrubs, ground cover and flowers should be cohesive and vibrant. Landscaping should look nice year-round and planting choices should follow the recommendation of experts. Greenspace should consider maintenance and upkeep demands. In hardscaped areas that are built up to include green space, natural finish on the materials is preferred.

Memorandum

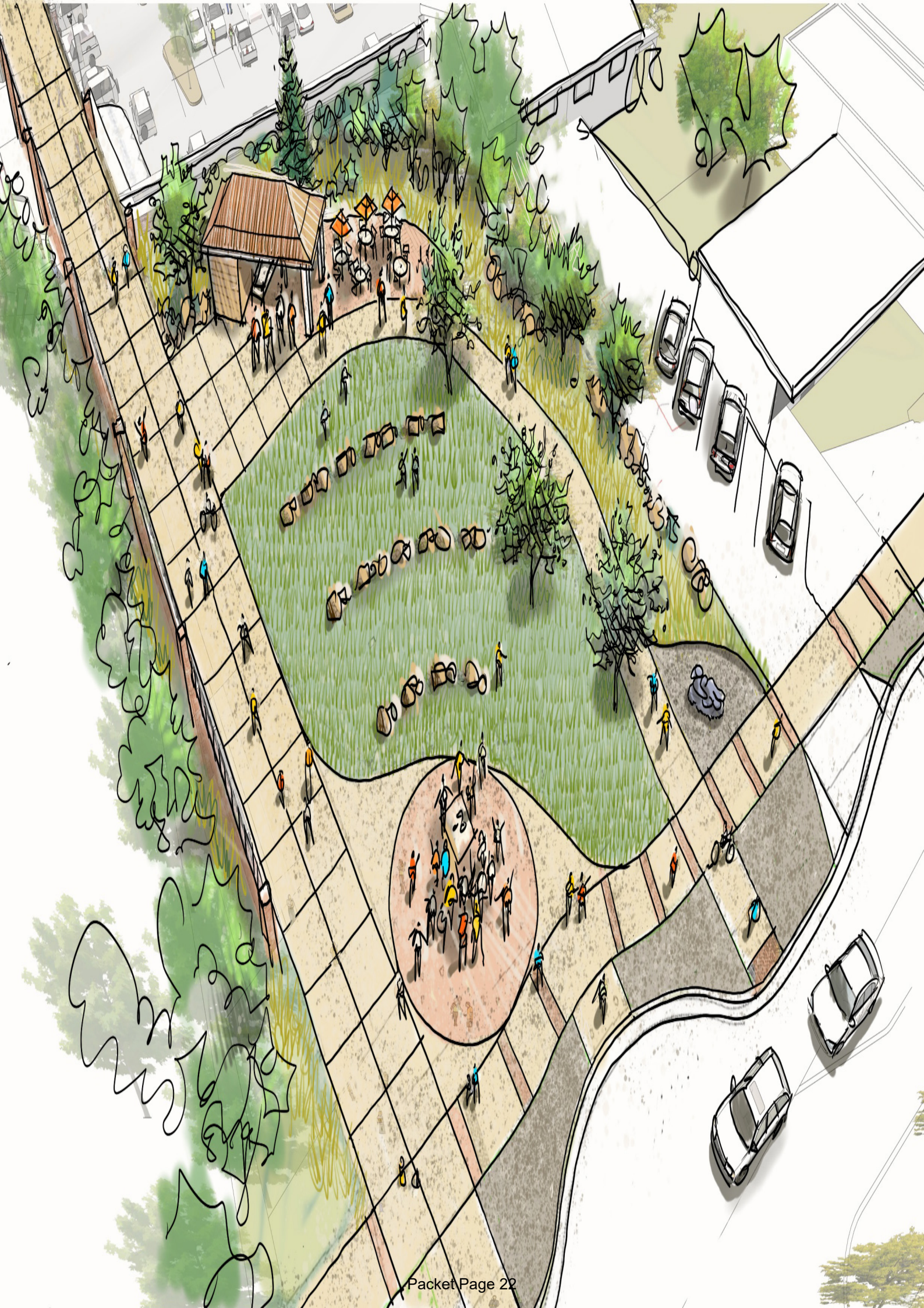
To: Glenwood Springs City Council
From: Christian Henny, Board Chair
Jillian Sutherland, Executive Director
Date: June 22, 2022

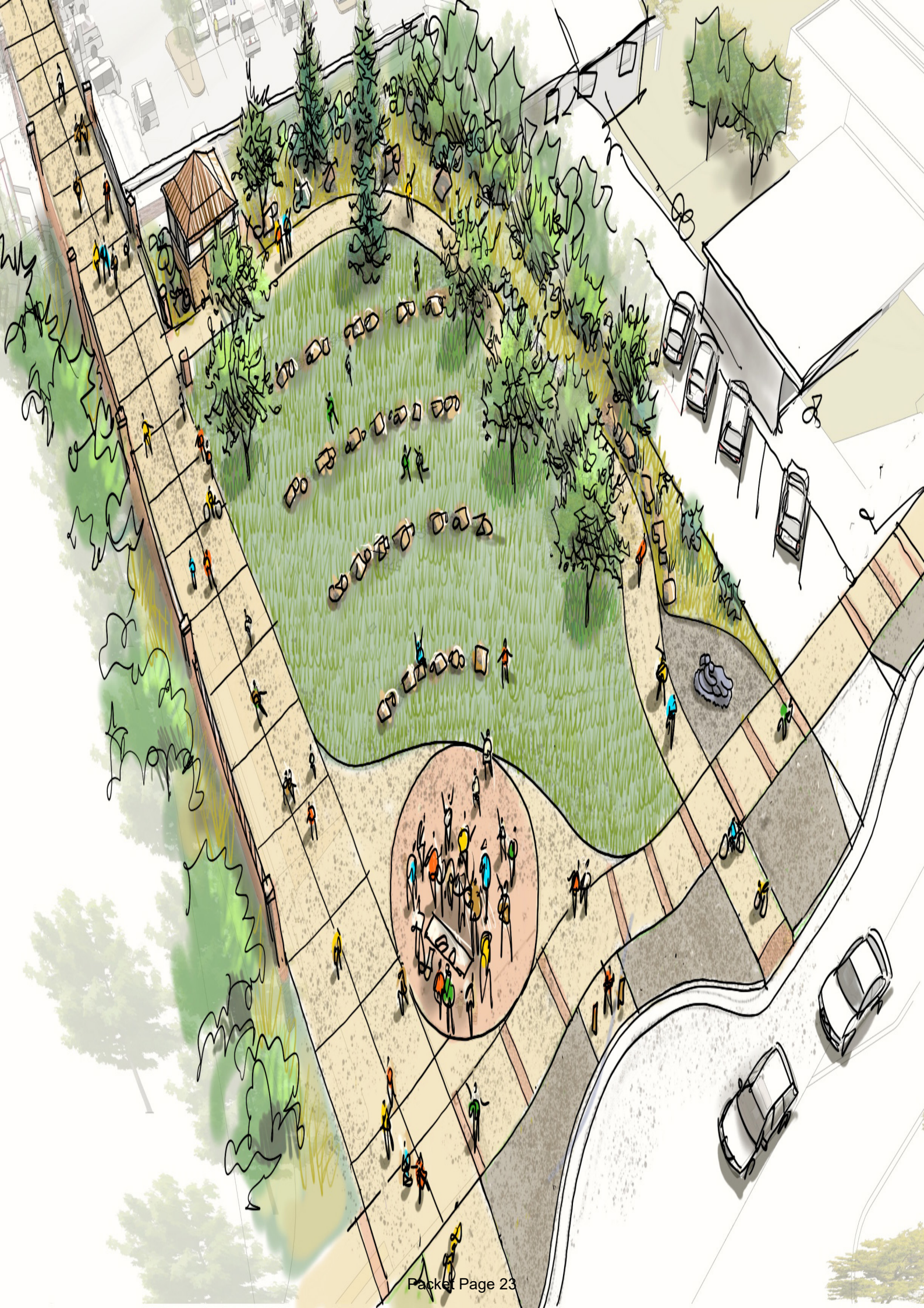
RE: Recommend Advancing North Landing Vision & Funds for Construction Drawings

During the Downtown Development Authority's strategic planning process that took place in March 2022, the DDA identified the activation and revitalization of North Downtown as its top priority. The implementation of the 6th Street Master Plan is key to accomplishing this, including both streetscape revitalization and the reuse of the North Landing site. Phase 1 of the Master Plan is on track to be completed in 2023, and we have a unique opportunity to align the design of this project and address utility needs for the North Landing site if we understand them more completely in the coming months. As such, it is the position of the DDA that Council advance the North Landing vision and approve funding for construction drawings so that this crucial project can move forward now.

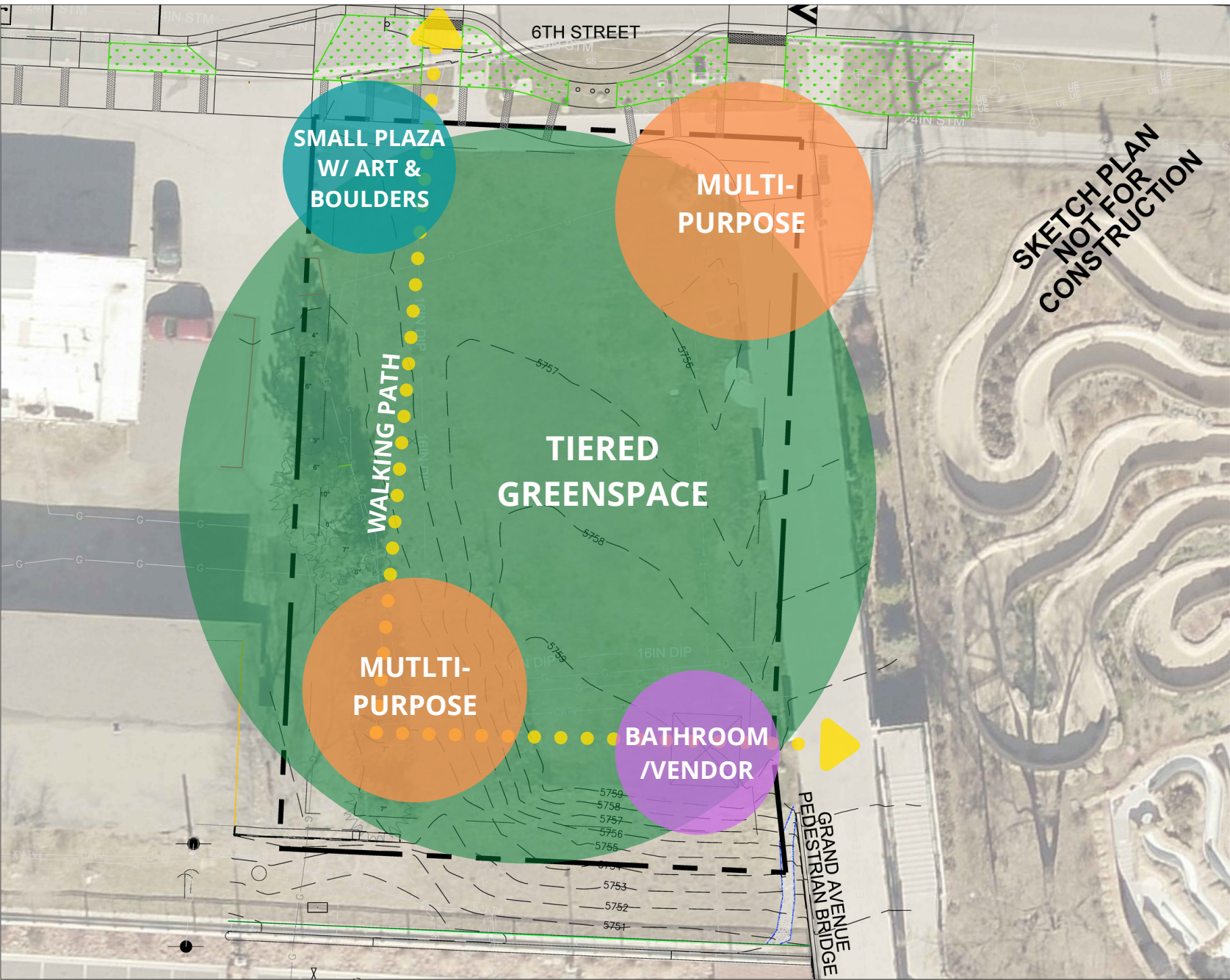
The DDA endorses the Look Book that was created by City Staff to reflect the collective preferences of the DDA, the Parks & Recreation Commission, the Arts & Culture Board, and North Downtown residents that participated in the process this Spring. Going forward, the DDA is willing to continue to participate in the design process of the North Landing site to ensure it compliments the 6th Street project, and vice versa. Designing these projects simultaneously can enhance both, creating a public space that extends beyond the North Landing site and sets the stage for optimal activation.

To accomplish all of the above, time is truly of the essence. If Council approves funding construction drawings for the North Landing site so that the project can be shovel-ready as soon as possible, there will be time to explore grants and other funding opportunities while Phase 1 of 6th Street is being built. This gives us all the best chance of being able to essentially "stack" the projects, totally transforming this part of North Downtown in just a couple of years. If we move forward now, we will not only have a beautiful and vibrant streetscape, but also a gorgeous, programmable public space that can serve as the new "nucleus" of activity in this critical part of our downtown.





North Landing Conceptual Site Diagram



CITY OF GLENWOOD SPRINGS



LEGEND	
	PROPERTY LINE
	EASEMENT
	SETBACK (COMMERCIAL - CO) 5-40 FT FRONT 5 FT SIDE 7.5 FT REAR
	16IN DIP WATER MAIN
	SS SEWER MAIN
	G GAS MAIN
	T TELEPHONE LINE
	CATV TELECOM/CABLE LINE
	E OVERHEAD ELECTRIC LINE
	UE UNDERGROUND ELECTRIC LINE
	18IN STM STORM LINE

SCALE	
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DATE	
2022.05.19	
PAGE	
1 OF 1	



Memo

To: Jenn Ooton – City of Glenwood Springs

From: Deric Walter

Date: June 27, 2022

Re: North Landing Park – Planning & Engineering Observations

The purpose of this memo is to discuss the North Landing Conceptual Site Diagram dated 2022.05.19 from an engineering and constructability perspective. In general, the diagram represents a desire to place restrooms/vendors and a stage at the south end of the site with art and seating areas at the north end. As you know, BUI coordinated closely with CDOT during the Grand Avenue Bridge Project (GAB) as we designed, planned and constructed various projects for the Downtown Development Authority and the City. This coordination afforded us with various side bits of information that should help your design team plan out the future of the North Landing. Comments are as follows (please see the attached exhibit for visual representation):

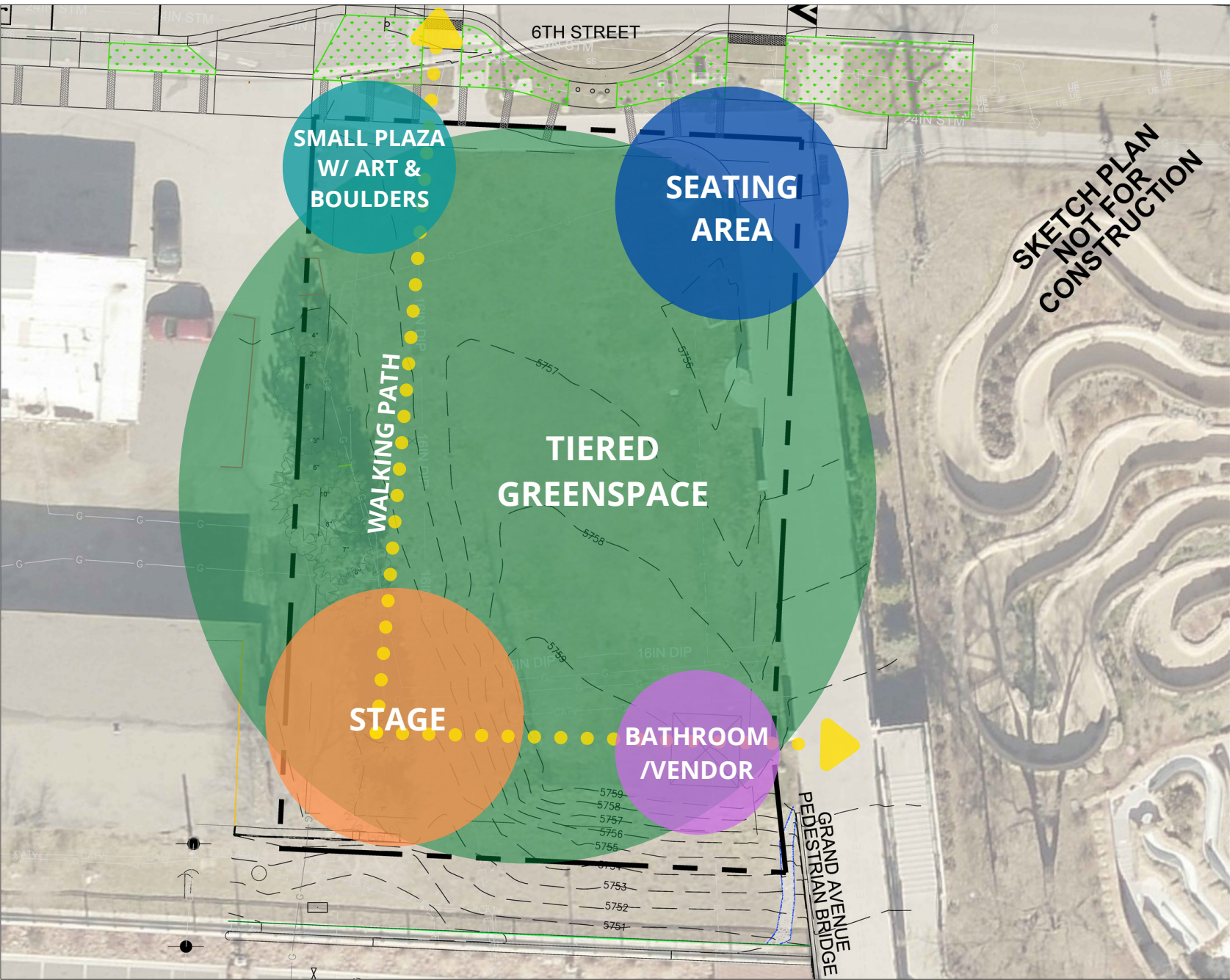
- Construction of a stage at the south end of the site will require removal of the rising earth fill and raising the grade at the southwest corner of the site. Both water and natural gas trunklines run along the edge of this area which create a potential conflict. Top of pipe elevations for the pipelines were unintentionally provide to BUI by CDOT during the GAB. If the information is correct, then it may be possible to excavate this area down to an elevation of 5757.50'. I do not believe that we should blindly trust this data though and recommend that they be professionally located and potholed.
- Constructing the restroom/vendor facilities at the southeast corner of the site will require title research of the existing easements in that area to determine what, if any structures can be constructed within them. An Improvement Survey Plat (ISP) also needs to be completed by a professional land surveyor to accurately map the boundary, easements and topography across the site.
- It is my understanding that the 12'H retaining wall between the site and the Hot Springs Pool property was not designed to sustain any additional loads (buildings, retaining walls, planters, earth fill, etc) within approximately 25'-30' of the top back of the wall. Therefore, the restrooms/vendor building and stage may require the use of micropile foundations, soil nails or mechanically stabilized earth (aka geogrid). It may be beneficial to consult directly with the original wall designer to determine if less intrusive or more affordable options might be available.
- The bridge historically drained towards 6th Street and it does not appear that the GAB installed sufficient stormwater infrastructure for the conveyance of impervious runoff

onto or around the Hot Springs Pool property. Therefore, all site impervious runoff will have to be routed to the 6th Street storm sewer system. A full drainage analysis/study will also be needed to design the detention/treatment system(s). The slightly elevated topography of the site compared to 6th Street may lend itself to the use of landscaped rain gardens or pervious paver systems.

- The site may be able to be flattened out by utilizing raised or tiered planters along the west and north edges of the site. These could also be used for stormwater management.
- As a public space, ADA accessibility will need to be well conceived. This should include elevation changes, cross slopes, turning movements, providing multiple egress points and selecting appropriate surface materials.
- Music venues and vendors typically require an increased power supply. Therefore, the City Electric Department should be consulted early in the planning process to determine if any offsite improvements will be necessary. If offsite improvements are required, then construction cost estimates will also be needed for proper budgeting.
- Placing the stage at the south end of the site will result in the projection of music/announcements to the north and directly into the North Glenwood Neighborhood. This could limit stage hours or result in noise complaints.
- It would be wise to measure existing ambient noise levels at each corner of the site and consult with an audio engineer to determine the extent to which live music will have to contend with those noises. It would be a shame to construct a beautiful facility only to find out that the musicians have to overamp to be heard. This would also help determine if sound buffers are necessary and establish a baseline should neighbors file complaints.

Again, please see the attached exhibit for visual representation of the observations and please feel free to call me at 970.945.5252, ext. 01 with any questions.

North Landing Conceptual Site Diagram



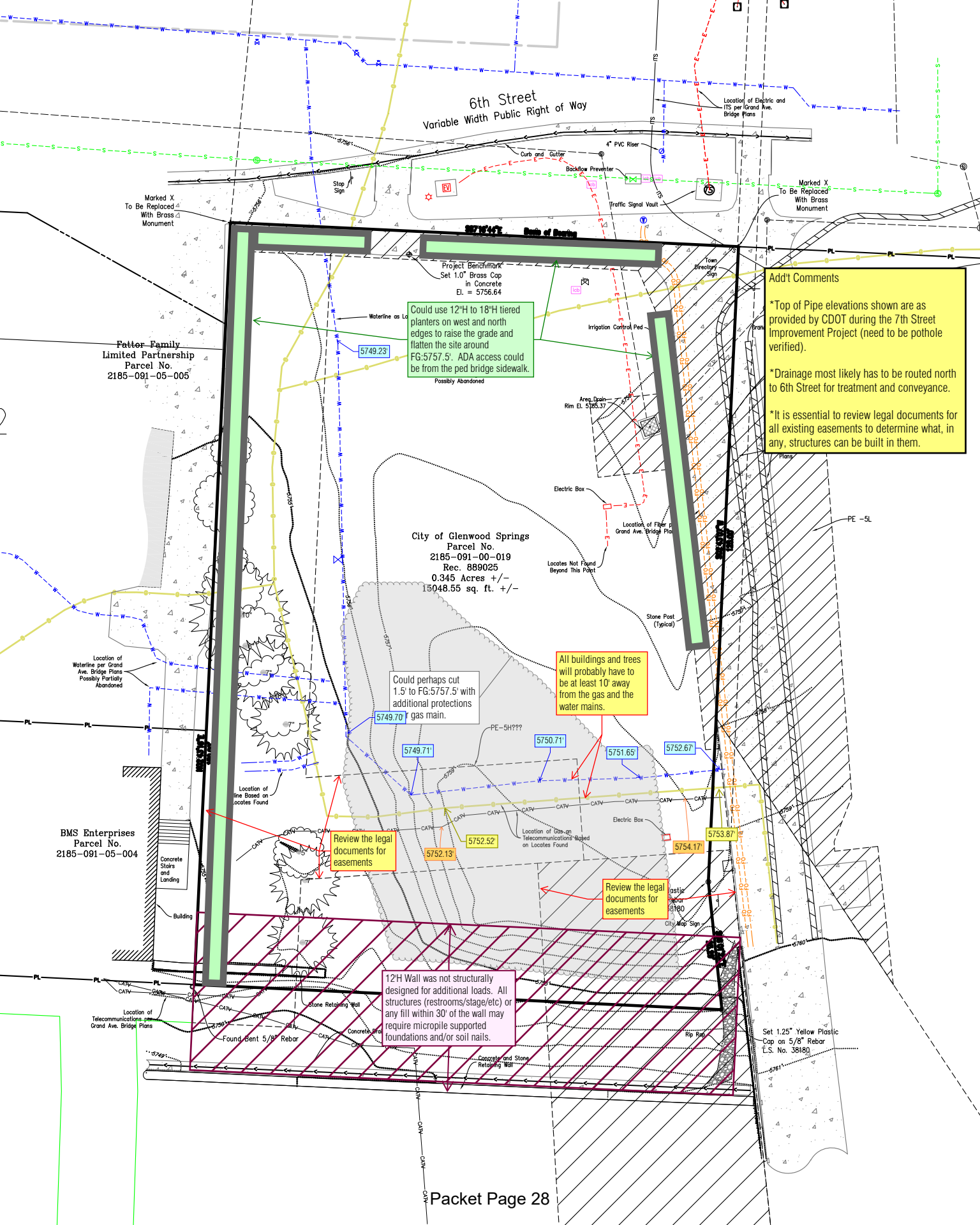
CITY OF GLENWOOD SPRINGS



LEGEND	
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	SETBACK (COMMERCIAL - CO) 5-40 FT FRONT 5 FT SIDE 7.5 FT REAR
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	18IN STM STORM LINE

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1 OF 1	





Danielle Campbell

From: Douglas Bernes <doughbernes@gmail.com>
Sent: Thursday, June 30, 2022 9:04 AM
To: Danielle Campbell
Subject: Re: North Landing Open House Reminder - Today!
Attachments: image001.png

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Good morning, Danielle.

Traci and I are generally happy with the way the North Landing plans are coming along.

Our biggest concern, being that our home is adjacent to the plot, is exploring ways to ensure that it does not become a homeless encampment. We already have issues with the transient population trespassing on our property and creating sanitation and petty crime problems for us. Please convey our concerns to those involved in the project.

You're doing great work.

Thanks,

Doug.

On Wed, Jun 29, 2022, 11:32 AM Danielle Campbell <danielle.campbell@cogs.us> wrote:

Hi all,

Sending a reminder for today's open house at Council Chambers (101 West 8th Street) from 5:30pm-7pm. I hope to see you all there.

Also, I need to make an addition to my email information below. Council will be discussing North Landing during their morning work session on **July 7th**. Comments provided tonight will be added to the packet for that discussion. Council is scheduled to hear this project again at their regular meeting on **July 21st** for a decision. Happy to provide any additional context tonight.

If anyone is unable to come to the open house tonight, please feel free to call or send me an email.

Thanks!

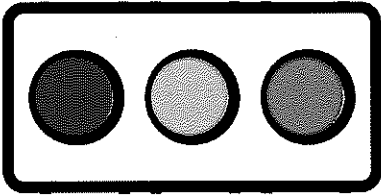
Danielle

Danielle Campbell

Economic Development Specialist

COMMENTS

CHECK MARK ONLY 1



I approve **90% - 100%** of the direction of North Landing



I approve **75% - 89%** of the direction of North Landing



I approve **less than 75%** of the direction of North Landing

Name:

Shirley Stewart

Email/Phone (Optional):

Good work - want a

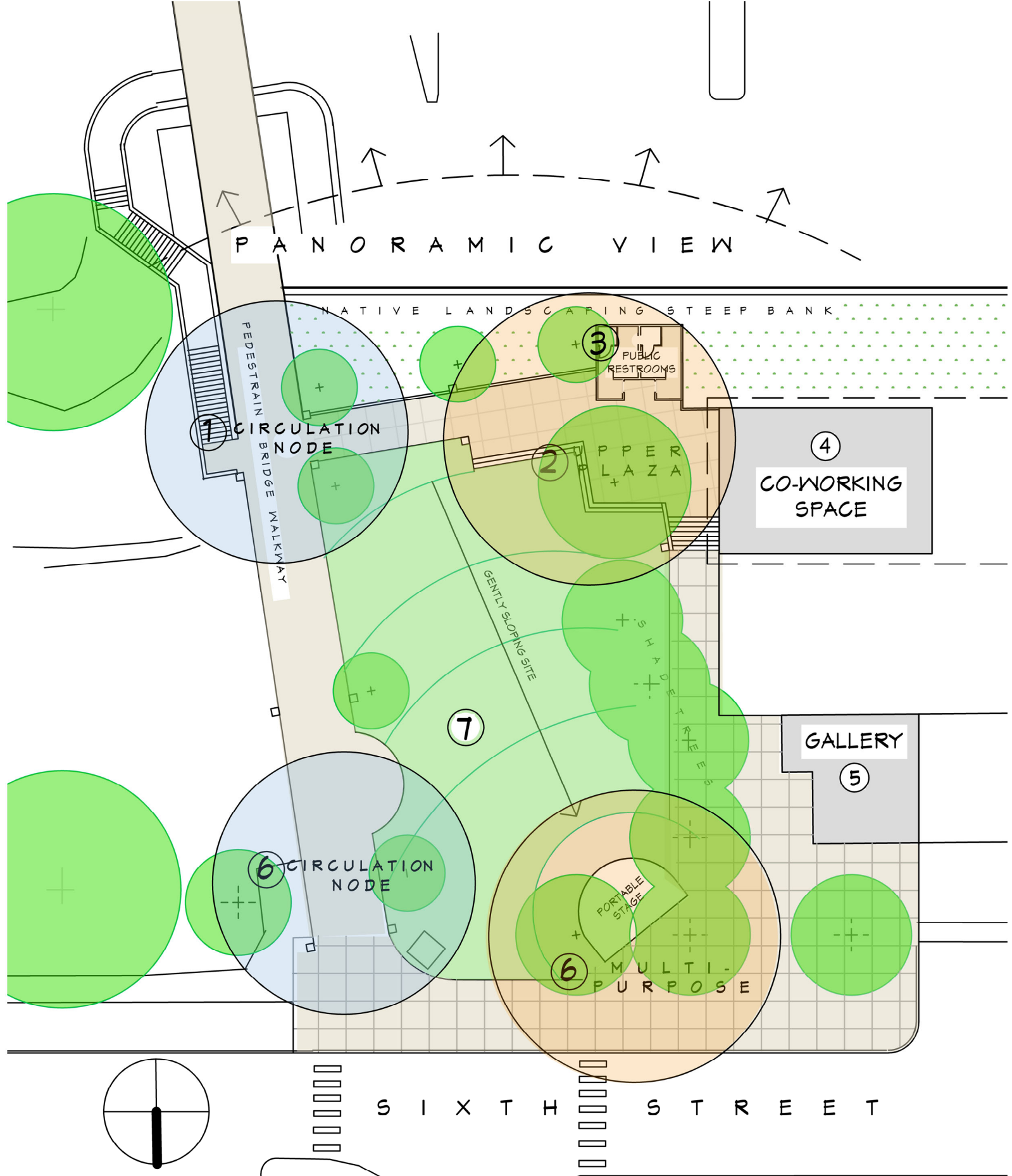
handmaged bed to

elements in park ie

amphitheater seating,

trillium, pathways, benches,

etc.



Upper Plaza w/ Public Restroom, Multi-purpose
Landscaped Lower Plaza Portable Stage and Public Art

6/30/22 dh

NORTH LANDING The intent of this public space is for it to evolve with the redevelopment of 6th Street as the “Gateway to Glenwood Springs”

1. A circulation node connecting the Pedestrian Bridge to the Hot Springs stairway and to the Upper Plaza area of the park.
2. The Upper Plaza level at the same elevation of entrance to the proposed Co-Working Space and the other amenities and features such as shade trees and landscaping, seating area, public art, outdoor activities, and an Accessible Public Restrooms located in the S.W. corner.
3. The architectural character Public Restroom Building, and Upper Plaza details would blend and use same materials and have the design character as the Pedestrian Bridge and all the elements adjacent to it on both sides of the river.
4. The existing Bridge Building office space adapted to become a Co-working Space. A shared office space, allowing cost savings and convenience using common infrastructure and shared expenses for independent workers. This use will help activate and provide eyes on the park.
5. The former Texaco gas station to evolve as a community art gallery space with private restroom adjacent the Lower Plaza and outdoor seating for adjacent restaurant.
6. The Lower Plaza multi-purpose area with public art and space for a performance on portable stage.
7. A multi-purpose area would be an informal landscaped area for seating, children play space and other features flexible enough to embrace change. The success of park area the same size as the Historic Hotel Colorado Courtyard will depend on shaping a place using simple resilient natural materials, native trees and planting adaptable to different activities and special events such as music concerts and other performance. The site tiered on a gentle slope oriented towards the performance area and periodic portable stage. Green and hardscape landscaping with boulders and other appropriate landscape features
8. A circulation node connecting the Pedestrian Bridge to 6th Street and artwork, landscape features and a small plaza.

6/30/22 dh





City Council
STAFF REPORT
City of Glenwood Springs
July 7, 2022

Agenda Item: Housing Survey Results

Action Requested: Bill Ray from WR Communications will present data from a phone survey and online survey that tested two different funding strategies; an increase to the lodging/accommodations tax and a new excise tax on admissions. The surveys were conducted from June 14 to 17. One was conducted via telephone through calls to cell phones and landlines. Surveys were also conducted online in English and Spanish. The online survey was offered to take additional feedback from the community to see if it matched feedback taken through other outreach, and is not a scientific survey.

In 2019, Mr. Ray successfully managed the election of Mike Coffman as Mayor of Aurora and the re-election of Marc Williams as Mayor of Arvada. He also managed a 10-month PR and political campaign for the Town of Basalt, with a successful TABOR-correction ballot question, after the Town discovered more than 10 years of violating the state Constitution. Bill's local government clients also include City and County of Denver, Clear Creek County, Weld County Re-3J Schools, Eagle County Schools, Eagle River Fire Protection District, Town of New Castle, City of Westminster and many others.

Department: City Administration

Presented By: Debra Figueroa, Jenn Ooton

Strategic Goals: Provide Efficient and Responsive City Government
Protect and Preserve our Quality of Life
Generate Sustainable Economic Development

Background Info: On May 19, Mayor Pro-Tem Willman moved, seconded by Councilor Kaup, to support the recommendations of the Ad Hoc Committee. Council asks them to continue to work with other people, authorizes the City Manager up to fifty thousand dollars, if necessary, for a survey and asks that the entire process move forward as quickly as possible, in order to come back to Council, so if this a viable thing that the community coalesces around and wants to vote for, it can be put on the ballot in November, and to make this a top priority for staff.

Issues: The Ad Hoc Housing Committee, which was recently renamed the Glenwood Community Housing Coalition, held a "Workforce Housing Roundtable Meetings" to engage people in small group discussions about our housing challenges and the role of creating a dedicated source of local funding as part of a larger housing strategy. During that meeting of approximately 27 business and anchor institution leaders, there was continuing interest in the admissions tax question. WR Communications and staff had previously discussed additional outreach and surveying that could take place after the July 4 holiday. A written survey could be used to provide additional information about the idea of an admissions tax, with additional information about what would and would not be subject to the tax.

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: This item is for discussion.



TO: Glenwood Springs housing team
FROM: Bill Ray
DATE: June 20, 2022
RE: Affordable housing survey topline

The following are topline results from the affordable housing survey done on behalf of the City of Glenwood Springs. The survey was conducted June 14 to 17 and includes 526 responses. Respondents were contacted using live calls to cell phones and landlines (106 responses) and two online surveys, with 386 responses from the English survey and 34 for the Spanish version.

Although we cannot apply a statistical margin of error to this data, the alignment of responses between the live-call surveys and the online surveys provides a high degree of confidence in these numbers that they reflect a reasonable assessment of the opinions of Glenwood Springs residents on the proposed ballot measures.

As I review this data and prepare for an early July presentation, I will be spending time looking at crosstabs—especially how gender, age and length of residency might impact support for the proposals. In addition, we have about 185 open-ended responses from the three surveys to review. These responses are critical to understand specific concerns, how best to talk to the community about these proposals, and other concerns.

My general reaction is that GWS voters are open to the accommodations tax, but its important to make the connection to the public that visitors will primarily pay this tax and will then support the city's housing programs. The admissions tax is not feasible at this time; respondents make the connection that they would pay at least a share of this tax. If I was asked to identify one surprise data point, it would be the support across the board "to fund programs that reduce the cost of renting or purchasing housing for lower income levels and limits the resale value of those units to keep them affordable." This concept often is not received as well as public-private partnerships and other tools. This is a positive sign for public engagement on these proposals.

Topline Results:

Which one of the following issues do you believe should be the top priority for the city of Glenwood Springs to address?

Issue	English	Spanish	Phone
Addressing the availability of housing	34.20%	26.47%	30.39%
Reducing traffic and overcrowding	27.72%	26.47%	19.61%
Other (Please specify)	10.62%	5.88%	7.84%
Controlling inflation and the cost of living	9.84%	11.76%	13.73%
Addressing climate and environmental concerns	6.22%	0.00%	6.86%
Improving the economy and creating jobs	4.66%	0.00%	1.96%
Addressing homelessness	3.89%	29.41%	7.84%
Improving public safety	2.85%	0.00%	3.92%
Unsure	NA	NA	7.84%

How much of a problem is the lack of available affordable and attainable housing, including rental and for sale homes, in the city of Glenwood Springs?

	English	Spanish	Phone
A major problem	66.84%	70.59%	61.36%
Somewhat of a problem	13.99%	0.00%	23.86%
A minor problem	9.07%	0.00%	4.55%
Not a problem at all	9.33%	29.41%	5.68%
Unsure	0.78%	0.00%	4.55%

Ballot Questions:

Shall City of Glenwood Springs taxes be increased by up to \$2,700,000 annually through an increase of 5% on lodging and accommodations including hotels and short-term rentals, with the revenues from the tax to be used to create, maintain and encourage affordable and workforce housing for Glenwood Springs residents and employees of Glenwood Springs businesses?

	English	Spanish	Phone
Definitely yes	38.08%	23.53%	25.30%
Probably yes	24.61%	14.71%	32.53%
Total Yes	62.69%	38.24%	57.83%
Probably no	8.29%	8.82%	6.02%
Definitely no	24.35%	29.41%	18.07%
Total No	32.64%	38.23%	24.09%
Unsure	4.66%	23.53%	18.07%

Shall City of Glenwood Springs taxes be increased by up to \$3 million annually through a new excise tax of 3.7 percent on the price paid to gain admission to any place or event open to the public, with the revenues from the tax to be used to create, maintain and encourage affordable and workforce housing for Glenwood Springs residents and employees of Glenwood Springs businesses?

	English	Spanish	Phone
Definitely yes	24.09%	26.47%	18.29%
Probably yes	19.17%	14.71%	23.17%
Total Yes	43.26%	41.18%	41.46%
Probably no	19.69%	8.82%	18.29%
Definitely no	28.50%	35.29%	31.71%
Total No	48.19%	44.11%	50.00%
Unsure	8.55%	14.71%	8.54%

The lodging tax will almost exclusively be paid by visitors to Glenwood Springs though hotels and short-term rentals like AirBnB. By doing this, tourists will support affordable and workforce housing for Glenwood Springs residents, including teachers and police officers, and employees of local businesses.

	English	Spanish	Phone
Much more likely	45.34%	35.29%	43.04%
Somewhat more likely	18.91%	14.71%	20.25%
Makes no difference	17.62%	2.94%	17.72%
Somewhat less likely	3.11%	0.00%	3.08%
Much less likely	10.10%	26.47%	8.86%
Unsure	4.92%	20.59%	6.33%

Currently admissions are not taxed in Glenwood Springs. The admission tax proposal would apply the City's sales tax rate to the price of purchasing a ticket at a venue or event and would be paid by both visitors and residents.

	English	Spanish	Phone
Much more likely	21.50%	17.65%	16.67%
Somewhat more likely	16.32%	20.59%	10.26%
Makes no difference	22.28%	0.00%	19.23%
Somewhat less likely	13.73%	8.82%	14.10%
Much less likely	20.21%	29.41%	34.62%
Unsure	5.96%	23.53%	5.13%

Passing these measures would allow purchasing land for future housing developments, reducing the cost to build affordable homes, and purchasing housing units and mobile home parks to preserve and increase the affordable housing supply within Glenwood Springs.

	English	Spanish	Phone
Much more likely	28.76%	35.29%	25.97%
Somewhat more likely	26.17%	14.71%	18.18%
Makes no difference	14.51%	0.00%	23.38%
Somewhat less likely	7.25%	2.94%	6.49%
Much less likely	14.77%	29.41%	18.18%
Unsure	8.55%	17.65%	7.79%

These measures would help the city partner with private sector and nonprofit housing providers to reduce the cost of land, utilities and other factors that go into building affordable housing.

	English	Spanish	Phone
Much more likely	26.68%	44.12%	23.38%
Somewhat more likely	27.20%	14.71%	28.57%
Makes no difference	16.32%	0.00%	22.08%
Somewhat less likely	8.55%	2.94%	9.21%
Much less likely	14.77%	26.47%	12.99%
Unsure	6.48%	11.76%	5.19%

These measures would allow the city to fund programs that reduce the cost of renting or purchasing housing for lower income levels and limits the resale value of those units to keep them affordable.

	English	Spanish	Phone
Much more likely	32.12%	44.12%	38.16%
Somewhat more likely	22.28%	14.71%	23.68%
Makes no difference	17.10%	0.00%	9.21%
Somewhat less likely	7.25%	0.00%	9.21%
Much less likely	14.77%	29.41%	13.16%
Unsure	6.48%	11.76%	6.58%

Demographics:

Gender	English	Spanish	Phone	Likely Voter
Male	36.01%	26.47%	47.37%	48.04%
Female	55.18%	67.65%	52.63%	51.96%
I'd rather not say	8.81%	5.88%	NA	

Age Range	English	Spanish	Phone	Likely Voter
18 - 34	11.40%	14.71%	21.05%	13.97%
35 - 49	36.27%	61.76%	35.53%	25.21%
50 - 64	25.65%	17.65%	21.05%	28.51%
65 or older	19.17%	0.00%	22.37%	32.31%
I'd rather not say	7.51%	5.88%	NA	NA

Length of residency	English	Spanish
1 to 5 years	16.32%	29.41%
6 to 10 years	15.03%	17.65%
11 to 20 years	19.43%	32.35%
21 years or longer	40.41%	11.76%
I do not live in the City of Glenwood Springs	8.81%	8.82%

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Probably yes

Comments: "Non-profit housing providers" is key. Not-for-profit developments should follow the city master plan and focus on high-density, downtown locations and transit-oriented design so people can live where they work or easily access RFTA. Tiny home and manufactured-home developments should be considered.

Gender: Female | **Age range:** 18 - 34 | **Length of Residency:** 11 to 20 years

Top concern: Controlling inflation and the cost of living

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: A concern I have that I noticed while in high school was, many teachers can't afford to live in Glenwood Springs (they verbally expressed being unable to pay rent on their income alone for homes in Glenwood Springs). I wonder if that'll create an increase of teachers quitting or looking for employment elsewhere where their income sustains their housing among other necessities?

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 11 to 20 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Unsure

Comments: As an employer in Glenwood Springs, I am in full support of creative but thoughtful ways to tackle the affordable housing crisis. And I can tell you that housing is my number one issue in not being able to find/keep good employees; I have lost 2 employees this year to lack of stable/affordable housing. You will get a lot of pushback from the businesses that are financially affected so the information campaign for this endeavor needs to be very thorough, explaining the big picture and goals. We are already behind on this issue so these funds, while a good start, are just a drop in the bucket of what is needed. Keep thinking outside the box!

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 21 years or longer

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely yes

Comments: Attractions, currently, do not pay ANY sales tax! But you would propose to INCREASE the sales tax on lodging putting the pressure on a single business sect of our community. EVERYONE needs to participate in supporting our town and economy and the fact that you would propose to put the pressure solely on the main industry of this town shows just how unconcerned you are with the future of Glenwood Springs.

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 1 to 5 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Probably yes

Comments: Based on today's vacancies, affordable housing does not exist in Glenwood Springs.

Gender: Male | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A major problem

Accommodations tax: Probably no | **Admissions tax:** Definitely yes

Comments: Believe priority needs to be to protect and preserve existing mobile home parks, possibly through the model of residents being allowed to purchase parks AND their homes. An inventory of the many parks, both large and small needs to be done to see what can be done and assess the makeup of the current residents and their impacts and contributions to our city AND regional economy including perhaps lessening the amount of vehicular traffic through town.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 18 - 34 | **Length of Residency:** 1 to 5 years

Top concern: Other (Please specify) - Subsidize housing on the Glenwood side so that the traffic is reduced!!! Cap rent prices as well!! Off the hook capitalism won't work if everything keeps rising. Specially rent prices thanks to rich people.

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: Cap rent prices. Increase taxes on richer residents and businesses owners. Subsidize land!! Do not allow prices to be gauged at will.

Gender: I'd rather not say | **Age range:** I'd rather not say | **Length of Residency:** 11 to 20 years

Top concern: Improving public safety

Concern about housing: A major problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: could not answer section 3 because..... is it asking if I am more or less likely to vote yes or vote no.
Ultimately, I am in favor for finding solutions for affordable housing. I am against raising taxes to do so.

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Probably no | **Admissions tax:** Probably no

Comments: Don't think the city should be in the housing business. Keep infrastructure costs reasonable so private sector can afford to build.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 11 to 20 years

Top concern: Other (Please specify) - Addressing child care shortage

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Probably yes

Comments: Excited for action to address this need. Please consider including space for licensed child care - can't live here without housing and likely can't work here without easily accessible, dependable child care (quality and affordable would be important too). I am unclear on the 2nd measure: what qualifies as a public venue or event? This is why I am not eagerly in support at this time. What about 1 measure that is a resort tax which includes lodging and recreational/ tourist activities that can be clearly defined? Or a lodging tax as proposed along with resort tax? I do like the description of the lodging tax which clearly describes whom it will impact, but that does not sway my opinion because I read into/ gleaned that from the 1st description of the tax and highly rated it. I do see value in being more specific on whom the tax would most impact (who is paying and benefitting).

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 6 to 10 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: First responders, teachers and young professionals need a steady, long-term option. The only way to attract qualified professionals is to give them an option to live in the community where they work.

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Probably yes

Comments: Focus on housing the residents we have rather than building more housing to draw new residents. We're bursting at the seams, out-pacing our water supply, definitely exceeding the carrying capacity of our roads. Glenwood is a haven—but it won't continue to be that unless we respect the limiting factors of space, water, transportation and such. Fifty years ago, our only traffic jams occurred when the Bair Brothers brought their sheep through town twice a year. And even then, there was only baa-ing, not honking!

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Probably yes

Comments: For the wording on the ballot measures, if you use an Inc. name like Airbnb, spell it like they do. Not AirBnB.

Also, add healthcare workers with “teachers and police officers”.

Gender: Female | **Age range:** 65 or older | **Length of Residency:** I do not live in the City of Glenwood Springs

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: Fully support activity to increase supply affordable & workforce housing.

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Unsure

Comments: Glenwood Springs lacks vision. This has been coming a long time, and now they are in the position of reacting. 80 units by Walmart. 90 more at the Lofts. 300 more at the Meadows. Where were you? The city council appointed a member whose business is short term rentals. How will his interests be favored? Is this tax just Air B&B or also VRBO etc. Partner with Habitat for Humanity and build small units. What is the status of the units planned with them? Think about people retiring in them. Then what? How to keep a supply? Turn some of the ugly hotels in West Glenwood into housing. Tear them down and start fresh.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: I'd rather not say | **Age range:** 18 - 34 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A major problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Housing demands are high but so should be safety of other residents. Lots of over-crowding happening now and no where to go but to climb a mountain... as well as major traffic jams we currently have from our city and neighboring towns. No where to go if evacuated....
Another thing is glenwood has only 1 grocery store than cannot support the current growing population.

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Controlling inflation and the cost of living

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Probably no

Comments: Housing needs are a Real problem and issue We need to make decisions now and not take 3-5 years to study as prices keep rising for all housing needs.

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 21 years or longer

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: How about if the city forces developers to make 30% of the housing units in any project deed restricted and price and rent controlled?

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 18 - 34 | **Length of Residency:** I do not live in the City of Glenwood Springs

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Probably no | **Admissions tax:** Probably yes

Comments: I am a former resident of Glenwood that had to leave because of the lack of affordable rental options

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 6 to 10 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: I am a huge proponent of affordable housing and I am generally supportive of efforts to increase affordable and attainable units. However, until the City Council lifts the moratorium and starts supporting private developments that are trying hard to bring more units online, I would not support a tax increase of any kind. Try making your development process more predictable, less subjective and create a process for administrative approvals.

Gender: Female | **Age range:** 18 - 34 | **Length of Residency:** 6 to 10 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: I am a single mother with two small children; I'm also a full-time high school teacher. Luckily, we found a basement apartment, which we rent for a reasonable price from another teacher family. However, the kitchen is bare-bones, and we have to share the laundry room with the family upstairs. My children and I really like the neighborhood where we are living in Glenwood Springs, and it is close to their school, but I don't know how we will be able to make it work when the kids are older and bigger. It's also a little bit inconvenient because in order to reach our basement apartment, we have to go through the other family's front door. My children's father is fairly consistent with child support, but if he should lose his job, I'm pretty sure I would have to move to the Front Range with the kids in order to make ends meet because the cost of living, especially housing and groceries here, is just too high. Another teacher friend of mine lives in affordable housing by the airport, and it is a really good set up. Unfortunately, there isn't any more housing available in that category. If Glenwood Springs were to take it seriously about providing reasonable housing, then they would ensure that local businesses and schools could not only survive, but thrive.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - These are interconnected and should be addressed together. I would exclude controlling inflation and improving economy and creating jobs.

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Probably no

Comments: I believe we should not be promoting growth, especially encouraging by tourism promotion people moving here and driving out long-time residents. We need to acknowledge our permanent restrictions due to finite resources and learn to live more modestly within our planetary means.

Gender: Male | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - Working to keep a diverse community via code policies that support rentals and housing

Concern about housing: A major problem

Accommodations tax: Unsure | **Admissions tax:** Probably no

Comments: I don't believe the City should become a property owner nor landlord for purposes of affordable housing. The city can promote building by reduced fees, simpler development requirements and general support of affordable housing development where possible.

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Probably yes

Comments: I feel many City of Glenwood Residents are opposed to new housing projects. But the purchase of current housing such as trailer parks would be good. I know the lot rent for trailers on Midland is \$1,000!!! Reducing the cost of such housing would be great and could be tied to income limits.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Unsure | **Admissions tax:** Unsure

Comments: I think the word affordable is not the proper word. Grand Junction has "low income" housing and this needs to be addressed here. Can't provide workers if they cannot live here. So many families I know have their children, grandchildren living with them because the rent is so high!

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 11 to 20 years

Top concern: Addressing climate and environmental concerns

Concern about housing: A major problem

Accommodations tax: Unsure | **Admissions tax:** Unsure

Comments: I think this should also the address by taxing employers of all kind Glenwood Springs. It is they who were creating the workforce that needs to be housed. Alternatively the city could look at some kind of minimum wage or salary approach that reflects the cost of living here and require employers to deal with that.

Gender: Male | **Age range:** 50 - 64 | **Length of Residency:** 11 to 20 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Probably yes

Comments: I would like the city to explore ideas on how to give real value to the businesses, i.e., vouchers or capital incentive they can use based on amount of sales tax they contribute. We also need a way to monitor, grade and make changes annually to best use the funding.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: I would like to see both taxes instituted - a larger tax on accommodations, and a smaller tax on attractions. Tiny homes should also be part of the mix of available housing, which could help to solve homelessness (also a major issue, but which also needs improved social services, mental health network, and drug treatment facilities).

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Probably yes

Comments: I would love to see the tax paid for by tourists, and of course not locals. The downside, is it will just increase the cost of these things, IE the hot springs pool, who does nothing at all for the community, or the locals. Traffic is a major issue, and need to be #1 priority as well. I am strongly for eliminating short term rentals all together. They are damaging to our community, our hotels and have drastically reduced the long term rental market for our needed workforce.

Gender: Female | **Age range:** 18 - 34 | **Length of Residency:** 6 to 10 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Probably no

Comments: I would support a ballot question increasing taxes that would primarily be paid by tourists and I think that has a better chance of passing than if the increased tax burden is placed on businesses or residents. I'm not as supportive of a sales tax increase or a venue/event tax because as a resident I also like to attend local events and venues. I also think that STR owners should be taxed as a business (since they are).

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 11 to 20 years

Top concern: Other (Please specify) - Maybe advocating for private built housing so the supply goes up and the costs come down.

Concern about housing: A major problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: I'd like to see the city get out of the business of housing and allow more people to build there own by approving more applications. The city council is obviously not real estate savvy, and we can tell that by how they tried to not approve the meadows apartments and not advocating more for the donagan project. Stay out of the private sector.

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 11 to 20 years

Top concern: Reducing traffic and overcrowding

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: I'm an advocate for the direction these measures are taking us in. I'm pleased to see the city officials beginning to address housing which is directly influencing our workforce options. Future vitality is not possible without these measures.

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - Controlling building growth. This city does not have the capacity to handle more population

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Definitely no

Comments: I'm in favor of the city working with Habitat for Humanity to relieve some of the low income housing needs (ie perhaps a tiny homes development near the city water facility that's been vacated, as well as acquiring & updating existing structures to provide additional AFFORDABLE employee housing.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 1 to 5 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Probably no | **Admissions tax:** Definitely yes

Comments: Is it possible to gather a consortium of residents who have a spare room or two to house employees? I think there is a tax on this right now.

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** I do not live in the City of Glenwood Springs

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Unsure | **Admissions tax:** Definitely no

Comments: It seems like a regional effort to fund and address housing issues in Glenwood Springs, and other municipalities in the Valley, would be more effective than individual towns/cities trying to address housing on their own.

Gender: I'd rather not say | **Age range:** 50 - 64 | **Length of Residency:** 6 to 10 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Probably yes

Comments: Its a real problem that needs to be addressed now.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - homelessness is a problem for the residents. We need to stop giving them resources that attract them here. WE do need housing for workforce! NOT a homeless shelter!!!

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Probably yes

Comments: Like I state above we need to address homelessness. Not giving them resources to attract them here. Major crime, mental health, drug & alcohol problems making it unsafe for visitors and residence. Unless we have resources to help those issues giving them food, tents ect is contributing to the issues. Unless the city is going to provide land, restrooms for them to put their tents contained in one area.

We need affordable housing for people working in Glenwood not commuting up valley. Must provide paycheck stubs that at least one resident works in 81601. Land can be purchased and habitat can build they have it figured out. Win Win for everyone.

Gender: I'd rather not say | **Age range:** I'd rather not say | **Length of Residency:** 11 to 20 years

Top concern: Other (Please specify) - Wildfire mitigation and awareness

Concern about housing: A major problem

Accommodations tax: Unsure | **Admissions tax:** Unsure

Comments: More housing doesn't mean affordable housing. Affordable rentals and affordable housing is a national crisis. Assure DEDICATED 100% affordable housing. And if you're putting that in the County, trying to annex it in, ask the residents who live there and involve them in the process!

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Probably yes

Comments: My opinion is we have enough apartments going in now, but not enough subdivisions with homes that people can purchase and become homeowners.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 1 to 5 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: Not sure any of this matters, since the NIMBYs will just shoot down any effort to create affordable housing.

Gender: I'd rather not say | **Age range:** I'd rather not say | **Length of Residency:** 21 years or longer

Top concern: Addressing homelessness

Concern about housing: A major problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Paid by developers

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 1 to 5 years

Top concern: Other (Please specify) - Availability AND cost of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Probably no

Comments: People making the average income in Glenwood Springs are the residents who are often left out of the housing opportunities such as Habitat for Humanity homes and affordable housing projects. If you increase the admissions fees to events in Glenwood Springs, we would have no reason to live here because we can only enjoy the free events. We don't go to events that cost money because of the high cost of living in Glenwood Springs. There needs to be a cap on Airbnb, VRBO, and individuals buying/owning homes who do not live here >6 months of the year, and require landlords to use sliding scale options that are based on a renters income (not exceeding 30%). There needs to be an incentive program for landlords who participate in sliding scale options for those who work in Glenwood Springs (not up valley). Habitat is building affordable homes that start at 450K, this is still NOT affordable for individuals making the average salary/income for Glenwood Springs especially when you have a high cost of childcare, groceries, gas, etc.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 1 to 5 years

Top concern: Other (Please specify) - Improve public transportation and walk ability by removing discriminatory single family zoning. Let's be a city.

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: Remove single family zoning

Increase variety of home ownership options and rental properties. Focus on the missing middle 4-plexes, multi flat town houses, and mixed unit developments on under utilized and under taxed shopping malls and big box stores.

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 6 to 10 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Probably yes

Comments: Saying "Limiting the resale value" without more explanation sounds like an overreach. I think it should be reworded to make clear how you would limit resale values.

And pointing out that the presence of short term rentals makes housing less available. Connect that to taxing short term rentals. It offsets the negative impact on the local citizens.

Gender: Female | **Age range:** 65 or older | **Length of Residency:** I do not live in the City of Glenwood Springs

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: Sharing the cost of affordable housing with tourists is a fair way of distributing the cost to house the essential people who work in that industry. Everyone knows affordable housing is one of the biggest issues in the valley and they keep saying something should be done. This tax will generate a fund so something actually can be done.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Unsure

Comments: Short term/vacation rentals consume too much of the housing in Glenwood. I believe the management and oversight of vacation rentals by the City could be improved. Decreasing the percentage of this type of housing could help open up long term rentals for local workers.

Gender: I'd rather not say | **Age range:** I'd rather not say | **Length of Residency:** 6 to 10 years

Top concern: Addressing climate and environmental concerns

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Probably no

Comments: So the town plans to buy land, build it themselves and then own and rent it themselves?

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 1 to 5 years

Top concern: Improving the economy and creating jobs

Concern about housing: A major problem

Accommodations tax: Probably no | **Admissions tax:** Probably yes

Comments: So we want to further tax our already stressed local businesses to make things more affordable for the local population? Makes no sense.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: I'd rather not say | **Age range:** 35 - 49 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A major problem

Accommodations tax: Unsure | **Admissions tax:** Unsure

Comments: Stop with all the building, packing people in like sardines isn't what this mountain town is supposed to be. Too much growth too fast, the infrastructure can't keep up and things will collapse and get worse.

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A major problem

Accommodations tax: Probably no | **Admissions tax:** Definitely no

Comments: Take it from the current PIF at the Meadows and new builders. That was an asinine move as an "incentiv". Do NOT try to raise our taxes, or limit resale prices for the few local working class that managed to buy when it was still possible. Fix your own mess. Take it out of COVID money!

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 1 to 5 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Unsure

Comments: Taxing the visitors will work they don't have a vested interest in the town, but use the towns resources

Taxing the tickets to activities punishes the people you are trying to help If they can't have fun here. Why stay here and work? The people you are trying to help need to have some responsibility if they rent the places Damage & destruction will happen. You are left with unsanitary dumps. Too many people in 1 unit Gangs love to have a single mom & child rent places that they take over Need to budget for added security & surveillance Is there a plan to quickly evict people. Squatter's rights is a big problem. Takes a long time to resolve & prevents others the opportunity of good, clean, safe, housing. The missing piece in this effort is a affordable neighborhood daycare so a child isn't left in a hot car while a parent is working. Need all the pro & cons thought out with answers to the cons or you get not in my neighborhood complaints

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 21 years or longer

Top concern: Addressing climate and environmental concerns

Concern about housing: A major problem

Accommodations tax: Unsure | **Admissions tax:** Unsure

Comments: The city of Glenwood tends to cater to the private sector and developers. My concern would be that these tax increases would go through but with no real progress on affordable housing. Also the strain on our resources doesn't seem to be a concern.

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - Housing for local workers, lower and middle income. Traffic next.

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Probably yes

Comments: The concept of Deed restriction to owner occupied needs to be pursued. Big money has and will continue to buy up homes and condos with high-bid cash offers that price local workers out of the market and then a residence becomes a rental instead of owned by local families. Can the city and county support condo and townhome construction that has been squelched by state liability laws via some sort of insurance pool or other legal vehicle that incentivises building of these options that uses our limited land more effectively for home ownership? Large lot millionaire home building cannot continue- we don't have the land. Let mid-valley cater to those high-end owners if they want. Our workers need to live where they work.

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 1 to 5 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: The cost of working in the city and living in the city is the reason I left both. I couldn't afford to support my family working for the city while also living in the city.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 11 to 20 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Probably no

Comments: There is no reason to try for both the lodging tax and the excise tax. Lodging tax ONLY or you will lose the measure.

Admissions tax is a bad idea. Locals will identify it as another cost to them, another way that their quality of life here is being assaulted. We are all just scraping by and the idea of paying more to enjoy the things we do (even if yes, by the numbers we don't do them that much, but we PERCIEVE ourselves as doing them frequently) will definitely trigger an emotional response. Do NOT include the admissions tax if you want this pass.

Gender: Female | **Age range:** 65 or older | **Length of Residency:** I do not live in the City of Glenwood Springs

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Probably yes

Comments: There needs to be a way middle income and lower income people in need of housing who are part of our communities are able to afford to live here.

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Definitely yes

Comments: There needs to be very strict criteria for who would qualify. I think studying how Aspen has operated their employee housing program would be informative.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Addressing climate and environmental concerns

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: These last questions are unclear as to what "much more likely. etc" means. There is no question being asked. Please clarify!

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 11 to 20 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: This doesn't sound like enough money to do affordable housing.

Gender: Male | **Age range:** 65 or older | **Length of Residency:** 11 to 20 years

Top concern: Other (Please specify) - Wild Fire Prevention

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Probably no

Comments: This has to be done in a way that will protect local business that have had to deal with the Pandemic, the Grizzly Creek Fire, etc. Any affordable housing plan must account fire protection and evacuation, unlike Proposition B. Finally, affordable housing needs to truly be affordable, unlike Proposition B. It can't just be a limited number of low cost housing units.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Addressing climate and environmental concerns

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Definitely no

Comments: This is not a new issue in CO and in the valley. Looking what other communities are doing is so important. Getting worker is an issue nation wide to not just here. Just important for us all to realize. No easy fixes.

Gender: Male | **Age range:** 50 - 64 | **Length of Residency:** 6 to 10 years

Top concern: Addressing homelessness

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Probably yes

Comments: This just seems like too small an amount of money to go to all this effort for. 2.7 million per year is just peanuts compared with the scope of the problem. I'm not against it, but will it really make a meaningful difference?

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 21 years or longer

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: This survey is about 20 years too late, better late than never I guess. City and county governments should be doing everything they can to build affordable housing immediately, the future of our town depends on it.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 11 to 20 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Unsure

Comments: Too long in coming. GWS is lagging far behind neighboring communities It's time to catch up. Good luck.

Please learn from what others are doing and have already done.

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 6 to 10 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: Too many essential workers here have to travel from Rifle, Parachute and beyond to work because rent here in the RFV is unbelievably NOT affordable. And with gas prices- they're really struggling to make ends meet.

Gender: Male | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A major problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: VRBOs have consumed the housing available in Glenwood

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 11 to 20 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: We desperately need affordable housing in GWS. I'm a teacher, and, without my husband's added income, there's no way I could afford even a one-bedroom apartment in GWS since most of them seem to start at \$1,500-\$2,000 a month! I have a graduate degree, and yet only make (after taxes) about \$2,500 a month. I love my job, and I do have good benefits, but it'd be completely out of my reach to try and live in town. How, then, are we going to recruit and retain future teachers, if we can't offer them housing? The same goes for employees in the restaurant sector, young professionals, and young families. Glenwood needs to look to the future and offer affordable housing to its worker bees.

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Addressing climate and environmental concerns

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: We have a housing shortage for lower-income workers but we need to keep in mind the lack of water and land and an increase of traffic if we simply build more housing. We need to free up housing from second or third homeowners and airbnbs that were formerly long-term housing. Please consider sending out surveys and increasing the property tax on them. Also limit Airbnbs and tax incentives to encourage homeowners to rent their extra rooms or ADUs to tenants. For the sake of our environment (and downstream cities) please stop building. Building more homes is a temporary solution. There will always be more pressure to build, but our mountain can't take it. If less millionaires buy homes that remain empty of occupants most of year, that would free up some homes.

Gender: Male | **Age range:** 50 - 64 | **Length of Residency:** 1 to 5 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Probably yes

Comments: We need housing solutions for middle income folks as well. Everyone is affected by the housing prices and shortage, not just lower income folks. Glenwood Springs needs to make itself more attractive to young professionals and middle income professionals. It's no secret that businesses and organizations cannot attract and hire professionals in this area because of the lack of affordable housing options.

Also, if votes on development keep ending up on a ballot, current GWS residents will continue to vote them down because they don't want this or that development in their neighborhoods. It's unrealistic to "keep things the way they are" if we want to grow tourism and other industries, we need to make room for new residents.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 1 to 5 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Probably yes

Comments: We need to reduce airbnb's in the area and give people incentive to provide long-term housing for residents in the area.

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - Increasing wages for the jobs already existing

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Definitely no

Comments: Whatever you do, I don't think that the solution is to partner with private developers to solve this. This seems to just create corruption. This has not produced cheaper housing in the past. Just lots of overpriced condos no one wants to live in except when they have no other choice. I would rather see an effort to raise wages for local teachers, firefighters, etc. So the people that serve the area can actually live here. Current firefighter for example wages for Glenwood are a disgrace. Maybe squeeze some of these larger businesses to pay more as well (GWS Pool). The wage gap and the greed of the people at the top is the problem. We need to return to the vacation rental restrictions since there are many homes already out there that are just renting to tourists. Put a tax on the 2nd home owners that do not live here full time. There are many more solutions than publicly built housing that funnels all our tax money to large developers (specifically Mark Gould).

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 1 to 5 years

Top concern: Addressing homelessness

Concern about housing: A major problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: While it does address the current situation there needs to also be laws that protect renters from predatory landlords.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 11 to 20 years

Top concern: Addressing the availability of housing

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Probably no

Comments: Why can't Glenwood Springs adopt the same model as Basalt by partnering with Habitat for oHumanity to build affordable and net zero homes for the community. Look to their success, figure out how to do it, and put it clearly on the ballot as your goal.

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 11 to 20 years

Top concern: Controlling inflation and the cost of living

Concern about housing: A major problem

Accommodations tax: Probably yes | **Admissions tax:** Probably no

Comments: you lost me when you suggest that the housing goes to teachers, police officers, etc. i'm tired of housing just for teachers and limited professions. what about all the other median income people like myself that don't fall into one of those categories and who don't want to live in said 'project' communities??

Gender: Male | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Addressing climate and environmental concerns

Concern about housing: A minor problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: "Affordability" does not have a static definition. Glenwood Springs already has a diverse population. We have plenty of high density, moderately priced housing options. There isn't much space left to grow as a city, leaving infill as the only option. We are already capped out in terms of public safety, public schools, and city services. Growing our population further will only exacerbate those deficiencies without a real solution to address them.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: I'd rather not say | **Age range:** I'd rather not say | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A minor problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Do you pay to get people to write questions like this as confusing or do our own staff have the skills of poor and unclear writing already?????" These questions are BS. You ask if I would vote yes or no and then yes and no are not given as options. I would vote NO to any tax increase where the current elected official or staff would have the opportunity of wasting more tax money than they already waste. As usual, stupid, stupid 'survey'. By the way, you do not give the option of stupid bs lie either. I would choose that one for all the above.

Gender: Male | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A minor problem

Accommodations tax: Probably no | **Admissions tax:** Definitely no

Comments: Glenwood cannot continue to support these high density housing developments. They result in traffic congestion and over crowding of our streets. We cannot house everyone in the Roaring Fork Valley.

Gender: I'd rather not say | **Age range:** I'd rather not say | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - The city needs to take care of what we have. Quit trying to provide everything to everyone.

Concern about housing: A minor problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Government needs to stay out of the housing business.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** I'd rather not say | **Length of Residency:** 21 years or longer

Top concern: Improving the economy and creating jobs

Concern about housing: A minor problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Housing is not a function of government. You detail taxes to be raised but do not have a detailed plan on how you will use it. I do not trust that based on the track record of past tax increase initiatives.

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A minor problem

Accommodations tax: Definitely no | **Admissions tax:** Probably no

Comments: I can't see cramming more housing in Glenwood. I am tired of cheap appt and condos with not enough parking. I have lived here for 40 years. There are sacrifices one has to make to live here.

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 6 to 10 years

Top concern: Reducing traffic and overcrowding

Concern about housing: A minor problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: I don't trust the city on how they use their tax dollars. Too much is not being done on maintenance because they put our tax dollars elsewhere. When they raise our taxes it never seems to go to take care of the locals that are already here and creating a healthy community for the long time locals. Where have they done that? I see other towns like Durango and Ridgeway that seem to really care about their residents. I believe if you can't afford to live here you shouldn't. We need to stop building just because everyone wants to move to Colorado and our precious area that has needed TLC and oversight of GWS tax dollars.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 6 to 10 years

Top concern: Addressing homelessness

Concern about housing: A minor problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: It is disingenuous for the city to say they want to create affordable housing, but still allow as many "Air-BNB" and "VRBO's" as they do. Our housing market was launched into the stratosphere when the council allowed short-term rentals. If property owners were forced to rent their properties "long-term" like they did 10 years ago, the rental market would drop back to a "Roaring Fork Valley appropriate", affordable level...

And, we would have more inventory for local employees.

AND, our neighborhoods would be communities doing life together, instead of transactional, unsafe, commercial, party zones.

It is maddening that the city now wants to solve this problem by buying up property for affordable apartment and trailer parks. They initially took rental options from the local employees by allowing short-term rentals, now they are going to cause local homeowners' property values to drop by building low-income apartments and/or trailer parks in their neighborhoods. Are you kidding me?

Lastly, what about the Hotels and Motels in all of this? It is shabby that the city is going to further punish the existing Hotels and Motels by driving up the taxes they are forced to collect from their patrons. This is quite a one-two punch. Allow short-term rentals to steal business from them, and still make them collect higher taxes.

I would rather see homes become more affordable by removing the transients from the neighborhoods (no short-term rentals), than allowing the city to buy property at a discount, and then drop crappy, low-income housing and/or trailers on it. People should own property, not the city.

Do we really want to be a town of short-term rentals and low-income housing? True locals would never say yes to this question.

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 6 to 10 years

Top concern: Addressing homelessness

Concern about housing: A minor problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely yes

Comments: Plenty of affordable housing in close by towns. We should be focused on bringing more tourists to Glenwood Springs, Improve Conditions of roads and parks, get rid of homeless problem.

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 6 to 10 years

Top concern: Reducing traffic and overcrowding

Concern about housing: A minor problem

Accommodations tax: Probably no | **Admissions tax:** Probably no

Comments: Providing adequate wages for employees to live in Glenwood Springs is a responsibility of the employer. It is a business cost that residents or others should not have to pay for. Patrons of the business should be pay for that cost. Subsidizing the utilities to developers to build affordable housing puts that real cost of building and operating the water and wastewater on existing residents. The property owners, including ourselves, already voted to increase our property taxes to fund increases in teachers' salaries to enable teachers to afford to live here. If other people want to move here, whether to work or retire, they should pay the full cost of doing that, and the City should not take from residents or one group of people to subsidize housing for others. Building of 6-7 story apartment buildings like was done in West Glenwood by Hwy US 6 is totally out of character and adds the already horrendous traffic and long lines at every store, not to mention impossible parking.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: I'd rather not say | **Age range:** I'd rather not say | **Length of Residency:** 21 years or longer

Top concern: Improving the economy and creating jobs

Concern about housing: A minor problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: The City of Glenwood Springs has a miserable history of developing an affordable housing program.

There needs to be an honest look at the programs that were tried and FAILED.

There are a very few affordable housing projects that actually work. LOOK at what VAIL is doing!

It is far better for the local government to simply stay out of the business of affordable housing than to attempt to overcome the market forces.

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A minor problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: The city should not be in the housing business. Period.

Gender: I'd rather not say | **Age range:** I'd rather not say | **Length of Residency:** 11 to 20 years

Top concern: Other (Please specify) - Maintaining existing infrastructure and properties

Concern about housing: A minor problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: The city should not be in the housing market, but rather reduce administrative hurdles to allow private development to provide housing more cost effectively.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - Addressing emergency evacuation plans to include alternative egress routes

Concern about housing: A minor problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: The options for the last 5 questions of this survey make no sense. How does the City expect to obtain good data from this survey when the responses offered are this confusing.

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 1 to 5 years

Top concern: Reducing traffic and overcrowding

Concern about housing: A minor problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: The problem of high housing costs can't be solved by building more housing and bringing in more people. That would mean we need more housing for the people needed to serve the people in the new housing who were brought in to serve the ones here prior.

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A minor problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: The solution to housing in Glenwood Springs is for all up-valley towns to build their own workforce housing. There is enough housing in Glenwood Springs for the local workforce. If all or even some of the up-valley workforce could live up-valley, it would reduce the demand for housing in Glenwood, then rents would decrease. Up-valley worker's wages are higher and they can therefore pay higher rent. Building high-density housing in Glenwood Springs is enabling up-valley towns to not house their workers. Do teachers, firefighters, etc. and their families want to live in high-density housing? It is condescending to suggest that they should. Do any decision makers in this community live in high density housing? Probably not, but yet they expect others to. It seems too easy for these decision makers to agree to something that isn't in their back yard and isn't housing they would choose for themselves. Spend a few minutes on the many Facebook's Roaring Fork Rentals & Roommates sites to see where the actual demand for housing is - it is up-valley. That information is free and is as valuable as the thousands of dollars spent on surveys and consultants. Please do not even consider changing commercial property to residential which takes away opportunities to create jobs in Glenwood. We need jobs in Glenwood, not housing for other communities. Housing is a complex problem for most

communities in the U.S. and the World. Our problems are not unique. At this point, adding more high-density housing in Glenwood is solving the housing problem for up-valley communities and exasperating all our local problems.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 11 to 20 years

Top concern: Other (Please specify) - Fix the streets

Concern about housing: A minor problem

Accommodations tax: Probably no | **Admissions tax:** Definitely no

Comments: U people just dont get it No!

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: A minor problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: We cannot build our way out of this temporary problem by attracting more people which creates more demand.

Gender: Male | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Improving the economy and creating jobs

Concern about housing: A minor problem

Accommodations tax: Probably no | **Admissions tax:** Definitely no

Comments: We need more free market housing not apartments! Most everything passed in the last 3 years has been apartments, we need free market housing along with condos. The current state laws on condos is stupid. We are becoming a very transit community and people that want to live in GWS have to move down valley or leave the area completely due to apartments. We don't need deed restricted housing!

Glenwood Springs Housing Survey Open-Ended Responses

Gender: I'd rather not say | **Age range:** I'd rather not say | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - Use the tax dollars from all of us already paying property taxes to fix and upgrade the infrastructure we pay you to take care of. Priority One!!!

Concern about housing: A minor problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: You have proven yourselves incapable of responsibly and intelligently managing the city's infrastructure at the current population of tax paying citizens. You absolutely should not open the doors to influx of increased population that is far out of this city's capacity.

Gender: Female | **Age range:** 18 - 34 | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - Fix all the potholes

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: A pothole swallowed my car. I'm still looking for a tire it took

Gender: Female | **Age range:** 18 - 34 | **Length of Residency:** 1 to 5 years

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Another \$ grab

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - City government emphasis on warehouse type housing must change to focus on ownership type housing

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: City government must focus on the needs of existing citizens and stop facilitating the destruction of our community by approving developer favored agreements. Diversion of the A&I tax to fix poorly designed and constructed Meadows roads hurts the purposes the A&I tax was approved for and burdens citizens with costs which were to be paid by the extra tax collected from Meadows sales. Bad government.

Gender: Female | **Age range:** 18 - 34 | **Length of Residency:** 1 to 5 years

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Don't raise taxes!

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Fix the roads we have. Fix the land we have Re-do the bike path into west Glenwood. It is a travesty. Stop the unbridled growth. Quit digging stuff up. Do something with the old Safeway building. Get the dirty campers out of Chatfield. They are a chop shop for stolen bicycles and could cause another huge fire. They are littering and pissing and shitting on City Property. Ruining eagle and wildlife habitat. And this is consistently IGNORED>

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** I'd rather not say | **Length of Residency:** 6 to 10 years

Top concern: Other (Please specify) - Roads, fire, and police

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Hopefully your ballot question makes more sense than the questions on this survey.

Gender: Male | **Age range:** 50 - 64 | **Length of Residency:** 6 to 10 years

Top concern: Other (Please specify) - Roads

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: If the Fed can't fix inflation, you can't. Know your place and don't try to replicate the failed experiments from rich towns.

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 11 to 20 years

Top concern: Other (Please specify) - Stop wasting money

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: If you didn't waste money on silly surveys you might be able to do your job and fix the streets.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: It would be more affordable if you stopped trying to tax us on everything.

Gender: I'd rather not say | **Age range:** I'd rather not say | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - Ethics within the staff - conflicts of interest

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Make sure that employees at the City making decision for Glenwood Springs LIVE in Glenwood Springs! Ethics is important.

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: No more building!!

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 18 - 34 | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - Once again, Fix our streets and further update infrastructure.

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Once again the current city leaders are seeking to dupe the public into paying higher taxes to fund the unnecessary and unsustainable rapid development of this city. Due to the personal interests of council

Members and city management, we will soon be facing a crisis much worse than affordable housing, this town is slowly becoming overcrowded and unlivable for Coloradans who enjoy the mountain living lifestyle.

The city shouldn't be focusing on "housing needs" as that truly is not an issue in this town. If it were "affordable" to live here then we would live in a metropolitanized version of a mountain city (Provo Utah comes to mind). If the city leadership actually listened to the people who live here they would know that the citizens want to keep their mountain town a mountain town by moderating growth to what the city infrastructure can handle. Right now you can drive in parts of Glenwood on "paved" streets in the city limits and basically need an SUV to be able to drive safely due to

The bumps and upheaval in the road. We still

Have manholes that are brick, and clay sewer lines. We are already operating on water restrictions yet we need to build more buildings that need to use water?

These are only some of the things that need to be addressed before it's even time to consider this city has housing needs.

Listen to your citizens and please find someone else to write your surveys as many of these questions don't make sense and are misleading in nature which in survey writing is unethical.

Gender: Male | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Probably yes | **Admissions tax:** Probably no

Comments: One thing you do not want to be done is creating a problem (increase traffic congestion) while trying to solve one. You need a building project (Building Structure) to solve the affordable housing. Six units here, ten units there is not solving the problem. The location on 8th and Midland is the wrong place. A classic example of creating a problem in a area that is already fighting traffic congestion. You need a traffic engineer to tell you what damage this project will do to this area.

Gender: Male | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Stop all future growth...

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 50 - 64 | **Length of Residency:** 11 to 20 years

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Stop trying to ruin Glenwood.

Gender: Female | **Age range:** 18 - 34 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Stop turning this place into Denver. The new housing developments look atrocious.

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Taxing admissions is ridiculous, locals already pay a premium to enjoy the local events and recreational facilities. This would be a strain on locals already trying to afford the joys of where we live!! Why should the working class pay more

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 18 - 34 | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - Fix the roads

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: The city can't solve the housing crises. Focus on what you can solve.

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - Listening to its citizens. Not the mayor or councils agenda

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: The city doesn't care about affordable housing. It's a political stunt. When they did deed restricted units in the past. It was a complete failure. The deed restriction was lifted and units were re sold by the qualifying owners to sell at full market value. After the developer ate the cost. It's expensive to live here if you can't afford it move to Kansas.

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 11 to 20 years

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: The city is going to lose another election. Stop taxing people so much!

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: The design of this poll is terrible. Half the questions don't make sense. A high schooler could write a better survey.

Gender: Male | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: The last 5 survey questions are difficult to interpret. I can't define what "much more likely" means in context to the question. How bout "likely" or "not likely". Is the person who developed these survey questions the same person who writes the ballot questions for the City when we vote? Very ambiguous. By design?

Glenwood is close to resident carrying capacity. Adding more people will lower everyone's quality of life. You should prioritize transportation over affordable housing. Transportation is the biggest problem we will face. Please don't take my tax dollars to add more people here. The housing problem is endemic across the nation. Don't try to build yourself out of the problem. That is akin to widening the interstate. All it will do is add more people to exasperate the transportation problem. I want to maintain my quality of life here. It's all very nice to try to help low income people find a place to live. That's not the City's job. The City should work on running the City. I don't have an answer to the housing problem and neither do you. In the meantime leave my tax dollars out of your perceived solutions.

By: Rob Anderson

970-618-3004

I'm glad to debate anyone on this anytime.

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 6 to 10 years

Top concern: Other (Please specify) - Potholes

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: The mayor should resign immediately

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 18 - 34 | **Length of Residency:** 1 to 5 years

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: This committee is a sham to raise taxes.

Gender: I'd rather not say | **Age range:** I'd rather not say | **Length of Residency:** 1 to 5 years

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: This is the opposite of what we need.

Gender: Female | **Age range:** 18 - 34 | **Length of Residency:** 1 to 5 years

Top concern: Other (Please specify) - Maintain what you have

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: This push poll is worthless.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 50 - 64 | **Length of Residency:** 11 to 20 years

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely yes | **Admissions tax:** Definitely no

Comments: True, the Valley needs more affordable/attainable house, but I do not believe it is Glenwood Springs' responsibility so solely solve the problem. There are numerous areas up and down valley where new housing can be located including areas that were already zoned for it (by RESTORE) that failed due to last recession. Glenwood Springs is overcrowded by visitors as it is, please ask the County Commissioners to address the issue instead of thinking Glenwood needs to do it.

Gender: Male | **Age range:** 18 - 34 | **Length of Residency:** 11 to 20 years

Top concern: Other (Please specify) - You can't fix anything on this list, you are a city government.

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Voting no. And voting against everyone but Tony. Why isn't he the mayor?

Gender: Male | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Why should the City of Glenwood Springs fund "affordable housing " for a work force that primarily works in Pitkin County?? Pitkin County needs to be a major participant in funding "affordable housing" in Pitkin County, which would reduce the increasing traffic in and thru Glenwood Springs.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Somewhat of a problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely no

Comments: Building more low income housing is a very expensive band-aid and only helps a few. Reducing the cost to live here, helps ALL of us and is cheaper and easier to implement than buying land and building housing.

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - street upkeep and repaving

Concern about housing: Somewhat of a problem

Accommodations tax: Probably no | **Admissions tax:** Definitely no

Comments: Control of housing develops needs to be maintained locally, not by some outside entity.

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 6 to 10 years

Top concern: Addressing the availability of housing

Concern about housing: Somewhat of a problem

Accommodations tax: Definitely yes | **Admissions tax:** Definitely yes

Comments: Could we modify the housing code to make affordable housing more affordable, specifically the architectural requirements to make the buildings more simple and less expensive to build?

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 11 to 20 years

Top concern: Reducing traffic and overcrowding

Concern about housing: Somewhat of a problem

Accommodations tax: Definitely yes | **Admissions tax:** Probably no

Comments: GWS citizens should not be faced with higher taxes to pay for such housing. The solution and cost of funding more affordable housing should come from the private sector that employees the majority of locals needing more affordable housing. Task Gould Construction, task Valley View Hospital, task the larger private employers in GWS. Task them with finding grants and/or funding such a venture.

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Other (Please specify) - Slow down on spending money

Concern about housing: Somewhat of a problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: I don't think the city should be in the real estate Business. Let the market take care of itself. You can't tax your way into affordable housing. Here's a thought.... Employers need to pay what it costs to live here, or let the employers create affordable housing!

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 6 to 10 years

Top concern: Controlling inflation and the cost of living

Concern about housing: Somewhat of a problem

Accommodations tax: Probably yes | **Admissions tax:** Probably yes

Comments: I have lived in the Valley off and on since 1979 and affordable housing has always been an issue. Good luck with this endeavor.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 35 - 49 | **Length of Residency:** 6 to 10 years

Top concern: Addressing homelessness

Concern about housing: Somewhat of a problem

Accommodations tax: Probably no | **Admissions tax:** Definitely yes

Comments: I would like to see the city promote the development of single-family homes with ADUs. ADUs can make an otherwise unaffordable home attainable and it doesn't require city funds.

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Somewhat of a problem

Accommodations tax: Probably yes | **Admissions tax:** Probably no

Comments: I would like to see the city take a full survey of the existing housing, the empty buildings and store fronts and rents being paid. And then see how some of the already empty buildings can be developed.

Buy the Diemoz 480 Donegan property and develop senior one level housing and open space. Plus tiny homes or a mobile home park.

Meet the needs of the community already here and put a moratorium on new developments until the empty buildings are developed.

Gender: Male | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Improving the economy and creating jobs

Concern about housing: Somewhat of a problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: Lack of affordable housing is not a problem exclusive to Glenwood Springs. It is a problem in most of the nation. GWS has direct access to I-70 and should be promoting better employment opportunities not promoting high density housing on commercially zoned property. Judging by traffic patterns the valley needs the high density housing closer to Aspen.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Male | **Age range:** 18 - 34 | **Length of Residency:** 1 to 5 years

Top concern: Addressing the availability of housing

Concern about housing: Somewhat of a problem

Accommodations tax: Probably no | **Admissions tax:** Definitely no

Comments: Make attaining permits easier and more direct. The process is ridiculous and the office provides different reasons for denying each time.

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 11 to 20 years

Top concern: Reducing traffic and overcrowding

Concern about housing: Somewhat of a problem

Accommodations tax: Probably yes | **Admissions tax:** Probably yes

Comments: New development should be to the south of town

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** I do not live in the City of Glenwood Springs

Top concern: Addressing the availability of housing

Concern about housing: Somewhat of a problem

Accommodations tax: Definitely yes | **Admissions tax:** Probably yes

Comments: More community should be involved

Glenwood Springs Housing Survey Open-Ended Responses

Gender: I'd rather not say | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Somewhat of a problem

Accommodations tax: Probably yes | **Admissions tax:** Probably no

Comments: Property taxes have increased rapidly over the last few years, making the escrow part of my mortgage increase significantly. What used to be « affordable housing » for me is no longer very affordable. I would not vote to increase taxes to have the city partner with builders to significantly increase the population and the traffic here. Habitat for Humanity does a great job at what they do, at least in part because they are a Non Government Organization.

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Somewhat of a problem

Accommodations tax: Probably yes | **Admissions tax:** Probably no

Comments: Roads are in terrible condition and adding more people makes them worse

Gender: Male | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Addressing climate and environmental concerns

Concern about housing: Somewhat of a problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: The current makeup of the City Council and City leadership and their apparent bent toward servicing the financial interests of developers, realtors and the Chamber of Commerce leaves me wanting to trust the intent of anything put forward by City managers.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 50 - 64 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Somewhat of a problem

Accommodations tax: Probably no | **Admissions tax:** Probably no

Comments: There needs to be an extended community conversation with a legitimate outreach to understand community desires regarding affordable housing. Then, if the citizens want to move forward, a template for the program should be developed, and an extensive education program implemented to inform the public on the goals, priorities and envisioned administration of the proposed program. All this should take place before anyone is taxes. Putting a tax question on the ballot now is ill timed and premature.

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Somewhat of a problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: We dont need to provide affordable housing for Aspen workforce. We need to stop building we are overcrowded!!

Gender: Female | **Age range:** 65 or older | **Length of Residency:** 21 years or longer

Top concern: Reducing traffic and overcrowding

Concern about housing: Somewhat of a problem

Accommodations tax: Definitely no | **Admissions tax:** Definitely no

Comments: You need to consider the capacity of the town infrastructure before adding more buildings especially the big multi-story ones that are totally out of character for the town which used to be a charming little place and now is becoming citified because you can't say NO to the developers. Sorry, folks, Glenwood Springs is full now and simply cannot take on more increases in population.

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Female | **Age range:** 35 - 49 | **Length of Residency:** 6 to 10 years

Top concern: Reducing traffic and overcrowding

Concern about housing: Unsure

Accommodations tax: Probably yes | **Admissions tax:** Unsure

Comments: I am more concerned about the growth and condensed population we have in Glenwood Springs. Will more house mean more people? We don't have the support systems in place for more people. Daycare, doctors, dentists, groceries, etc - the city is not prepared for the growth it is experiencing and many do not want our small town to grow at the pace it is. SLOW DOWN the TOWN!

Gender: | **Age range:** | **Length of Residency:**

Top concern:

Concern about housing:

Accommodations tax: | **Admissions tax:**

Comments:

Gender: | **Age range:** | **Length of Residency:**

Top concern:

Concern about housing:

Accommodations tax: | **Admissions tax:**

Comments:

Glenwood Springs Housing Survey Open-Ended Responses

Gender: Masculino | **Age range:** 35 – 49 | **Length of Residency:** 11 a 20 años

Top concern: Abordar la falta de vivienda

Concern about housing: Un problema importante

Accommodations tax: Definitivamente no | **Admissions tax:** Definitivamente no

Comments: Definitivamente es muy difícil encontrar vivienda y las rentas están muy caras
exageradamente caras

Gender: Hembra | **Age range:** 50 - 64 | **Length of Residency:** 11 a 20 años

Top concern: Controlar la inflación y el costo de vida

Concern about housing: Un problema importante

Accommodations tax: No está seguro | **Admissions tax:** No está seguro

Comments: Las rentas están muy caras al igual que los parquímetros, la luz muy cara

Gender: Hembra | **Age range:** 35 – 49 | **Length of Residency:** 11 a 20 años

Top concern: Abordar la falta de vivienda

Concern about housing: Un problema importante

Accommodations tax: No está seguro | **Admissions tax:** Definitivamente sí

Comments: Me preocupa mucho el bajo nivel que tenemos de vivienda y por supuesto los altos costos que se tienen.

Gender: Hembra | **Age range:** 35 – 49 | **Length of Residency:** 6 a 10 años

Top concern: Abordar la falta de vivienda

Concern about housing: Un problema importante

Accommodations tax: Definitivamente sí | **Admissions tax:** Definitivamente sí

Comments: Necesitamos vivienda para trabajadores, que sean accesibles para todos sin importar nuestro estatus migratorio.

Glenwood Springs Housing (Phone) Survey Open-Ended Responses

Gender: Male | **Age range:** 65 or older

Top concern: Other affordable rent

Concern about housing: A major problem

Accommodations tax: Definitely Yes | **Admissions tax:** Definitely No

Comments:

Gender: Female | **Age range:** 65 or older

Top concern: Other affordable solutions for affordable housing for seniors

Concern about housing: A major problem

Accommodations tax: Definitely No | **Admissions tax:** Definitely No

Comments: Should find out about the benefits of people making an apartment from part of their home for some affordable housing especially for seniors, if at all possible !

Gender: Refused | **Age range:** Refused

Top concern: Other change the laws for rental short term air bnb etc-pushes locals out of the city

Concern about housing: A major problem

Accommodations tax: Probably Yes | **Admissions tax:** Probably Yes

Comments:

Gender: Refused | **Age range:** Refused

Top concern: Other enforcing the law

Concern about housing: A major problem

Accommodations tax: Definitely No | **Admissions tax:** Definitely No

Comments:

Glenwood Springs Housing (Phone) Survey Open-Ended Responses

Gender: Male | **Age range:** 65 or older

Top concern: Other Not allowing developers to overcharge for rentals, need a cap to what is an affordable rate

Concern about housing: A major problem

Accommodations tax: Probably No | **Admissions tax:** Definitely No

Comments: There need to be more accountability about the money

Gender: Refused | **Age range:** Refused

Top concern: Other Over development / over crowding / city council members are crooks...oil and gas kiss-asses.

Concern about housing: A major problem

Accommodations tax: Unsure | **Admissions tax:** Unsure

Comments:

Gender: Male | **Age range:** 65 or older

Top concern: Other streets & infrastructure

Concern about housing: Not a problem at all

Accommodations tax: Definitely No | **Admissions tax:** Definitely No

Comments: its too crowded already & too many issues to fix before building

Gender: Male | **Age range:** 65 or older

Top concern: Traffic/Overcrowding

Concern about housing: Somewhat of a problem

Accommodations tax: Unsure | **Admissions tax:** Definitely No

Comments: 3 rentals at 30% market rate, retired, and where he's at Everything's went up so landlords rates have to go up as well

Glenwood Springs Housing (Phone) Survey Open-Ended Responses

Gender: Male | **Age range:** 50 to 64

Top concern: Public safety

Concern about housing: Somewhat of a problem

Accommodations tax: Unsure | **Admissions tax:** Definitely Yes

Comments: All for making sure the commercial enterprises are not taxed. Not enough money.

Gender: Male | **Age range:** 35 to 49

Top concern: Availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely Yes | **Admissions tax:** Definitely Yes

Comments: any new housing should be exclusively for workers, short term rental tax should be twice as high as hotel tax to discourage airb&b

Gender: Male | **Age range:** 65 or older

Top concern: Availability of housing

Concern about housing: A major problem

Accommodations tax: Unsure | **Admissions tax:** Unsure

Comments: Areas don't provide nor sustain the model of the 21st century - broaden their scope and expand the imaging of the population - the people aren't voters - provide services and recognize these are the signifance of the presence.

Gender: Female | **Age range:** 35 to 49

Top concern: Availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely No | **Admissions tax:** Definitely No

Comments: been working for 2 years and i'm still homeless due to the housing crisis. i have 2 jobs.

Glenwood Springs Housing (Phone) Survey Open-Ended Responses

Gender: Female | **Age range:** 65 or older

Top concern: Availability of housing

Concern about housing: Somewhat of a problem

Accommodations tax: Probably Yes | **Admissions tax:** Probably Yes

Comments: cant think of any comment off the top of head

Gender: Female | **Age range:** 35 to 49

Top concern: Traffic/Overcrowding

Concern about housing: A major problem

Accommodations tax: Unsure | **Admissions tax:** Unsure

Comments: define affordable housing what demographic

Gender: Male | **Age range:** 35 to 49

Top concern: Inflation/cost of living

Concern about housing: A major problem

Accommodations tax: Definitely Yes | **Admissions tax:** Definitely Yes

Comments: everything needs to be lower cost

Gender: Female | **Age range:** 18 to 34

Top concern: Inflation/cost of living

Concern about housing: A major problem

Accommodations tax: Definitely No | **Admissions tax:** Definitely Yes

Comments: hard for our residents to live off \$1,400 a month with high rent..too expensive to live in this town.

Glenwood Springs Housing (Phone) Survey Open-Ended Responses

Gender: Female | **Age range:** 35 to 49

Top concern: Traffic/Overcrowding

Concern about housing: A major problem

Accommodations tax: Unsure | **Admissions tax:** Unsure

Comments: Housing seems to be a problem for upvalley it's so expensive should be taxing it onto tourism

Gender: Male | **Age range:** 65 or older

Top concern: Traffic/Overcrowding

Concern about housing: Somewhat of a problem

Accommodations tax: Probably No | **Admissions tax:** Probably No

Comments: I think the city has reached its capacity.

Gender: Female | **Age range:** 18 to 34

Top concern: Homelessness

Concern about housing: Somewhat of a problem

Accommodations tax: Probably Yes | **Admissions tax:** Probably Yes

Comments: I think the city needs to create a homeless shelter that is clean and safe and not on our trail and public lands

Gender: Female | **Age range:** 50 to 64

Top concern: Traffic/Overcrowding

Concern about housing: A major problem

Accommodations tax: Probably Yes | **Admissions tax:** Definitely No

Comments: If the city makes affordable housing I want them to stay affordable and not later resale it at a high price

Glenwood Springs Housing (Phone) Survey Open-Ended Responses

Gender: Male | **Age range:** 65 or older

Top concern: Inflation/cost of living

Concern about housing: Somewhat of a problem

Accommodations tax: Definitely No | **Admissions tax:** Definitely No

Comments: inflation concerns

Gender: Male | **Age range:** 35 to 49

Top concern: Availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely Yes | **Admissions tax:** Probably Yes

Comments: It's an important issue salary is appropriate the housing isn't affordable they back out of the employment

Gender: Male | **Age range:** 18 to 34

Top concern: Traffic/Overcrowding

Concern about housing: Somewhat of a problem

Accommodations tax: Probably Yes | **Admissions tax:** Probably No

Comments: just talking about the housing needs in city & employee housing for residents

Gender: Male | **Age range:** 35 to 49

Top concern: Economy/Jobs

Concern about housing: Somewhat of a problem

Accommodations tax: Probably No | **Admissions tax:** Probably No

Comments: land limited due to location

Glenwood Springs Housing (Phone) Survey Open-Ended Responses

Gender: Female | **Age range:** 35 to 49

Top concern: Inflation/cost of living

Concern about housing: A major problem

Accommodations tax: Probably No | **Admissions tax:** Probably No

Comments: Lot of people coome in and use it. Etthey're the ones making the money pushingout the old time residents

Gender: Female | **Age range:** 65 or older

Top concern: Availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely Yes | **Admissions tax:** Definitely Yes

Comments: More affordable senior housing.

Gender: Male | **Age range:** 35 to 49

Top concern: Availability of housing

Concern about housing: A major problem

Accommodations tax: Probably Yes | **Admissions tax:** Probably Yes

Comments: more housing needed. and more service

Gender: Male | **Age range:** 35 to 49

Top concern: Homelessness

Concern about housing: A major problem

Accommodations tax: Probably Yes | **Admissions tax:** Definitely Yes

Comments: need more affordable housing

Glenwood Springs Housing (Phone) Survey Open-Ended Responses

Gender: Male | **Age range:** 35 to 49

Top concern: Traffic/Overcrowding

Concern about housing: A major problem

Accommodations tax: Probably No | **Admissions tax:** Definitely No

Comments: Not solving the affordable crisis because of big developers.

Gender: Female | **Age range:** 50 to 64

Top concern: Availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely Yes | **Admissions tax:** Definitely No

Comments: right on!

Gender: Male | **Age range:** 50 to 64

Top concern: Availability of housing

Concern about housing: A major problem

Accommodations tax: Unsure | **Admissions tax:** Definitely No

Comments: should address short term rental market itself with the high number of airb&b locally.

Gender: Female | **Age range:** 50 to 64

Top concern: Traffic/Overcrowding

Concern about housing: Unsure

Accommodations tax: Probably Yes | **Admissions tax:** Probably No

Comments: so much construction already & very narrow valley. infrastructive & roads cannot handle more

Glenwood Springs Housing (Phone) Survey Open-Ended Responses

Gender: Male | **Age range:** 35 to 49

Top concern: Climate

Concern about housing: Somewhat of a problem

Accommodations tax: Definitely Yes | **Admissions tax:** Probably No

Comments: the 1st sentence makes it sounds like everyones taxes are going up. so say the city's revenue increases and that tourists pay too.

Gender: Female | **Age range:** 18 to 34

Top concern: Climate

Concern about housing: A major problem

Accommodations tax: Definitely Yes | **Admissions tax:** Probably Yes

Comments: The ability to of city utilities to provide for significant city increase. Less waste water and landfill of employees of those sectors

Gender: Male | **Age range:** 35 to 49

Top concern: Availability of housing

Concern about housing: A major problem

Accommodations tax: Probably Yes | **Admissions tax:** Probably No

Comments: The city is usually in the way by providing more affordable houseing, by regulating housing more.

Gender: Male | **Age range:** 18 to 34

Top concern: Traffic/Overcrowding

Concern about housing: Not a problem at all

Accommodations tax: Definitely No | **Admissions tax:** Definitely No

Comments: The City should not try to increase taxes

Glenwood Springs Housing (Phone) Survey Open-Ended Responses

Gender: Female | **Age range:** 35 to 49

Top concern: Availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely Yes | **Admissions tax:** Probably Yes

Comments: the recent housing was supposed to be affordable and was not and now worried everyone is lying

Gender: Female | **Age range:** 50 to 64

Top concern: Availability of housing

Concern about housing: A major problem

Accommodations tax: Probably Yes | **Admissions tax:** Definitely Yes

Comments: They need to do something or at least try

Gender: Male | **Age range:** 35 to 49

Top concern: Availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely No | **Admissions tax:** Definitely No

Comments: Very concerned about whos on the city ballots, large named construction, business, contractors, realtors that dont represent blue collar workers

Gender: Female | **Age range:** 50 to 64

Top concern: Availability of housing

Concern about housing: A major problem

Accommodations tax: Definitely Yes | **Admissions tax:** Definitely Yes

Comments: we need housing at 25% on income for some one who makes less than \$25 an hour



City Council
STAFF REPORT
City of Glenwood Springs
July 7, 2022

Agenda Item: River Commission Joint Work Session

Action Requested: River Commission Joint Work Session

Department: City Administration

Presented By:

Strategic Goals: Provide Efficient and Responsive City Government
Protect and Preserve our Quality of Life
Ensure Public Safety
Generate Sustainable Economic Development

Background Info: City Council requested yearly work sessions with the boards and commissions.

Issues: None.

Fiscal Impact: None.

Legal Review: None.

Staff Recommendation: N/A

RIVER COMMISSION Power and Duties	KEY ISSUES	Prior Years and Potential Future Priorities & Goals to Maintain an/or Monitor	2021 ACTION ITEMS
To investigate, study, and report to the City Council any and all matters concerning the use, enjoyment, conservation of the rivers and streams in the City and its environs and the open space adjacent thereto including water quality issues, the protection of valuable riparian ecosystems, and water rights matters.	Education	* Consider creating a River Warrior volunteer program. * At Council's request hold an annual work session to review actions taken by the Commission regarding the foregoing functions and discuss future plans.	*Hold at least two public education/public outreach presentations related to the Commission's Key Issues (potential topics listed below). In conjunction, submit a letter to the editor related to the presentation topic. -404 Clean Water Act, Canyon Creek, Mitchell Creek, Xeriscaping *Work with Middle Colorado Watershed Council on signage effort and coordinating with Three Mile Creek Confluence *Better utilize River Commission website to promote education efforts
	Water Quality	* Review and provide recommendations on stormwater management for major development projects. * Identify additional locations for "drain to creeks" painting at inlets. * Monitor 303d listings. * Monitor City's MS4 discussions. * Monitor City's effort to reconnect south Glenwood raw water supply	*Monitor and stormwater improvement project *Support Middle Colorado Watershed Council dashboard effort
	Riparian Ecosystem	* Help coordinate distribution of the Riparian Planting Guide. * Monitor demand, supply and management of City's water resources (i.e. water rates, drought management, recreational in-channel diversions, storage, non-potable supply)	*Maintain involvement in Grizzly Creek Fire Recovery Task Force and Glenwood Canyon Restoration Alliance
	Water Rights - Supply	*Encourage Council funding of an inventory of existing riparian habitat and mapping of the ordinary high water mark	*Distribute Riparian Planting Guide to local landscapers and make available to at local retailers and on City social media outlets. *Monitor City's water supply/resiliency. Review opportunities to study flows of smaller tributaries.
To advise the City Council on public access to and use of rivers and streams in the City and the adjacent environs and maintain and update a map related thereto as necessary.	Boat Ramps	* Work with CPW, Council & Staff to develop an improved permitting/tracking system for commercial rafting and angling operators at Two River Park. * Work with CPW, Council & Staff to develop a boat ramp in the City and continue to evaluate commercial river access.	*Promote and investigate opportunities for a new boat ramp in the City
	Access	* Work with Parks & Rec Staff to determine which river access points are suitable for various recreational uses (fishing, dog play, etc.). Provide recommendation on appropriate development of bike parking, vehicle parking, signage, and paths.	*Improve/stabilize historic river access paths on City owned parcels (just upstream of the Red Mountain Passage, 12th Street dog park, pavilion)
	Mapping	*Develop an adopt a river section program * Work with Chamber to update river access map, as necessary.	*Further discuss program ideas *Contact Chamber, Parks and Recreation Department, and local fishing retailers
To advise the City Council on the use of municipally owned property adjacent to the rivers and City construction projects in the rivers or adjacent open space.	City Parks & Open Space	* Monitor restoration associated with the Two Rivers Shoreline Project * Implement and provide guidance on construction of Three Mile Creek Confluence project	*Monitor grant applications *Monitor Three Mile Confluence Restoration construction
	Confluence Area	* Monitor planning efforts for the redevelopment of the Confluence Area.	* Ensure River Commission involvement in discussions City project related to the redevelopment of the Confluence Area, South Canyon, South Bridge, and other projects in riparian areas.
	Fall Planting	* Monitor health of past riparian plantings.	* Organize two annual riparian planting days on a City owned property (Two Rivers Park (in cooperation with Middle Colorado Watershed Council and Three Mile Creek Confluence)).
To promote celebrate riverfront cleanup efforts and public awareness of non-point source water pollution.	RiverFest		* Organize annual RiverFest clean-up and community event.
To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in the acquisition and improvement of the rivers and adjacent open space, and to otherwise advise the City Council on budgetary needs related to preservation of open space and river improvement.			



City Council
STAFF REPORT
City of Glenwood Springs
July 7, 2022

Agenda Item: Transportation Commission Joint Work Session

Action Requested: Review of the Transportation Commission Recommendations for the Large and Small Capital Projects Lists, among other items.

Department: Engineering

Presented By: Ralph Trapani

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: The Commission will finalize a list of discussion topics at their July 5th meeting. They will also vote on July 5th to finalize their recommendations on the Large and Small Capital Project lists for consideration in the budget process. These lists will be discussed during the session, but voted on by Council in subsequent meeting.

Issues: None at this time.

Fiscal Impact: None.

Legal Review: NA

Staff Recommendation: NA



City Council
STAFF REPORT
City of Glenwood Springs
July 7, 2022

Agenda Item: Proclamation Honoring City Manager Debra Figueroa

Action Requested: Mayor will read proclamation

Department: City Administration

Presented By:

Strategic Goals:

- Provide Efficient and Responsive City Government
- Preserve and Improve Infrastructure
- Protect and Preserve our Quality of Life
- Generate Sustainable Economic Development
- Ensure Public Safety

Background Info: Debra's last day as Manager of the City of Glenwood Springs is July 8th.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation:



City Council
STAFF REPORT
City of Glenwood Springs
July 7, 2022

Agenda Item:	Landfill Fees for Sale of Unscreened Soil Materials, Resolution No. 2022-27
Action Requested:	Addition of a new landfill billing item in order to sell unscreened soil materials at a price of \$8 per ton.
Department:	Public Works
Presented By:	Elizabeth Mauro, Matthew Langhorst
Strategic Goals:	Preserve and Improve Infrastructure
Background Info:	The landfill generated a large amount of waste dirt during the construction of the three new ponds in 2021. This material is not required onsite for any reason and is currently taking up flat space that could be used for composting, a new leachate pond, equipment storage, snow storage, etc. Selling a large portion of this material will reduce the excess onsite and the pricing being recommended is to cover the cost of handling the material and produce a small profit margin.
Issues:	None
Fiscal Impact:	Small revenue increase in 2022 and 2023
Legal Review:	NA
Staff Recommendation:	Staff is Recommending Approving Resolution # to Implement the Addition of Unscreened Fill to the Landfill Fee Sheet.

RESOLUTION 2022-27

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF GLENWOOD SPRINGS, COLORADO, SETTING 2022
LANDFILL FEES.**

WHEREAS, City Council sets fees for the Glenwood Springs Landfill Enterprise; and

WHEREAS, the most recent adjustment to Landfill fees was approved in May 2021; and

WHEREAS, the City has the ability to create excess unscreened soil materials that are stored onsite from landfill projects and material hauled in for disposal. The staff feels that this material can be sold as a product at the landfill; and

WHEREAS, City staff recommends that the City establish and charge a fee for unscreened soil material as set forth on Exhibit A hereto; and

WHEREAS, City staff recommends, and City Council agrees, that imposing the additional fees described on Exhibit A takes into account the needs of the community, the City, and the operational needs of the Landfill Enterprise and other area landfills;

WHEREAS, City Council wishes to implement updated fees for 2022 finding that they are necessary and appropriate.

**NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY
OF GLENWOOD SPRINGS, COLORADO, THAT:**

Section 1. The above recitals are hereby incorporated as findings by the City Council of the City of Glenwood Springs.

Section 2. The City Council of the City of Glenwood Springs hereby adopts the Landfill Fee Schedule as set forth on **Exhibit A** attached hereto and incorporated herein, effective July 18th, 2022.

INTRODUCED, READ, AND PASSED THIS 7th DAY OF JULY 2022.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Ryan Muse, City Clerk

Exhibit A

South Canyon Landfill Tipping Fees - Products for Sale

Product Stream	In County	Out of County
Compost	\$31.50/ton*	\$31.50/ton*
Topsoil	\$42.00/ton*	\$42.00/ton*
Wood Chips	\$30.00/ton*	\$30.00/ton*
Unscreened Soil	\$8.00/ton*	\$8.00/ton*



City Council
STAFF REPORT
City of Glenwood Springs
July 7, 2022

Agenda Item: June 16, 2022 Council Minutes

Action Requested: June 16, 2022 City Council Minutes

Department: City Clerk

Presented By:

Strategic Goals: Provide Efficient and Responsive City Government

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



MINUTES
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
JUNE 16, 2022
6:15 PM

Note: Official meeting minutes are located on the City website via YouTube video at the following link: <https://www.youtube.com/user/GlenwoodSprings1885/videos>. The times in agenda items indicate approximately where the item can be found on the YouTube video timeline.

REGULAR SESSION

Item 4. :00 Roll Call

Present: Mayor Godes, Mayor Pro-Tem Willman, Councilor Kaup, Councilor Dehm, Councilor Stepp, and Councilor Hershey. Also present were Debra Figueroa, City Manager; Steve Boyd, Chief Operating Officer; Jenn Ooton, Asst. City Manager; Hannah Klausman, Asst Director of Economic and Community Development; Matt Langhorst, Director of Public Works; Yvette Gustad, Finance Director; Brian Smith, Parks, and Recreation Director; Terri Partch, City Engineer; and Karl Hanlon, City Attorney.

Item 5. :01 Pledge of Allegiance

Mayor Godes led the Pledge of Allegiance.

Comments were made by Mayor Godes.

Item 6. :01 Agenda Changes or Conflicts

0:01 Motion by Councilor Step, seconded by Councilor Kaup, to move Consent Agenda Item C., 2022 Grant Award Recommendations from the Financial Advisory Board, off of the consent agenda and make it the first item of the regular agenda due to conflicts of interest.

Motion passed unanimously.

Mayor Godes placed Consent Agenda Item C., 2022 Grant Award Recommendations from the Financial Advisory Board as item 2 on the regular agenda.

0:02 Motion by Councilor Wussow, seconded by Mayor Godes, to move item 17., Potential Parking on Maple for the 6th Street Project, to the first item of the regular agenda.

Comments were made by Mayor Pro-Tem Willman, Councilor Hershey, and Councilor Wussow.

Ayes: Hershey, Kaup, Godes, Wussow

Nays: Willman, Stepp

Motion Passes 4-2

Item 7. :03 Citizens Appearing Before Council

Citizen comments were made.

Item 8. :11 Consent Agenda

:11 Mayor Pro-Tem Willman moved, seconded by Councilor Wussow, to approve the Consent Agenda.

Ayes: Willman, Kaup, Godes, Stepp, Wussow

Nays: Hershey

Motion passes 5-1

Item 17. :12 Potential Parking on Maple for the 6th Street Project

0:12 Mayor Pro-Tem Willman moved, seconded by Councilor Wussow, to keep the 6th Street design as is without the closure of Maple Street.

Comments were made by Councilor Kaup, Councilor Willman, Councilor Wussow, and Mayor Godes.

0:16 Mayor Pro-Tem Willman amended his motion, seconded by Councilor Wussow, to keep the 6th Street design as is without the closure of Maple Street and encourage the DDA to work with the community and staff to see if there is a better use of the space for parking.

Comments were made by City Engineer Terri Partch, Mayor Pro-Tem Willman, and Councilor Wussow.

Ayes: Willman, Kaup, Godes, Stepp, Wussow

Nays: Hershey

Motion passes 5-1

:23 Consent Agenda Item C. Grant Award Recommendations from the Financial Advisory Board

Mayor Pro-Tem Willman excused himself from the River Bridge Regional Center.

:23 Councilor Hershey moved, seconded by Councilor Wussow, to approve the grant funding for the River Bridge Regional Center.

Motion passed unanimously

Councilor Stepp excused herself from the Middle Colorado Watershed Program.

:24 Councilor Wussow moved, seconded by Councilor Kaup, to approve the FAB grant of \$7,500 for the Middle Colorado Watershed Program.

Motion passed unanimously

:25 Councilor Kaup moved, seconded by Councilor Stepp, to approve the remaining grants that were recommended by FAB.

Motion passed unanimously

Item 9. :26 Interstate 70 Coalition Update

Margaret Bowes, Director of the I-70 Coalition presented.

Comments were made by Councilor Stepp and Councilor Kaup.

:38 Mayor Pro-Tem Willman moved, seconded by Councilor Kaup, to encourage the City of Glenwood to become members of this coalition and for one of the members of the Council to become a liaison.

Ayes: Willman, Kaup, Godes, Stepp, Wussow

Nays: Hershey

Motion passed 5-1

Item 10. :39 Historic Preservation Commission Appointment

Comments were made by Councilor Hershey.

:40 Councilor Hershey moved, seconded by Councilor Stepp, to appoint Melissa Jones to the regular open seat on the Historic Preservation Commission with a term expiring April 2024.

Motion passed unanimously

Item 11. :41 Parks and Recreation Commission Appointment

Comments were made by Councilor Wussow, Amanda Madden, Mayor Godes, and Mayor Pro-Tem Willman.

:44 Councilor Wussow moved, seconded by Councilor Hershey, to appoint Amanda Madden to the youth position on the Parks and Recreation Commission for a one-year appointment.

Motion passed unanimously

Item 12. :44 Request for Proposal 2022-07P Tennis Court Restoration Award

Brian Smith, Parks and Rec Director presented.

Comments were made by Mayor Godes, Mayor Pro-Tem Willman, Councilor Stepp, and Councilor Wussow.

:52 Mayor Godes opened public comment.

Public comments were made.

:55 Mayor Godes closed public comment.

:55 Councilor Wussow moved, seconded by Councilor Hershey, to approve the funding for Request for Proposal 2022-07P Tennis Court Restoration.

Comments were made by Councilor Hershey, Mayor Godes, and Parks and Rec Director, Brian Smith.

Motion passed unanimously

Item 13. :58 Aspen International Mountain Foundation Request

John Starr, Director of the Aspen International Mountain Foundation presented.

Comments were made by Mayor Pro-Tem Willman, Councilor Stepp, Councilor Wussow, Councilor Kaup, and Mayor Godes.

1:22 Councilor Kaup moved, seconded by Councilor Wussow, to join the AIMF at the Kilimanjaro level at \$5,000.

Comments were made by Councilor Wussow, Councilor Stepp, Councilor Kaup, and Mayor Godes.

Ayes: Kaup, Godes, Stepp, Wussow

Nays: Hershey, Willman

Motion passed 4-2

Item 14. 1:27 South Bridge Noise Wall Color and Finish

Terri Partch, City Engineer presented.

Comments were made by Mayor Godes, Councilor Stepp, Mayor Pro-Tem Willman, and Councilor Hershey.

1:34 Mayor Godes opened public comment.

1:34 Mayor Godes closed public comment.

1:34 Mayor Godes moved, seconded by Councilor Wussow, to approve the 3.4 million for the wall that the NEPA requires and the additional \$185,000 for the form walls and not the additional 2.4 million for the aesthetic rocks.

Comments were made by Councilor Kaup, Mayor Pro-Tem Willman, Councilor Wussow, and Mayor Godes.

Ayes: Willman, Godes, Stepp, Wussow

Nays: Hershey, Kaup

Motion passed 4-2

1:37 Councilor Wussow moved, seconded by Councilor Kaup, to put whether the sound wall is necessary on as an item for a future agenda.

Comments were made by Councilors Kaup and Wussow.

1:38 Councilor Wussow amended the motion, seconded by Councilor Kaup, to put whether the sound wall is necessary or can it be delayed as an item for a future agenda.

Ayes: Willman, Kaup, Godes, Stepp, Wussow

Nays: Hershey

Motion passed 5-1

Item 15. 1:39 Request for Easement Access Across Gun Range in South Canyon

Brian Smith, Parks and Rec Director presented.

Comments were made by Mayor Pro-Tem Willman, Mr. Jolley, Mayor Godes, City Manager Debra Figueroa, City Attorney Karl Hanlon, Councilor Stepp, Councilor Kaup, and Councilor Wussow.

1:54 Mayor Godes opened public comment.

Public comments were made.

1:56 Mayor Godes closed public comment.

1:57 Councilor Wussow moved, seconded by Councilor Hershey, to prepare an easement agreement for the Jolley's to always be able to access his property.

Comments were made by Councilor Wussow, Mayor Pro-Tem Willman, Mayor Godes, Councilor Kaup, City Attorney Karl Hanlon, and Councilor Stepp.

Ayes: Wussow

Nays: Willman, Kaup, Godes, Stepp, Hershey

Motion failed 5-1

2:01 Mayor Pro-Tem Willman moved, seconded by Councilor Kaup, to have City Attorney Karl Hanlon work with Mr. Jolley to create a license that's personal to him, with restrictions, for access to his property through City property. This will also include the concerns of the City staff and will also pertain to his representatives.

Comments were made by Mayor Godes, City Attorney Hanlon, Councilor Wussow, and Councilor Stepp.

Ayes: Hershey, Willman, Kaup, Stepp,

Nays: Godes, Wussow

Motion passed 4-2

2:04 Break

Item 16. 2:12 EVOLIS Speed Radar Signs-Transportation Commission Recommendation

Terri Partch, City Engineer presented.

Comments were made by Mayor Pro-Tem Willman, City Manager Debra Figueroa, Councilor Kaup, City Engineer Terri Partch, Councilor Hershey, Lieutenant Bill Kimminau, and Mayor Godes.

2:18 Councilor Kaup moved, seconded by Councilor Wussow, to uphold the recommendation of the Transportation Commission to purchase four of the EVOLIS signs to be placed in the appropriate locations according to staff and CDOT, not to exceed \$15,000.

Comments were made by Councilor Wussow, Mayor Pro-Tem Willman, and Councilor Hershey.

Ayes: Hershey, Willman, Kaup, Stepp, Wussow

Nays: Godes

Motion passed 5-1

Item 18. 2:21 Resolution 2022-26 Colorado's Family and Medical Leave Insurance (FAMLI) Program Opt-Out

City Attorney, Karl Hanlon presented.

2:23 Councilor Wussow moved, seconded by Mayor Pro-Tem Willman, to support the staff recommendation and opt-out of the family leave medical insurance program, and support Resolution 2022-26.

Comments were made by Councilor Stepp, Mayor Godes, City Manager Debra Figueroa, Finance Director Yvette Gustad, Mayor Pro-Tem Willman, City Attorney Karl Hanlon, and Councilor Wussow.

Motion passed unanimously

Item 19. 2:30 Council Comments

Comments were made by Mayor Pro-Tem Willman, Councilor Stepp, Councilor Hershey, City Manager Debra Figueroa, Councilor Wussow, Mayor Godes, and City Engineer Terri Partch

Item 20. 2:40 Report from Administration

City Manager

Comments were made by City Manager Debra Figueroa.

City Attorney

Comments were made by City Attorney Karl Hanlon.

2:42 Councilor Kaup moved, seconded by Councilor Hershey, to appoint Steve Boyd to acting City Manager, starting July 8th at 5pm, until Council has selected a new City Manager.

Motion passed unanimously

Correspondence Incoming/Outgoing

No comments were made.

Item 21. 2:43 Adjournment

2:43 Mayor Pro-Tem Willman moved, seconded by Mayor Godes, to adjourn.

Motion passed unanimously.



City Council
STAFF REPORT
City of Glenwood Springs
July 7, 2022

Agenda Item:	Linden to Donegan Bike Multi-Use Path Rebuild - Multimodal Transportation and Mitigation Options Fund (MMOF) Potential for Construction Funding
Action Requested:	Approval of a Resolution to support construction funding for the Linden to Donegan Multi-use Path Rebuild through State/Federal MMOF Funding
Department:	Engineering
Presented By:	Terri Partch
Strategic Goals:	Preserve and Improve Infrastructure Ensure Public Safety
Background Info:	The condition of the existing multi-use path between Linden and Donegan has been an issue in north Glenwood for many years. City staff has attempted to maintain the path through crack sealing and overlays, but it continues to be a community issue. In 2022, the Council authorized \$50,000 in the engineering budget to pay for survey, geotechnical and utility studies to supplement an in house design. The design has proceeded with the base information. At this time, the city has an opportunity to apply for MMOF funds for construction of the project through the Intermountain Transportation Planning Region (IMTPR). The total project cost is estimated at \$1.5 million. A 50% match is required. The project would be built in 2023.
Issues:	None at this time.
Fiscal Impact:	If the grant funding is awarded, staff will include the match amount in the 2023 Draft Budget. Additional funding will be sought to decrease the amount of city funds necessary to move forward.
Legal Review:	NA
Staff Recommendation:	Approve a resolution of support and funding for the Linden to Donegan multi-use path.

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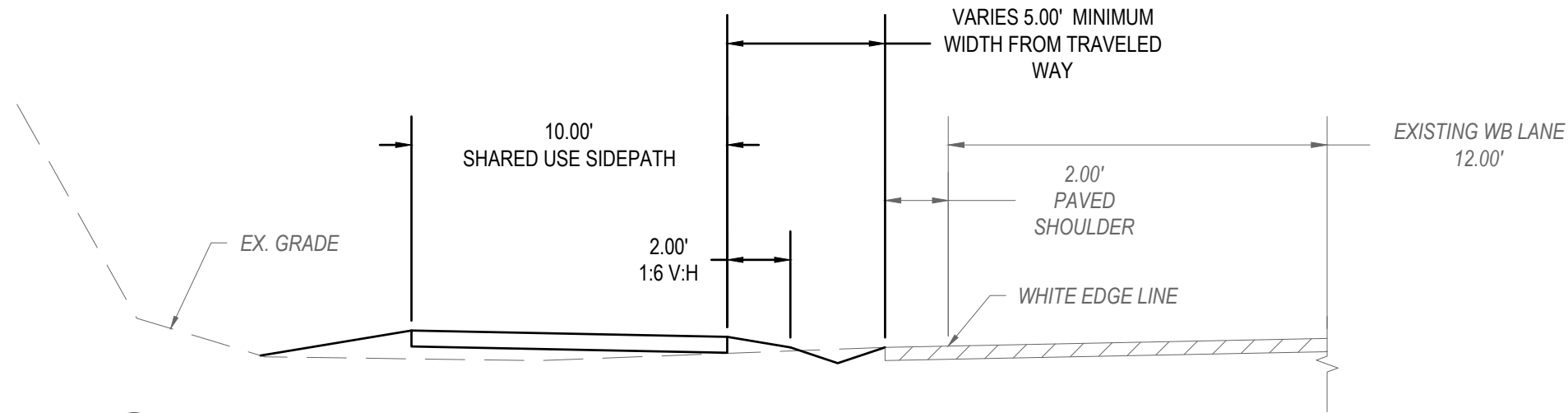
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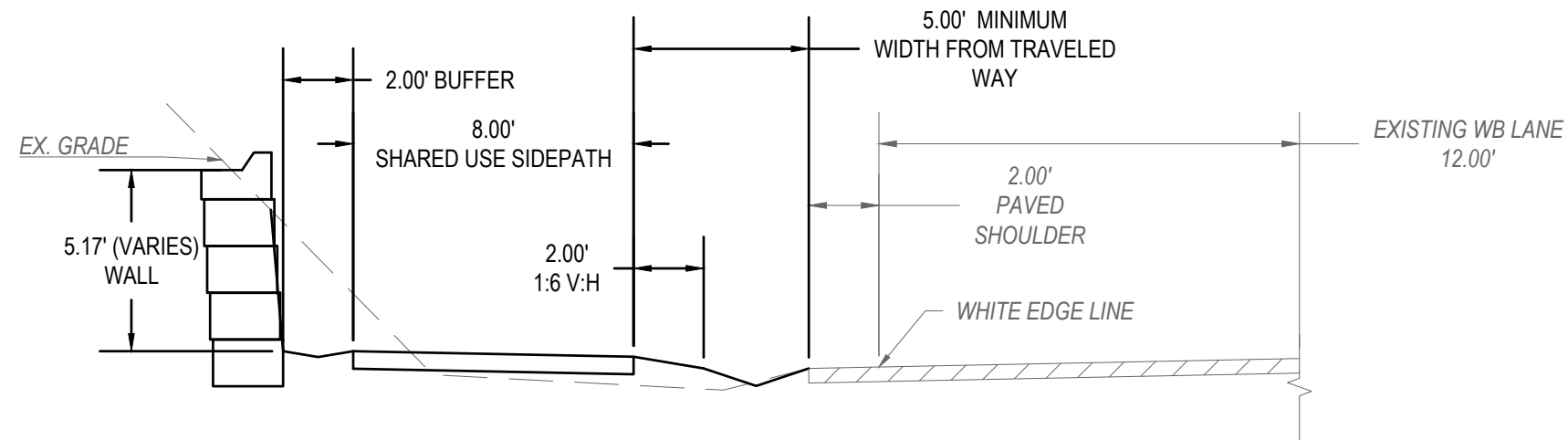
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101 WEST 8TH STREET
GLENWOOD SPRINGS , CO 81601

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CONCEPT DESIGN
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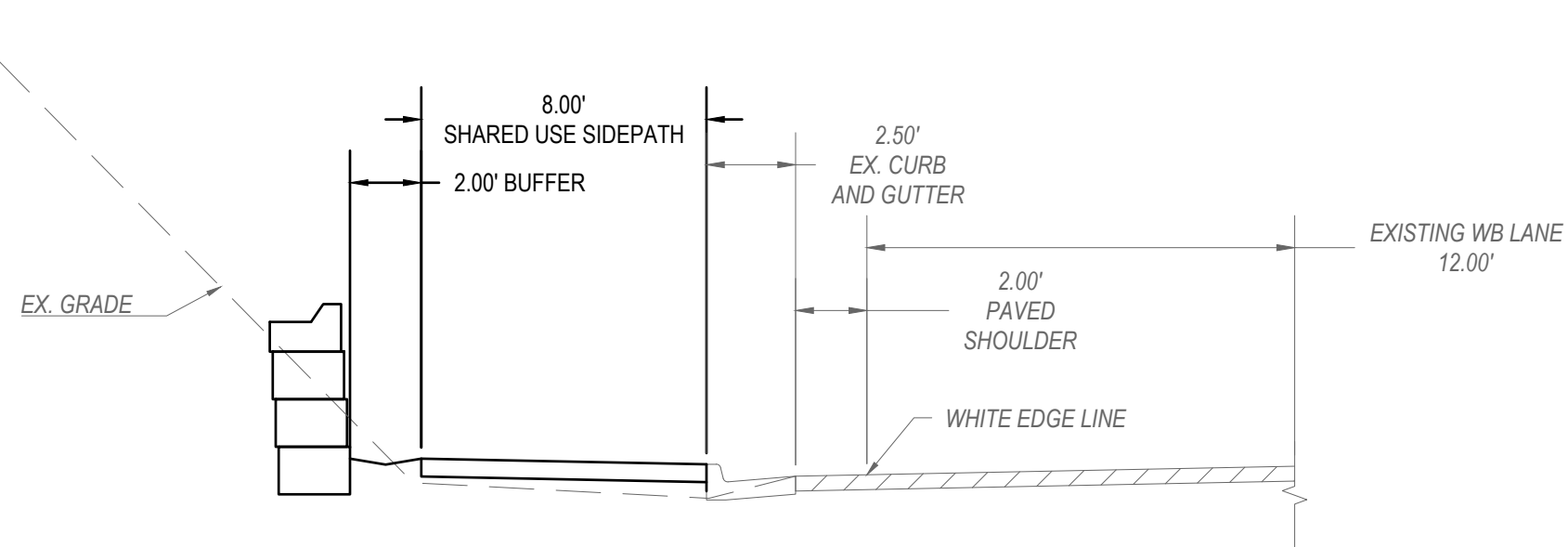
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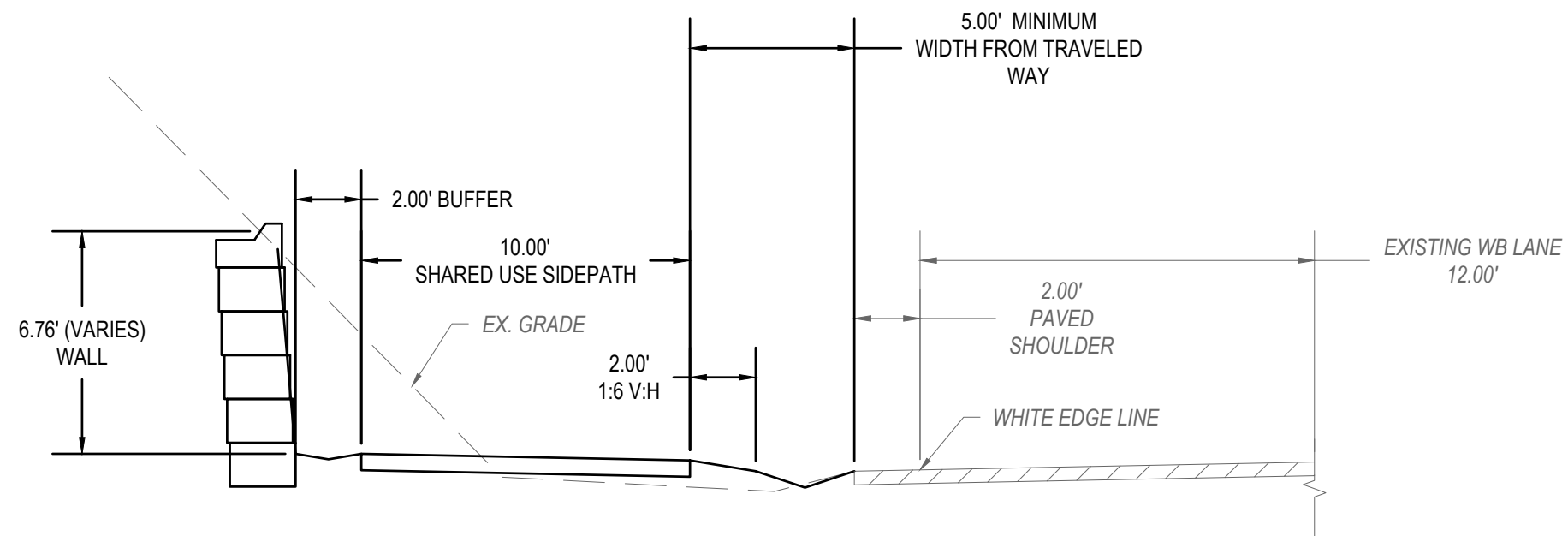
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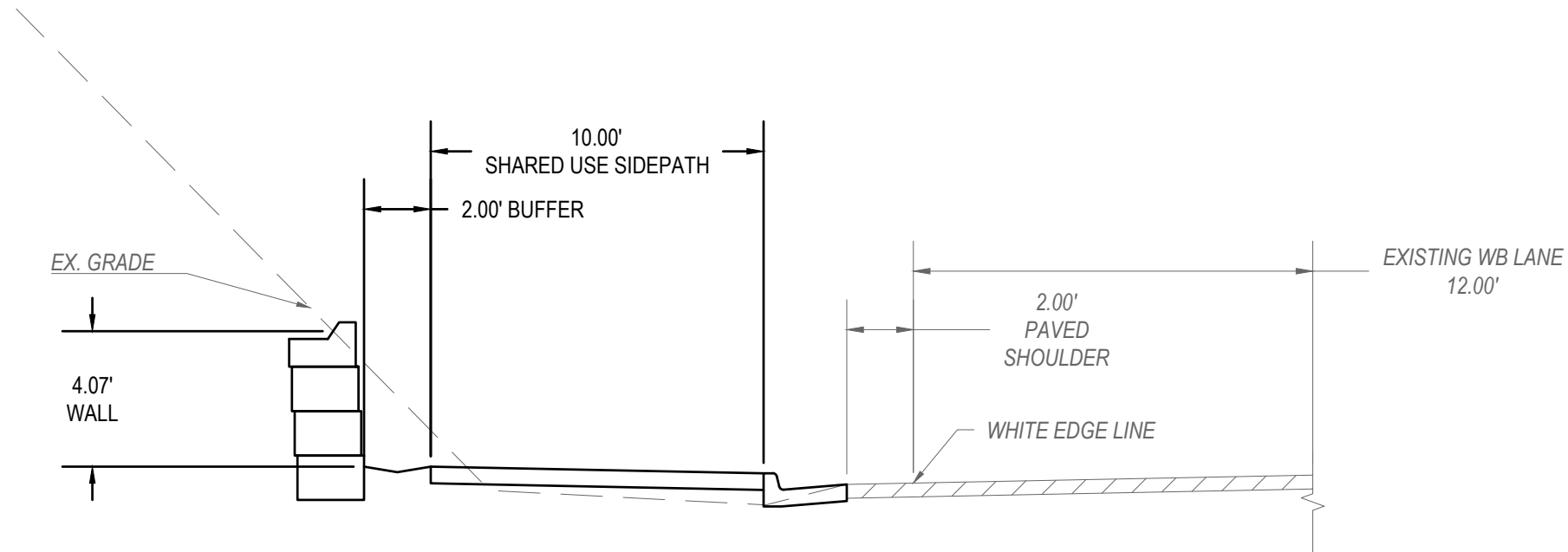
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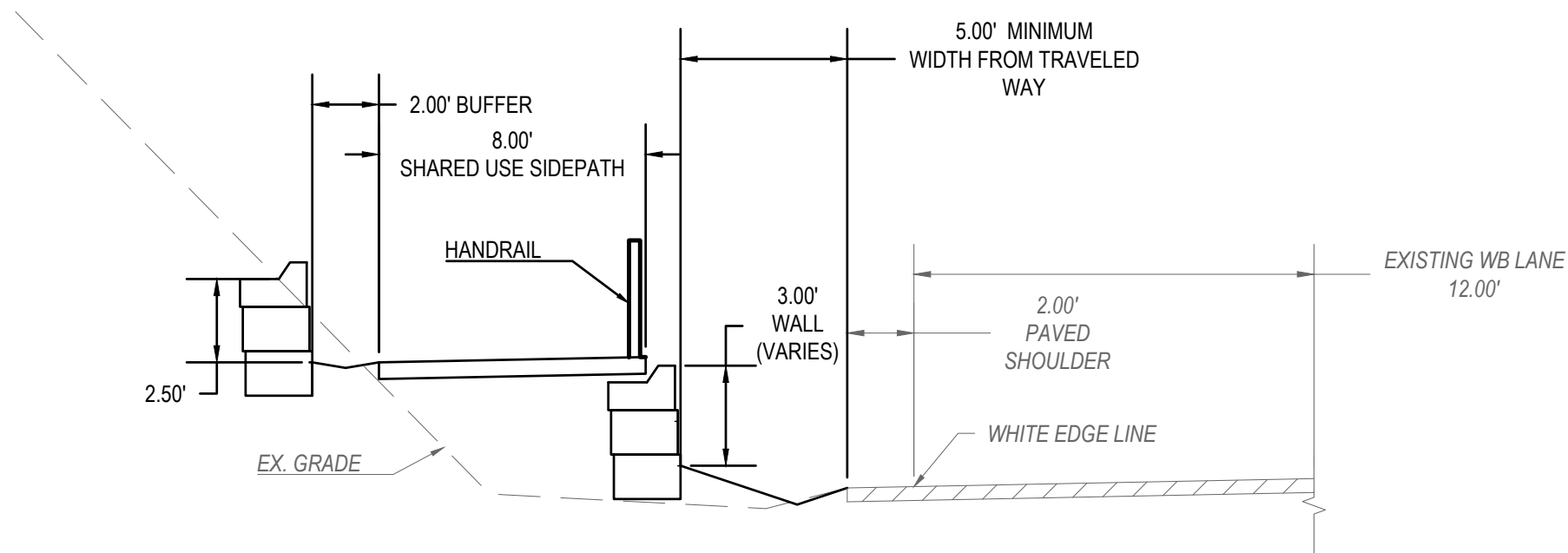
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5 SHARED USE PATH SECTION - CONSTRAINED, 10' ALTERNATE
NOT USED, FOR CONCEPTUAL REFERENCE ONLY



6 SHARED USE PATH SECTION - CONSTRAINED, 8' ALTERNATE
NOT USED, FOR CONCEPTUAL REFERENCE ONLY

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CITY OF GLENWOOD SPRINGS

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**HWY 6&24 SHARED USE
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CONCEPT DESIGN

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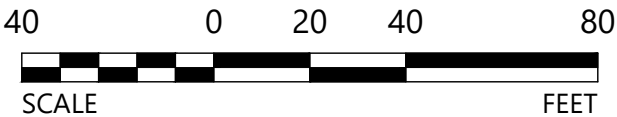
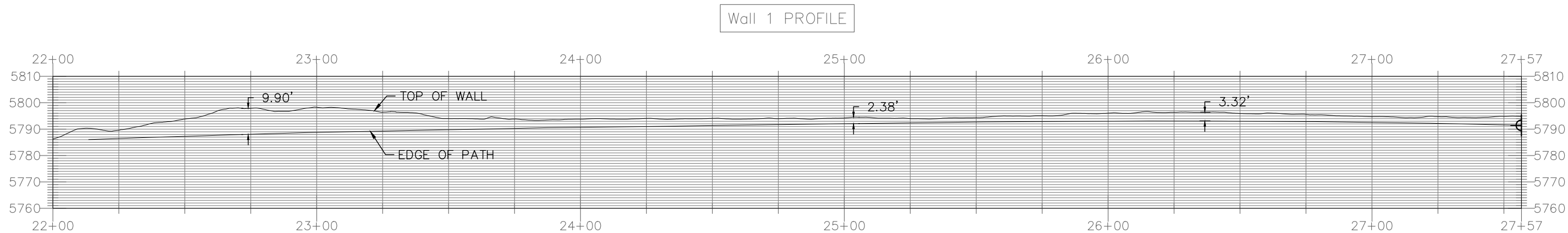
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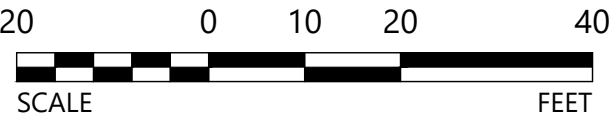
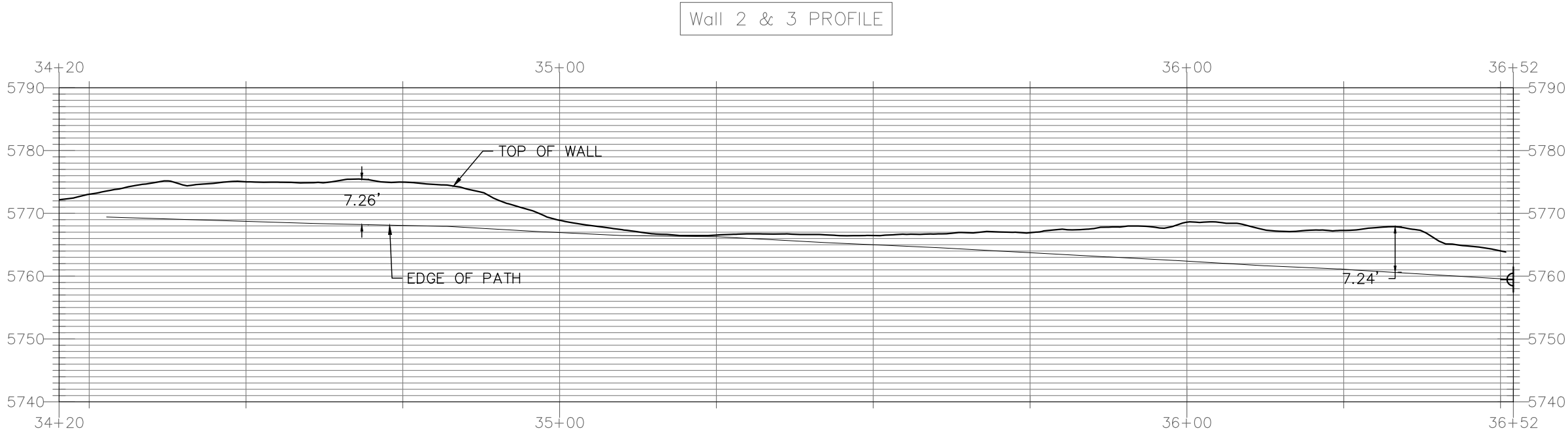
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**CITY OF GLENWOOD
SPRINGS**

101 WEST 8TH STREET
GLENWOOD SPRINGS , CO 81601

**HWY 6&24 SHARED USE
SIDEPATH IMPROVEMENTS**

CONCEPT DESIGN

CONCEPT WALL PLANS

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June 23, 2022

Attachment A

Description, Needs & Benefits of proposed project

Proposed Project Description:

The Shared Use Path Improvement Project is located in North Glenwood Springs and is an important link in the bicycle and pedestrian network. Its primary function is to connect the West Glenwood Springs Area north of the Colorado River and I-70 back to network hubs at Two Rivers Park off Devereux Road and the downtown core via 6th Street and Grand Ave pedestrian bridge. The majority of the project is within existing CDOT SH 6&24 right of way (ROW) extending between the intersections with Linden Street to Donegan Road. There is an apparent need for ROW at the easternmost 200 linear feet of the project where the State Highway ROW has limited width on the NE side of the Road.

The project will consist of the removal and replacement of the of the existing path with the intention to upgrade the path to the extent practical to current Shared Use Path standards. Path modifications will require drainage improvements for the north shoulder of SH 6&24. Widening of the path in some locations will require the installation of walls. A secondary goal of the project will be to underground the existing overhead electric lines

Needs and Benefits

The current asphalt path within the limits of this project is in poor condition. Current issues with the path include degraded asphalt, sediment deposition on the trail, lack of suitable drainage infrastructure, narrow width, and lack of grade differential from the shoulder of SH 6&24.

Goal setting for the project aims to not only fix the deficiencies of the existing path but increase the safety and user experience. Upgrades in this critical section of bicycle and pedestrian network will enhance the connectivity between west Glenwood Springs and the amenities located east of the project area.



City Council
STAFF REPORT
City of Glenwood Springs
July 7, 2022

Agenda Item:	Intergovernmental Agreement for Automatic Aid for Emergency Services with Carbondale Rural Fire Protection District
Action Requested:	Staff requests for the City to enter into this IGA.
Department:	Fire Department
Presented By:	Gary Tillotson
Strategic Goals:	Provide Efficient and Responsive City Government Ensure Public Safety
Background Info:	The Automatic aid agreement with Colorado River Fire Rescue continually proves beneficial to both agencies. Thus, a similar agreement with Carbondale & Rural Fire Protection District has been prepared with the expectation of offering similar benefits. The anticipated staffing at station 84 (Thunder River Market vicinity) will dramatically enhance response times for the automatic aid area. Both agencies believe the health, safety, and welfare of their respective citizens would be best served by providing automatic aid between districts in certain circumstances. The two agencies will respond (as automatic aid) to emergency calls for service within the general area between Highway 82 mile markers 3.5 – 7 including Riverview Elementary School, West Bank, West Bank Mesa, and Pinyon Mesa.
Issues:	N/A
Fiscal Impact:	NA
Legal Review:	No Issues
Staff Recommendation:	Staff recommends the Council approve this IGA.

INTERGOVERNMENTAL AGREEMENT REGARDING AUTOMATIC AID FOREMERGENCY SERVICES

This Intergovernmental Agreement Regarding Automatic Aid For Emergency Services ("**Agreement**"), effective the ____ day of ____ ("**Effective Date**"), is entered into by and between the Carbondale and Rural Fire Protection District ("**CRFPD**"), the Glenwood Springs Rural Fire Protection District ("**Glenwood Fire**"), and the City of Glenwood Springs ("**City**"). CRFPD, Glenwood Fire by and through the City, and the City are referred to collectively as the "**Parties**" or individually as a "**Party**".

A. Recitals

WHEREAS, CRFPD is a political subdivision of the State of Colorado, organized pursuant to C.R.S. §32-1-101, *et seq.* ("**Act**") to provide fire and emergency medical services to a 300 square mile area in Garfield, Gunnison and Pitkin Counties, including the Towns of Carbondale, Marble, Redstone, and surrounding areas. CRFPD is authorized by the Act to provide, and currently provides as part of its services, ambulance transport and related medical services, fire suppression, rescue, hazardous materials and associated services (collectively, "**Emergency Services**"); and

WHEREAS, Glenwood Fire is a political subdivision of the State of Colorado, organized pursuant to the Act to provide, and currently provides as part of its services, Emergency Services to a 72 square mile area in Garfield County; and,

WHEREAS, the City is a Colorado home rule municipality located in Garfield County. Pursuant to its statutory and home rule authority, the City operates the Glenwood Springs Fire Department, which is authorized to provide, and currently provides as part of its services, Emergency Services, not only within its corporate boundaries, but also within Glenwood Fire's jurisdictional boundaries, the combined area of which is 72 square miles; and,

WHEREAS, pursuant to Article XIV, Section 18 of the Colorado Constitution and C.R.S. §29-1-203, the Parties may contract with one another to provide any function, service or facility lawfully authorized to be provided by each of them; and,

WHEREAS the Parties believe the health, safety and welfare of their respective citizens would be best served by providing for automatic aid between the Parties in certain circumstances.

NOW, THEREFORE, in consideration of mutual promises, covenants and undertakings set forth in this Agreement, the Parties mutually agree as follows:

B. Agreement

- 1. Summary of Intent.** The Parties agree to share resources and personnel based upon actual or anticipated response needs in any area of their jurisdictions. For example, an individual with special skills may be moved to another jurisdiction based upon likely call types and potential or real response needs for specialized personnel. The individual or resource being positioned shall remain the responsibility of the agency providing the resource and/or personnel for all purposes, including but not limited to compensation, benefits, and other terms and conditions of employment or volunteerism, and general commercial liability for apparatus and equipment.

2. ***Supervision of Personnel.***

- i. During certain emergency situations as may be from time to time identified and agreed upon by the City's and CRFPD's fire chiefs, the staff and apparatus of the Parties shall be automatically dispatched in a mutually agreed upon plan and manner to assist in the mitigation of the emergency or for any other purpose identified and agreed upon to plan for and promote the health, safety and welfare of the various communities.
 - ii. During an emergency response, personnel shall generally be under the direction and control of the Incident Commander in accordance with the applicable protocols or regulations, including but not limited to the Incident Command System (ICS) and/or the National Incident Management System (NIMS). In the event of large, complex or multiple incidents occurring at once, personnel, equipment, and apparatus shall be considered as part of a "single" response system under system status management protocols, with Parties' supervisory personnel positioning resources for the health, safety and welfare of the communities and responder safety.
 - iii. The Parties agree to use the Garfield County Medical Protocols ("***Protocols***") with the same addendums and waivers to the extent practical to maintain consistency in system responses and patient needs, and to comply with the Emergency Medical Services rules promulgated by the Division of Health Facilities and Emergency Services within the Department of Public Health and Environment, which are located at 6 CCR 1015-3, as amended from time to time.
 - iv. Time spent by an individual as a volunteer for one Party shall not in any manner constitute hours worked for, or volunteer services performed on behalf of any of, the other Parties.
3. ***Paging/Emergency Notification.*** To the extent practical, each Parties' personnel shall be notified through similar methods, such as VHF, DTR, and other available notification systems agreed upon by the Fire Chiefs, to maintain emergency response system integrity and appropriate notifications.
4. ***Training.*** The Parties will strive to provide consistent training programs and curricula for responder safety. Each Party's trainings will be open to the other Party's personnel, subject to a Party's financial, staffing and operational considerations. All reasonable efforts shall be made for personnel to adhere to the same training standards.
5. ***Continuous Quality Management ("CQM") Program.*** The Parties will perform CQM reviews of their respective personnel during emergency incidents. The personnel performing the CQM reviews shall work together to provide consistency to the responding crews.
6. ***Liability.*** Any liability that accrues under the provisions of article 10 of title 24, C.R.S. on account of the intentional or negligent act or omission of a Party's employee or volunteer shall be imposed upon that Party.

7. **Worker's Compensation Insurance.** Pursuant to C.R.S. § 29-5-109, CRFPD and the City shall be responsible for worker's compensation insurance for their respective personnel.
8. **General Liability Insurance.** The City and CRFPD shall maintain general liability insurance for their respective apparatus and equipment that are provided pursuant to this Agreement in an amount sufficient to insure against their respective obligations under this Agreement.
9. **Jurisdictional Boundaries.** For the purposes of automatic Emergency Services pursuant to this Agreement, the Parties' jurisdictional boundaries shall not be a consideration in the provisions of Emergency Services. The closest available resource(s) and personnel shall be dispatched to an incident regardless of the jurisdiction in which the incident occurs. All necessary authorities and laws associated with emergency response are delegated to the closest responding agency as necessary to perform emergency functions.
10. **Interoperability.** The Parties agree to the extent possible to create common standard operating guidelines, operational practices, and to standardize equipment for the benefit of cost savings to the taxpayers, including but not limited to: PPE, uniforms, fire fighting supplies, medical supplies, etc.
11. **Relationship of the Parties.** By entering into this Agreement, the Parties are not creating, and shall not be construed as creating, a joint venture, partnership, authority or any other type of relationship, and each Party shall remain a separate and distinct entity for all purposes under this Agreement. Neither the fact of this Agreement nor the Parties' performance of this Agreement shall in any manner alter each Party's statutory and common law rights, powers, duties and authority, except to the extent expressly set forth in this Agreement.
12. **Legislative Limitations.** In the event Medicare, Medicaid, or any other federal, state, or local laws, rules, regulations, or interpretations at any time during the term of this Agreement prohibit, restrict or in any way substantially change any aspect of this Agreement, then this Agreement shall, in good faith, be amended by the Parties to comply with any such prohibition, restriction, or limitation. If this Agreement is not amended prior to the effective date of such rule, regulation, or interpretation, this Agreement shall terminate as of such effective date.
13. **Legal Compliance – HIPAA Compliance.** In performing the terms of this Agreement, the Parties shall comply fully with all federal, state and local laws, ordinances, resolutions, operating procedures, rules and/or regulations, including but not limited to, the requirements of the Health Insurance Portability and Accountability Act of 1996 ("**HIPAA**") and the Regulations promulgated by the Department of Health and Human Services interpreting and implementing HIPAA, as they may be amended from time to time.
14. **Term and Termination.** The initial term of this Agreement shall be for a period of 12 months from the Effective Date. This Agreement shall automatically renew for successive 12-month terms, unless terminated pursuant to this Agreement. Any Party may terminate this Agreement with or without cause upon ninety (90) days written notice of termination sent via certified or registered mail to the other Party(ies). Termination shall have no effect upon the rights or obligations of the Parties arising out of any transactions occurring prior

to the effective date of the termination The obligations of each Party under this Agreement shall terminate on the date this Agreement terminates.

15. **Governmental Immunity.** Nothing in this Agreement shall be construed as a waiver of the limitations on damages or any of the privileges, immunities, or defenses provided to, or enjoyed by, the Parties under federal or state law, including but not limited to the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*
16. **Notices.** Any notice permitted or required by this Agreement shall be in writing and shall be given by certified or registered mail, postage prepaid, return receipt requested, to:

CRFPD: ATTN: Fire Chief
300 Meadowood Drive
Carbondale CO. 81623

City: ATTN: Fire Chief
City of Glenwood Springs
101 West 8th Street
Glenwood Springs CO 81601

Glenwood Fire: ATTN: Board Chair
Glenwood Springs Fire Protection District
101 West 8th Street
Glenwood Springs CO 81601

Such notice shall be deemed to have been given when deposited in the United States mail, provided the sending Party receives the return receipt from the postal service.

17. **Funding Availability.** Financial obligations of the Parties after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.
18. **Headings and Captions.** The headings and captions used in this Agreement are for the convenience of reference only and do not form a part of this Agreement.
19. **Additional Terms.** Colorado law governs this Agreement. Jurisdiction and venue for any action arising under this Agreement or for the enforcement of this Agreement shall lie exclusively in the Garfield County District Court. This Agreement is the entire agreement between the Parties and there are no oral or collateral agreements or understandings; provided, however, that this Agreement shall not supersede or affect any Mutual Aid Agreements between two or more of the Parties. This Agreement may only be amended by a document signed by the Parties. Course of performance, no matter how long, shall not constitute an amendment to this Agreement. If any provision is held invalid or unenforceable, all other provisions shall continue in full force and effect. Waiver of a breach of this Agreement shall not operate or be construed as a waiver of any subsequent breach of this Agreement. This Agreement shall inure to the benefit of and be binding upon the Parties and their successors and permitted assigns. This Agreement is not

intended to, and shall not, confer rights on any person or entity not named as a party to this Agreement, expressly including enforcement of any of the terms and conditions of this Agreement; all rights of action relating to such enforcement shall be strictly reserved to the Parties. In any dispute arising from or relating to this Agreement, the prevailing Party shall be awarded its reasonable attorneys' fees, costs and expenses, including any attorneys' fees, costs and expenses incurred in collecting upon any judgment, order or award. This Agreement may be executed in several counterparts and by facsimile or electronic pdf, each of which shall be deemed an original and all of which shall constitute one valid, binding instrument.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, the Parties have executed this Agreement.

CARBONDALE AND RURAL FIRE PROTECTION DISTRICT:

By: _____
Name Title Date

CITY OF GLENWOOD SPRINGS:

GLENWOOD SPRINGS RURAL FIRE
PROTECTION DISTRICT:

By: _____
Name Title Date

By: [Signature] Board Chair 6/14/22
Name Title Date



Planning and Zoning Commission Report

Date: July 7, 2022
To: Planning and Zoning Commission
From: Ensure Public Safety
Subject: Planning item 12-22, Code Amendments to Title 070.040 as it Relates to Floodplain Regulations (To be continued)

In January of 2022 the Colorado Water Conservation Board revised the regulations regarding the evaluation of floodplains in the State of Colorado. These new rules will replace our old code section regarding the review of floodplains.

ACTION ITEMS

None at this time.

BACKGROUND

None.

PROJECT SUMMARY

REVIEW CRITERIA AND STAFF ANALYSIS

REVIEWING AGENCY COMMENTS

ACTION ITEMS & STAFF RECOMMENDATIONS

Suggested Findings:

DEPARTMENT OF NATURAL RESOURCES

Colorado Water Conservation Board

RULES AND REGULATIONS FOR REGULATORY FLOODPLAINS IN COLORADO

2 CCR 408-1

Rule 1. Title:

The formal title of the previous Rules and Regulations was "Rules and Regulations for the Designation and Approval of Floodplains and of Storm or Floodwater Runoff Channels in Colorado" as approved in 1988. The title for these Rules and Regulations was revised in 2005 to "Rules and Regulations for Regulatory Floodplains in Colorado," and amended here under the same title (referred to herein collectively as the "Rules" or individually as "Rule"). These Rules supersede the 2010, the 2005 and the 1988 Rules.

Rule 2. Authority:

These Rules are promulgated pursuant to the authority granted the Colorado Water Conservation Board (Board or CWCB) in sections, 24-65.1-101(1)(c), 24-65.1-202(2)(a), 24-65.1-302(2)(a), 24-65.1-403(3), 37-60-106(1), 37-60-106(1)(c)–(g), (j), (k), and 37-60-108, C.R.S..

Rule 3. Purpose and Scope:

- A. **Purpose.** The purpose of these Rules is to provide uniform standards for Regulatory Floodplains (or Floodplains) in Colorado, to provide standards for activities that may impact Regulatory Floodplains in Colorado, and to define the process by which floodplains will be Designated and Approved by the Board. Rules for Regulatory Floodplains are of statewide concern to the State of Colorado and the Board in order to prevent Flooding and the negative impacts of Floods, as well as to promote public health, safety, welfare and property by limiting Development in Floodplains. These Rules also assist the CWCB and Communities in Colorado to develop sound Floodplain Management practices and implement the NFIP. These Rules shall apply throughout the State of Colorado, without regard to whether a Community participates in the National Flood Insurance Program. These Rules shall also apply to Stream Alteration Activities conducted by state agencies and to federal Stream Alteration Activities that are fully or partially financed by state funds. These Rules also apply to projects or studies for which the Board has made a loan or grant pursuant to sections 37-60-120(2) and 37-60-121(1)(b)(VII), (IX)(C), C.R.S.
- B. **Scope.**
- (1) **Zoning.** These Rules apply to all Floodplain information developed for zoning and for Floodplain permitting purposes for waterways in the State of Colorado by, but not limited to, individuals, corporations, local government agencies, regional government agencies, state government agencies, Native American tribes, and federal government agencies.
 - (2) **Subdivisions.** These Rules generally apply to the local approval of subdivision drainage reports that provide 100-Year Floodplain information. Local governments should ensure that site-specific Floodplain delineations, intended for regulatory purposes when they are

prepared for Development activities, are consistent with Floodplain information Designated and Approved by the Board.

- (3) **Dam Failure Floodplain.** These Rules do not apply to the identification of the area potentially inundated by the catastrophic or sudden failure of any man-made structure such as a dam, canal, irrigation ditch, pipeline, or other artificial channel.

Rule 4. Definitions:

The following definitions are applicable to these Rules and Regulations for Regulatory Floodplain in Colorado:

<u>Term</u>	<u>Definition</u>
100-Year-Flood	A Flood having a recurrence interval that has a 1-percent-annual-chance of being equaled or exceeded during any given year (1-percent-annual-chance-Flood). For the purpose of these Rules, the terms "100-Year-Flood" "1-percent -annual-chance Flood," and "base Flood," are synonymous. The term does not imply that the Flood will necessarily happen once every one hundred years.
100-Year-Floodplain	The area of land susceptible to being inundated as a result of the occurrence of a 100-Year-Flood. 100-Year-Floodplains are considered to be areas of high Flood hazard. For the purposes of these Rules, the terms "100-Year-Floodplain," "Regulatory Floodplain," and "Special Flood Hazard Area" are synonymous.
500-Year-Flood	A Flood having a recurrence interval that has a 0.2-percent-annual-chance of being equaled or exceeded during any given year (0.2-percent- annual-chance-Flood). The terms "five-hundred-year Flood" and "0.2-percent -annual-chance Flood" are synonymous with the term "500-Year-Flood." The term does not imply that the Flood will necessarily happen once every five hundred years.
500-Year-Floodplain	The area of land susceptible to being inundated as a result of the occurrence of a 500-year-Flood. 500-Year-Floodplains are typically considered to be areas of moderate Flood hazard.
Accessory Structure	A structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure.
Addition	Any activity that expands the enclosed footprint or increases the horizontal square footage of an existing structure.
Agricultural Structure	For Floodplain Management Regulation purposes, Agricultural Structures are structures that are used exclusively for agricultural purposes or uses in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock.

Structures used for human habitation and those that are places of employment or entertainment and structures with multiple or mixed purposes do not satisfy the “exclusive use” requirement and are not Agricultural Structures.

Alluvial Fans

A fan-shaped sediment deposit formed by a stream that flows from a steep mountain valley or gorge onto a plain or the junction of a tributary stream with the main stream. Alluvial Fans contain active stream Channels and boulder bars, and recently abandoned Channels. Alluvial Fans are predominantly formed by alluvial deposits and are modified by infrequent sheet Flood, Channel avulsions and other stream processes.

**Approximate
Floodplain Information**

Flood hazard information based on a reduced level of detail for topographic mapping or hydraulic calculations. Analysis results may be used to develop Flood hazard delineations and corresponding data (i.e., water surface elevations, associated depths and velocities). This may or may not have a comparison of water surface profiles with a topographic map of compatible accuracy. The level of detail for hydrology is consistent with that of detailed Floodplain information. Base Flood Elevations are often not portrayed on a mapped stream reach with Approximate Floodplain Information.

Base Flood

Is synonymous with 100-Year-Flood and is a Flood having a 1-percent-annual-chance of being equaled or exceeded in any given year.

**Base Flood Elevation
(BFE)**

The elevation shown on a FEMA FIRM for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a Flood that has a 1-percent-annual-chance of equaling or exceeding that level in any given year.

Basin

The total land surface area from which precipitation is conveyed or carried by a stream or system of streams under the force of gravity and discharged through one or more outlets.

Board

Refers to the Board of Directors of the Colorado Water Conservation Board.

Channel

The physical confine of stream or waterway consisting of a bed and stream banks, existing in a variety of geometries.

Channelization

The artificial creation, enlargement or realignment of a stream Channel.

**Code of Federal
Regulations (CFR)**

The codification of the general and permanent Rules published in the Federal Register by the executive departments and agencies of the Federal Government. It is divided into 50 titles that represent broad

	areas subject to Federal regulation.
Colorado Floodplain and Stormwater Criteria Manual	The Manual prepared by the CWCB to, if needed, aid local officials and engineers in the proper regulation and design of Flood protected facilities. The Manual is advisory, rather than regulatory, in purpose.
Colorado Revised Statutes (CRS)	The codified general and permanent statutes of the Colorado General Assembly.
Colorado Water Conservation Board	As used in these Rules, "CWCB" refers to the agency and its staff, and "Board" refers to the Board of Directors of the Colorado Water Conservation Board.
Community	Any political subdivision in the state of Colorado that has authority to adopt and enforce Floodplain Management Regulations through zoning, including, but not limited to, cities, towns, unincorporated areas in the counties, Native American tribes and drainage and Flood control districts.
Conditional Letter of Map Revision (CLOMR)	FEMA's comment on a proposed project, which evaluates potential project impacts on the hydrologic or hydraulic characteristics of a Flooding source. A CLOMR does not revise an effective Floodplain Map, but determines whether a proposed project, once constructed, would warrant revisions to the effective Flood Hazard Information.
Critical Facility or Critical Facilities	Means a structure or related infrastructure, but not the land on which it is situated, as specified in Rule 6, that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the Community at any time before, during and after a Flood. See Rule 6.
Debris Flow	Movement of mud, water, and other materials downward over sloping terrain. The flow typically consists of a mixture of soil, rock, woody debris and water that flows down steep terrain.
Designation and Approval	Certification by formal action of the Board that technical information developed through scientific study using accepted engineering methods is suitable for local governments making land use decisions under statutorily authorized zoning powers.
Detailed Floodplain Information	Floodplain information prepared utilizing topographic base mapping, supplemental survey data, Hydrologic Analysis, and hydraulic calculations (at the time of the study) to arrive at precise Flood Hazard Information suitable for making land use decisions under statutorily authorized zoning powers.
Development	Any man-made changes to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining,

dredging, filling, grading, paving, excavation or drilling operations.

FEMA

Federal Emergency Management Agency.

**FEMA Risk Mapping
Assessment and
Planning (Risk MAP)
Technical References,
Guidelines and
Standards for Flood
Risk Analysis and
Mapping Activities**

FEMA Risk MAP Technical References, Guidelines and Standards for Flood Risk Analysis and Mapping, and associated resources, define the implementation details for statutory and regulatory requirements for NFIP mapping.

Flood or Flooding

A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of water from Channels and reservoir spillways;
2. The unusual and rapid accumulation or runoff of surface waters from any source; or
3. Mudslides or mudflows that occur from excess surface water that is combined with mud or other debris that is sufficiently fluid so as to flow over the surface of normally dry land areas (such as earth carried by a current of water and deposited along the path of the current.

**Flood Control
Structure**

A physical structure designed and built expressly or partially for the purpose of reducing, redirecting, or guiding Flood flows along a particular waterway.

**Flood Hazard
Information**

Floodplain Maps, profiles, and other related information for Flood hazard areas that have been Designated and Approved by the Board. See Rule 5.

**Flood Insurance Rate
Map (FIRM)**

A FIRM is the official FEMA Flood map for a Community for delineating both the 100-Year-Floodplain and 500-Year-Floodplain, the Floodway, and hazard zone designations applicable to the Community.

**Flood Insurance Study
(FIS)**

A FEMA FIS is a compilation and presentation of Flood hazard data (information and maps) for watercourses, lakes, and other sources of Flood hazard within a Community for the NFIP. The FIS report contains detailed Flood elevation data in Flood profiles and data

tables.

Floodplain	The area of land that could be inundated as a result of a Flood, including the area of land over which floodwater would flow from the spillway of a reservoir.
Floodplain Management	The operation of an overall program of corrective, preventive, and maintenance measures for reducing potential Flood risk and associated damage, including, but not limited to, zoning or land-use regulations, Flood mitigation measures, and emergency preparedness plans.
Floodplain Management Regulations	Zoning ordinances, subdivision regulations, building codes, health regulations, land-use permits, special purpose ordinances (Floodplain ordinance, grading ordinance, or erosion control ordinance) and other applications of regulatory powers. The term describes state/local regulations that provide standards for Floodplain preservation and potential Flood risk reduction to life, safety, health and property.
Floodplain Maps	Maps that show in a plan view the horizontal boundary of Floods of various magnitudes or frequencies. Such maps include, but are not limited to, Flood Hazard Boundary Maps (FHBM), and Flood Insurance Rate Maps (FIRMs) published by FEMA, Flood Prone Area Maps published by the U.S. Geological Survey (USGS), Flooded Area Maps published by the U. S. Army Corps of Engineers (USACE), Floodplain Information Reports published by the CWCB or others, Flood Hazard Area Delineation studies (FHADs) published by the Urban Drainage and Flood Control District (UDFCD) a/k/a the Mile High Flood District, and other locally adopted Floodplain Studies and master plans.
Floodplain Studies	A formal presentation of the study process, results, and technical support information developed for Floodplain Maps.
Floodway	The Channel of a river or other watercourse and the adjacent land areas that must be kept free of obstructions in order to discharge the Base Flood without cumulatively increasing the water surface elevation more than a designated height.
Freeboard	The vertical distance in feet above a predicted water surface elevation intended to provide a margin of safety to compensate for unknown factors that could contribute to Flood heights greater than the height calculated for a selected size Flood such as debris blockage of bridge openings and the increased runoff due to urbanization of the

	watershed.
Geographic Information Systems (GIS)	Computer software that utilizes databases and terrain mapping to store and display spacial and tabular data, such as floodplains, as layers (e.g. political boundaries, roadways, structures, topographic information, land use) for natural resource management and other uses.
Hydraulic analysis	The determination of Flood elevations, depths, and velocities for various storm frequencies/events based on a scientific analysis of the movement and behavior of floodwaters in Channels and overbank areas through a Basin or watershed.
Hydrologic Analysis	The computation of the hydrograph, peak rate of flow, or discharge in cubic feet per second, for various storm frequencies/events for streams, Channels, or watersheds based on a scientific analysis of the physical process resulting in precipitation runoff amounts at specific locations.
Letter of Map Revision (LOMR)	An official revision issued by FEMA to modify the currently effective FIRM and FIS. Based on supporting technical documentation, it is issued by FEMA for changes to Flood hazard potential, Flood zones, Flood hazard delineations, and corresponding Flood elevations.
Letter of Map Revision Based on Fill (LOMR-F)	FEMA's official determination document supporting a revision to the 100-Year-Floodplain, also known as the "Special Flood Hazard Area (SFHA)" or high risk Flood zone shown on the effective FIRM based on the placement of fill outside the effective regulatory Floodway. The determination is based on either the lowest adjacent grade or Lowest Floor relative to the effective BFE or 100-Year water surface elevation. This type of revision does not physically change the SFHA, but provides the property owner an official document verifying the property or building is above the regulatory Flood elevation at that location.
Levee or Levee System	A man-made structure or land feature (or series of structures or land features) designed and operated, wholly or in part, for the purpose of containing, controlling, or diverting the flow of water to reduce Flood risk potential for areas on the landward side of the Levee or Levee System.
Lowest Floor	The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, useable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor. Provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 C.F.R. § 60.3. See Rule 17.

**Low Impact
Development (LID)**

Development design/construction strategy that maintains the predevelopment hydrologic regime to the extent possible at the development site. The goal of LID is to mimic the natural runoff hydrograph as much as practicable in terms of magnitude, frequency, duration, timing, and rate of change of stream flows. LID focuses on small scale stormwater retention and detention, reduced impervious areas, and increased runoff periods.

**Material Safety Data
Sheet (MSDS)**

A form with data regarding the properties of a particular substance. An important component of product stewardship and workplace safety, it is intended to provide workers and emergency personnel with procedures for handling or working with that substance in a safe manner, and includes information such as physical data (melting point, boiling point, flash point, etc.), toxicity, health effects, first aid, reactivity, storage, disposal, protective equipment, and spill-handling procedures.

Mitigation

The process of preventing disasters or reducing impacts of related hazards. Structural Mitigation, includes, but is not limited to, Flood proofing structures, diverting floodwaters, detention ponds, floodwalls or Levees. Nonstructural Mitigation includes, but is not limited to, education, planning, and design of Flood prevention measures, emergency preparedness plans, elevating or relocating structures, purchasing property for open space, and/or early Flood warning detection systems.

**Model-Backed
Approximate Flood
Elevation**

The 100-Year-Flood water surface elevation resulting from a hydraulic model used to determine an Approximate Floodplain.

**National Flood
Insurance Program
(NFIP)**

FEMA's program of Flood insurance coverage and national Floodplain Management administered in conjunction with the Robert T. Stafford Disaster Relief and Emergency Assistance Act. The NFIP has applicable federal regulations promulgated in Title 44 of the Code of Federal Regulations. The U.S. Congress established the NFIP in 1968 with the passage of the National Flood Insurance Act of 1968.

**Notice of Non-
Compliance (NONC)**

Written notification notifying a Community or person that the CWCB has discovered potential violations of these Rules.

**Post-Wildfire
Hydrology**

Methodologies and calculations developed to account for the increased stormwater runoff following forest fires. Post-wildfire hydrology is typically evaluated every 3 to 5 years to assess the need for further revision based on watershed recovery, forest re-growth, and other factors.

**Provisionally
Accredited Levee
(PAL)**

A temporary FEMA Levee designation option for previously accredited Levees or Levee Systems recognized on a FIRM that allows mapping for an area while affording time for a Levee owner or Community to

provide data and documentation demonstrating the Levee still meets requirements set forth in 44 C.F.R § 65.10. A PAL notation on the FIRM indicates that the Levee owner has signed and submitted an agreement to FEMA to provide documentation of the structure's compliance under NFIP regulations within a specified period of time. As a result, FEMA has provisionally accredited the Levee (for a defined period of time), and that any designation of existing Zone X (shaded) areas due to Flood hazard reduction from a 1-percent-annual-chance-Flood on an effective FIRM (landward of the Levee) is also provisional.

Regulatory Floodplain

In Colorado the Regulatory Floodplain is the extents of the area subject to inundation by the 100-Year-Floodplain that have been Designated and Approved by the Board, unless a Community voluntarily elects to regulate to a 500-Year-Flood standard for certain circumstances.

Residual Risk

The Flood risk (probability of capacity exceedance or failure and the associated consequences) that remains after a Flood risk management or Mitigation measure has been implemented.

Special Flood Hazard Area (SFHA)

Special Flood Hazard Area means an area having special Flood, mudslide (i.e. mudflow), or Flood-related erosion hazards, and show on a Flood Hazard Boundary Map or FIRM as Zone A, AO, A1-30, AE, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, A99, AH.

Stream Alteration Activity

Any manmade activity within a stream or Floodplain that alters the natural Channel, geometry, or flow characteristics of the stream.

Substantial Damage / Substantially Damaged

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement / Substantially Improved

Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have been Substantially Damaged, regardless of the actual repair work performed. The term does not, however, include either: 1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications, which have been identified by the Community and which are the minimum necessary to assure safe living conditions; or 2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Threshold Planning Quantity (TPQ)	A quantity designated for each chemical on the list of extremely hazardous substances that triggers notification by facilities to the State that such facilities are subject to emergency planning requirements.
Topography	Configuration (relief) of the land surface elevation; the graphic delineation or portrayal of that configuration in map form, as by lines of constant elevation called contour lines.
Use Change	Any change in the primary use of a facility or unimproved land.
Water Surface Profile	A graph that shows the relationship between the vertical elevation of the top of the floodwater and of the streambed with the horizontal distance along the stream alignment.

Rule 5. Regulatory Floodplain:

The Regulatory Floodplain in Colorado is the 100-Year-Floodplain, unless a Community voluntarily elects to regulate to a 500-Year-Flood standard for certain circumstances. The Board will also Designate and Approve 500-Year-Floodplain information when available. In addition, previously designated Floodplain areas that have been removed from FEMA's effective Regulatory Floodplain by a Letter of Map Revision based on Fill (LOMR-F) shall remain within the Regulatory Floodplain for all activities affected by Rule 11.C. All Designated and Approved Regulatory Floodplain information can be used by Communities for the purpose of local regulation. The General Assembly has deemed the designation of Floodplains a matter of statewide importance and interest and gave the CWCB the responsibility for the designation of Regulatory Floodplains and to promote protection of public health, safety, welfare and property by protecting development in the Regulatory Floodplains. § § 24-65.1-101, 24-65.1-202(2)(a)(I), 24-65.1-302(1)(b), (2)(a), 24-65.1-403(3), 24-65.1-404(3).

Rule 6. Critical Facilities:

- A. **Classification:** Critical Facilities are classified under the following categories: (1) Essential services facilities; (2) Hazardous materials facilities; (3) At risk populations facilities; and (4) Facilities vital to restoring normal services.
- (1) *Essential services facilities* include public safety, emergency response, emergency medical, designated emergency shelters, communications, public utility plant facilities, and transportation lifelines.
- a. These facilities consist of:
- i. Public safety (police stations, fire and rescue stations, emergency vehicle and equipment storage, and emergency operation centers);
 - ii. Emergency medical (hospitals, ambulance service centers, urgent care centers having emergency treatment functions, and non-ambulatory surgical structures but excluding clinics, doctor offices, and non-urgent care medical structures that do not provide these functions);

- iii. Designated emergency shelters;
 - iv. Communications (main hubs for telephone, broadcasting equipment for cable systems, satellite dish systems, cellular systems, television, radio, and other emergency warning systems, but excluding towers, poles, lines, cables, and conduits);
 - v. Public utility plant facilities for generation and distribution (hubs, treatment plants, substations and pumping stations for water, power and gas, but not including towers, poles, power lines, buried pipelines, transmission lines, distribution lines, and service lines); and
 - vi. Air transportation lifelines [airports (municipal and larger), helicopter pads and structures serving emergency functions], and associated infrastructure (aviation control towers, air traffic control centers, and emergency equipment aircraft hangars).
- b. Specific exemptions to this category include wastewater treatment plants, non-potable water treatment and distribution systems, and hydroelectric power generating plants and related appurtenances.
- i. Owners of these facilities are encouraged to meet the spirit of Rule 6.D. when practicable in order to protect their own infrastructure and to avoid system failures during extreme Flood events. Emergency restoring plans following major Flood events should be considered as a prudent addition to operation and maintenance plans for those facilities.
 - ii. Public utility plant facilities may be exempted if it is demonstrated to the satisfaction of the Community that the facility is an element of a redundant system for which service will not be interrupted during a Flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same utility or available through an intergovernmental agreement or other contract) and connected, the alternative facilities are either located outside of the Regulatory Floodplain or are compliant with this Rule, and an operations plan is in effect that states how redundant systems will provide service to the affected area in the event of a Flood. Evidence of ongoing redundancy shall be provided to the Community on an as-needed basis upon request by that Community.
- (2) *Hazardous materials facilities* include facilities that produce or store highly volatile, flammable, explosive, toxic, and/or water reactive materials.
- a. These facilities consist of:
 - i. Chemical and pharmaceutical plants (chemical plant, pharmaceutical manufacturing);

- ii. Laboratories containing highly volatile, flammable, explosive, toxic and/or water reactive materials;
 - iii. Refineries;
 - iv. Hazardous waste storage and disposal sites; and
 - v. Above ground gasoline or propane storage or sales centers.
- b. Facilities shall be determined to be Critical Facilities if they produce or store materials in excess of threshold limits. If the owner of a facility is required by the Occupational Safety and Health Administration (OSHA) to keep a MSDS on file for any chemicals stored or used in the work place, AND the chemical(s) is stored in quantities equal to or greater than the TPQ for that chemical, then that facility shall be considered to be a Critical Facility. OSHA requirements for MSDS can be found in 29 C.F.R. § 1910. See Rule 17.
- i. The TPQ for these chemicals is: either 500 pounds or the TPQ listed (whichever is lower) for the 356 chemicals listed under 40 C.F.R. § 302, also known as Extremely Hazardous Substances; or 10,000 pounds for any other chemical. This threshold is consistent with the requirements for reportable chemicals established by the Colorado Department of Public Health and Environment (CDPHE). The Environmental Protection Agency (EPA) regulation "Designation, Reportable Quantities, and Notification," can be found at 40 C.F.R. § 302. See Rule 17.
- c. Specific exemptions to this category include: Finished consumer products within retail centers and households containing hazardous materials intended for household use, and agricultural products intended for agricultural use; Buildings and other structures containing hazardous materials for which it can be demonstrated to the satisfaction of the Community and certification by a qualified professional (as determined by the Community) that a release of the subject hazardous material does not pose a major threat to the public; and Pharmaceutical sales, use, storage, and distribution centers that do not manufacture pharmaceutical products.
- d. These exemptions shall not apply to buildings or other structures that also function as Critical Facilities under another category outlined in this Rule 6.A.
- (3) *At risk population facilities* include medical care, congregate care, and schools.
- a. These facilities consist of:
 - i. Elder care (nursing homes);
 - ii. Congregate care serving 12 or more individuals (day care and assisted living); and

- iii. Public and private schools (pre-schools, K-12 schools), before-school and after-school care serving 12 or more children);
- (4) *Facilities vital to restoring normal services* including government operations.
 - a. These facilities consist of:
 - i. Essential government operations (public records, courts, jails, building permitting and inspection services, community administration and management, maintenance and equipment centers);and
 - ii. Essential structures for public colleges and universities (dormitories, offices, and classrooms only);
 - b. These facilities may be exempted if it is demonstrated to the satisfaction of the Community that the facility is an element of a redundant system for which service will not be interrupted during a Flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same entity or available through an intergovernmental agreement or other contract), the alternative facilities are either located outside of the Regulatory Floodplain or are compliant with this Rule, and an operations plan is in effect that states how redundant facilities will provide service to the affected area in the event of a Flood. Evidence of ongoing redundancy shall be provided to the Community on an as-needed basis upon request by that Community.

B. Identification of Critical Facilities.

- (1) It is the responsibility of the Community to identify and confirm that specific structures in their Community meet the criteria outlined in Rule 6.A. and are deemed to be Critical Facilities. All structures that clearly meet the intent of Rule 6 shall be deemed Critical Facilities by that Community. For those structures for which it is unclear or otherwise ambiguous if the criteria are met, the Community shall have the sole discretion to determine if the structure is a Critical Facility. Communities may adopt ordinances that regulate to higher standards or that include additional facilities within the definition of Critical Facilities. Critical Facilities that are also designated as historic structures (determinations by the State Historic Preservation Office) are exempt from these requirements. Pursuant to section 24-65.1-202(2)(a)(I)(A), C.R.S., open space activities such as agriculture, horticulture, floriculture, recreation, and mineral extraction, including oil and gas activities, shall be encouraged in the Floodplain, and are exempt as Critical Facilities unless provisions within Rule 6.A.(2) apply. These activities may still require coordination with the Community and be subject to other local, state, and federal requirements or permits.
- (2) Required identification of Critical Facilities shall be limited to owner-occupied structures. Communities may, at their sole discretion, include leased facilities in their identification of Critical Facilities.

- C. **500-Year-Flood Events.** The CWCB acknowledges that Flooding does and has occurred above and beyond 100-Year-Flood events. Communities are encouraged to regulate Development of Critical Facilities within the 500-Year-Floodplain, when available.
- D. **Protection of Critical Facilities.**
- (1) All new, Substantially Damaged, and Substantially Improved Critical Facilities, and new Additions to Critical Facilities, shall be regulated to a higher standard than those structures not determined to be Critical Facilities. Communities are encouraged to consult with the owner of the Critical Facility in determining the value of the Critical Facility when a Substantial Damage and/or Substantial Improvement is being considered.
 - (2) This Rule 6 shall be applied to a Use Change if the new use meets the provisions within Rule 6.A. Further, although Rule 6 shall apply to new Additions made at Critical Facilities, it shall only apply to the new Additions, and not the Critical Facility to the extent the Critical Facility existed prior to the amendment of these Rules.
 - (3) The higher standard for Critical Facilities shall be as follows: For Critical Facilities located within the Regulatory Floodplain, the structure shall be protected according to Rule 11.B. herein, with the exception of a two-foot Freeboard requirement substituted for the standard one-foot Freeboard. The International Building Code and Flood Resistant Design and Construction (ASCE 24) can be used as reference tools for this standard, but are not incorporated by reference herein.
 - (4) For the purposes of this Rule 6.D., protection shall include one of the following:
 - a. Location outside the Regulatory Floodplain; or
 - b. Elevation or Flood proofing of the structure so that it is protected to the level indicated in this Rule 6.D.
 - (5) Unimproved lands associated with a Critical Facility that lie within a Regulatory Floodplain shall not be subject to this requirement, until future Development takes place on those lands. Likewise, if an undeveloped portion of a facility's property lies within a Regulatory Floodplain, but the developed portion of that facility lies outside of the Regulatory Floodplain, then that facility shall not be classified as a Critical Facility.
 - (6) All other rules and regulations governing structures not deemed Critical Facilities remain in effect and unchanged.
- E. **Ingress and Egress for New Critical Facilities.** New Critical Facilities shall, when practicable as determined by the Community, have continuous non-inundated access (ingress and egress for evacuation and emergency services) during a Regulatory Flood event. This criterion is also recommended, but not required, for changes to existing Critical Facilities and use changes involving existing structures or unimproved lands whose classification changes to Critical Facilities.

- F. **Variances.** For all Critical Facilities, the Variance procedure outlined in Rule 15 herein remains available and may be considered when deemed necessary and appropriate by the Community over the Critical Facility.

Rule 7. Standards for Delineation of Regulatory Floodplain Information:

- A. **Intent of this Rule.** This Rule contains standards for approximate and detailed Floodplains. All Floodplain information intended to be used by Communities for the purpose of regulating Flood hazard areas, with the exception of local stormwater drainage reports, CLOMR, LOMR, and LOMR-F submittals, and supporting documentation submitted to FEMA, shall be provided to the CWCB for Designation and Approval by the Board in order to enable Communities to regulate floodplains appropriately. The standards in this rule reference, and incorporate herein, the FEMA Risk MAP Technical References, Guidelines and Standards for Flood Risk Analysis and Mapping Activities, and associated resource documents.
- B. **Level of Detail.**
- (1) Approximate Floodplain Information will be based on detailed hydrology computed for 100-Year-Floods. Hydraulic information shall be produced using approximate, field, or limited techniques and best available topographic/survey data.
 - (2) Detailed Floodplain Information will be based on detailed hydrologic and hydraulic determinations for 100-Year-Floods, Flood profiles and Floodplain delineations for 100-Year-Flood and other frequencies, if any, shall be plotted, preferably using a digital method. The Board shall Designate and Approve 100-Year-Floodplain information, and 500-Year-Floodplain information when available.
- C. **Base Mapping.** Base mapping for Floodplain Studies shall meet the minimum standards as set forth in FEMA Risk MAP Technical References, Guidelines and Standards for Flood Risk Analysis and Mapping Activities.
- D. **Topography and Surveys.** Topographic and field survey information for Floodplain Studies shall meet the minimum standards as set forth in FEMA Risk MAP Technical References, Guidelines and Standards for Flood Risk Analysis and Mapping Activities.
- E. **Geographic Information Systems (GIS).** GIS information for Floodplain Studies in Colorado shall meet the minimum standards as set forth in FEMA Risk MAP Technical References, Guidelines and Standards for Flood Risk Analysis and Mapping Activities.
- F. **Hydrology.** Hydrologic Analyses for Floodplain Studies in Colorado shall be completed using the information set forth in FEMA Risk MAP Technical References, Guidelines and Standards for Flood Risk Analysis and Mapping Activities. The Colorado Floodplain and Criteria Stormwater Manual may be used as a reference document to aid in this analysis. In addition, hydrology studies must comply with the following:
- (1) All Floodplain Studies, regardless of the level of detail, (e.g., approximate or detailed) shall utilize detailed hydrologic information. The CWCB recognizes existing and future watershed conditions for the purposes of computing Flood hydrology. The CWCB may evaluate future watershed conditions, in addition to existing conditions.

- (2) Any new study to evaluate hydrologic information and/or design storm criteria shall be completed in such a way that it is scientifically defensible and technically reproducible.
 - (3) All jurisdictions and Communities affected by revised hydrologic data, due to their geographic proximity to the affected stream reach within a particular watershed, are encouraged to participate in the update process, and shall be given the opportunity by the study sponsor to review and comment on the revised information. Opponents to the revised information may present technically accurate and sound scientific data to the Board that clearly demonstrates that the information in question is inaccurate pursuant to Rule 12. The Board shall make the final determination regarding disputes.
 - (4) Within any given watershed, or hydrologic subregion, consistency in hydrologic data and runoff methodology shall be pursued to the extent possible through cooperation of all affected jurisdictions and entities.
- G. **Detailed Hydraulic Method.** Hydraulic Analyses for Floodplain Studies in Colorado shall be completed using protocols set forth FEMA Risk MAP Technical References, Guidelines and Standards for Flood Risk Analysis and Mapping Activities.
- H. **Floodplain Delineations.** Floodplain delineations shall be completed using protocols set forth in FEMA Risk MAP Technical References, Guidelines and Standards for Flood Risk Analysis and Mapping Activities , and shall, at a minimum, comply with the technical quality assurance standards as follows:
- (1) The Flood elevations and the Floodplain delineations on the maps must meet or exceed FEMA NFIP standards for tolerance and technical accuracy for correlation to the best available topographic information for the stream and adjacent corridor.
 - (2) The planimetric features on the Floodplain Maps (including, but not limited to: streets and highways, stream centerlines, bridges and other critical hydraulic features, corporate limits, section lines and corners, survey benchmarks) must be consistent with the best available geospatial data for the stream and the adjacent corridor, as determined through prevailing industry practices, and must meet an acceptable level of technical accuracy.
- I. **Special Floodplain Conditions.** There are a number of special Floodplain conditions, or natural Flood hazards, in Colorado that fall outside of the standard riverine environment. Studies for the Regulatory Flood involving special conditions shall be completed using protocols set forth in FEMA Risk MAP Technical References, Guidelines and Standards for Flood Risk Analysis and Mapping Activities. The special conditions are:
- (1) Alluvial Fan and Debris Flow Floodplains located within foothill and mountainous regions of Colorado shall be considered on a case-by-case basis.
 - (2) Post-Wildfire Hydrology may be evaluated on a case-by-case basis in forested areas immediately following moderate to intense wildfires resulting in approximately 15% or greater burn area of the affected watershed. Interim Flood advisory maps, based on burned watershed conditions, may be produced at the request of the Community or by Board initiative. The interim Floodplain Maps should show increased runoff from hydrophobic soils and lack of vegetation. The post-wildfire maps may be evaluated every

3 to 5 years to assess the need for further revision based on watershed recovery, forest re-growth, and other factors.

- (3) Ice jam Flooding shall be considered within stream reaches where this phenomenon is known to occur. Ice jam Flooding may be analyzed utilizing methodologies outlined in the FEMA Risk MAP Technical References, Guidelines and Standards for Flood Risk Analysis and Mapping Activities, *Guidance for Flood Risk Analysis and Mapping: Ice Jam Analyses and Mapping*.

J. **Written reports and maps.** The results of the Hydrologic Analyses, Hydraulic Analyses, and Flood hazard area delineations shall be summarized in a written report and submitted to the CWCB. All Approximate and Detailed Floodplain Information that is presented to the Board for Designation and Approval shall be properly titled, dated, organized, and compiled as a stand-alone digital document (in MS Word and PDF formats). All pertinent technical backup data to support the flood hazard study, regardless of data format be provided to the CWCB in acceptable digital formats. The CWCB shall make pertinent supporting documentation for flood hazard studies available for access to interested parties, to the extent possible, through a secure data sharing platform. In one-dimensional riverine situations, where discrepancies appear between Regulatory Floodplain maps and water surface profiles, any regulatory water surface profile designated and approved by the Board shall take precedence over any corresponding flooded area map for the same stream reach or site location, unless a profile error is identified and substantiated.

K. **Contractor Qualifications.**

- (1) Qualified engineers licensed in Colorado shall direct or supervise the Flood hazard studies and projects pertaining to the Regulatory Floodplain. All Floodplain maps, reports and project designs pertaining to the Regulatory Floodplain, except those prepared by federal agencies, shall be certified and sealed by the Colorado Registered Professional Engineer of record.
- (2) Federal agencies or other recognized and qualified government authorities may produce Floodplain mapping work as a study proponent or on behalf of a study proponent.

Rule 8. Standards for Regulatory Floodways:

A. **Establishment of Floodway Criteria.** The CWCB recognizes that Designated Floodways are administrative limits and tools used by Communities to regulate existing and future Floodplain Development within their jurisdictions. This Rule 8.A. does not require Communities to automatically map ½ foot floodways within their jurisdictions. However, at such time when Floodways are to be delineated based on revised Flood hazard studies or through physical map revisions involving local government participation, Communities shall delineate Floodways for the revised reaches based on ½-foot rise criteria. Letters of Map Revision to existing Floodway delineations may continue to use the Floodway criteria in place at the time of the existing Floodway delineation. Until such time that Floodways are revised and designated, Communities may continue to regulate their mapped one-foot Floodways. For reaches where a transition must be shown to connect new studies to existing studies with different Floodway criteria, the transition length shall not exceed 2,000 feet.

- B. **Designation of Floodways.** Designation and Approval of Floodplain information shall also include the Designation and Approval of corresponding Floodway Information. For waterways with Model-Backed Approximate Flood Elevations or BFEs for which Floodways are not computed, the Community shall apply a ½ foot Floodway regulation according to its own determination, as outlined in FEMA Regulation 44 C.F.R. § 60.3(c)(10), for the FEMA minimum requirement of a 1-foot floodway. See Rule 17.
- C. **Incorporation of FEMA's Floodway Regulations.** All Communities participating in the NFIP that have BFEs or Model-Backed Approximate Flood Elevation defined for one or more of the waterways within their jurisdictions shall adopt and enforce the "Criteria for Land Management and Use" Floodway regulations at 44 C.F.R. § 60.3(c)(10), (d). Failure to enforce Floodway regulations may impact the Community's standing in the NFIP and may eliminate or reduce eligibility for federal or state financial assistance for Flood Mitigation and disaster relief purposes.
- D. **Communities in Which This Rule Applies.** Communities with Regulatory Floodplains that have been Designated and Approved by the Board with BFEs or Model-Backed Approximate Flood Elevations defined for one or more of the waterways within their jurisdictions shall be required to establish technical (quantified) surcharge criteria for Floodway determination and regulation, which must meet or exceed the requirements set forth in this Rule. This Rule shall not apply to approximate stream reaches for which BFEs or Model-Backed Approximate Flood Elevation have not been defined (i.e. non-model-backed Flood hazard areas).

Rule 9. Criteria for Determining the Effects of Flood Control Structures on Regulatory Floodplains:

- A. For the purposes of this Rule, local and regional hydraulic structures providing local or regional Flood or stormwater detention, shall be considered to be Flood Control Structures. There are no separate criteria for these structures.
- B. **Flood Control Structures.**
 - (1) If a publicly operated and maintained structure, as further defined in subparagraph B.(3), is specifically designed and operated either in whole or in part for Flood control purposes, then its effects shall be taken into consideration when delineating the Floodplain below such structure. The effects of the structure shall be based upon the 100-Year-Flood with full credit given to the attenuation of peak Flood discharges, which would result from normal Flood Control Structure operating procedures.
 - (2) The Hydrologic Analysis pertaining to State Regulatory Floodplains shall consider the effects of on-site detention for rooftops, parking lots, highways, road fills, railroad embankments, diversion structures, refuse embankments (including, but not limited to, solid waste disposal facilities), mill tailings, impoundments, siltation ponds, livestock water tanks, erosion control structures, or other structures, only if they have been designed and constructed with the purpose of impounding water for Flood detention and/or infiltration and are publicly operated and maintained in accordance with subparagraph B.(3).
 - (3) For the purposes of this Rule, public operation and maintenance is required for credit of the flood control structure, which may include direct responsibility, ultimate Community responsibility, or Community enforcement. See 44 C.F.R. § 65.6 (a)(12). This does not

apply to state or federally operated and/or maintained facilities. Detention structures that are privately operated or maintained shall not be included in the Hydrologic Analysis unless it can be shown that they exacerbate downstream peak discharges.

- C. **Non-Flood Control Structures.** If a structure is not specifically designed and operated, either in whole or in part, for Flood control purposes, then its effects, even if it provides inadvertent Flood routing capabilities that reduce the 100-Year-Flood impacts downstream, shall not be taken into account, and the delineation of the Flood hazard areas below such structure shall be based upon the 100-Year-Flood that could occur absent the structure's influence. However, if adequate assurances have been obtained to preserve the Flood routing capabilities of such structure, then the delineation of the Flood hazard areas below the structure may, but need not, be based on the assumption that the reservoir formed by the structure will be filled to the elevation of the structure's emergency spillway and the 100-Year-Flood hydrology can be routed through the reservoir to account for any Flood attenuation effects.
- D. **Adequate Assurances.** For the purposes of this Rule 9 "adequate assurances" shall, at a minimum, include appropriate recognition in either a signed adequate assurance agreement, or the Community's adopted master plan of:
- (1) The Flood routing capability of the reservoir, as shown by comparison of the 100-Year-Flood hazard area in plan and profile (where applicable) with and without the structure in place, in order that the public may be made aware of the potential change in level of Flood protection in the event that the reservoir Flood routing capability is lost;
 - (2) The need to preserve that Flood routing capability by whatever means available in the event that the reservoir owners attempt to make changes that would decrease the Flood routing capability; and
 - (3) A complete operations and maintenance plan.
- E. **Irrigation Facilities.** The CWCB recommends that irrigation facilities (including, but not limited to, ditches and canals) not be used as stormwater or Flood conveyance facilities, unless specifically approved and designated by Community and approved by the irrigation facility owners. The Flood conveyance capacity of irrigation facilities shall be acknowledged only by agreement between the facility owners and Communities, with review and concurrence from the Colorado Division of Water Resources to ensure that water rights administration needs are properly considered. A maintenance easement or agreement shall be in place allowing the Community maintenance access to the irrigation facility if needed.

Unless specified otherwise by aforementioned written agreement, Flood hydrology for State Regulatory Floodplain mapping purposes shall consist of peak hydrologic flows that are identical immediately downstream and immediately upstream of a ditch or canal that is generally perpendicular to the stream or drainageway of interest. The irrigation facility shall be assumed as running full so that there are no computed Flood reduction benefits downstream of the irrigation facility. Backwater behind irrigation facilities shall be mapped. The Board will Designate and Approve 100-Year-Flood Flood Hazard Information for irrigation facilities if the above recommendations are met. This Rule is not intended in any way to interfere with Colorado water law.

Rule 10. Criteria for Determining Effects of Levees on Regulatory Floodplains:

- A. **General.** The use of Levees for property protection, Flood control, and Flood hazard Mitigation is not encouraged by the CWCB, unless other Mitigation alternatives are not viable. The areas landward of an accredited Levee and Provisionally Accredited Levee (PAL) system shall be mapped and annotated on the FIRM in accordance with FEMA Risk MAP Technical References, Guidelines and Standards for Flood Risk Analysis and Mapping Activities. In situations where Levees are the only viable alternative for protection of existing development, “setback” levees should be designed and constructed to maintain the natural Channel and reserve a portion of the natural Floodplain capacity. Levees should not be used for Flood protection along streams or watercourses where new Development is planned. However, Levees may be used to protect public utility plant facilities for wastewater treatment and pumping as well as electric power plants due to their close proximity to natural waterways. For existing Levees that protect existing development, proper maintenance should be performed by Levee owners/operators, or non-federal sponsors in the case of federal Levees, according to an operations and maintenance plan.
- (1) Levees should not be constructed for the primary purpose of removing undeveloped lands from mapped Floodplain areas for the purposes of developing those lands because of the potential impairment of the health, safety, welfare and property of the people. Design and construction of Levees identified for this purpose will not be eligible for CWCB grants or loans.
 - (2) When constructed, Levees for which protection will be considered for designation and approval must meet the requirements set forth in “Mapping of Areas Protected by Levee Systems,” 44 C.F.R. § 65.10. Artificial embankments that either function as a Levee or a Flood Control Structure must meet the provisions of this Rule or the “Office of the State Engineer Rules and Regulations for Dam Safety and Dam Construction,” 2 C.C.R. 402-1, respectively, in order to be considered as providing protection. See Rule 17.
- B. **Maintenance.** An operating and maintenance manual that ensures continuous proper function of the structure shall be prepared and updated. The Levee shall be structurally sound and adequately maintained. Sedimentation effects shall be considered for all Levee projects. Certification from a federal agency, state agency, or a Colorado Registered Professional Engineer that the Levee meets the minimum Freeboard criteria, as stated above in Rule 10.A.(2), shall be provided to CWCB. A visual inspection shall be required on a three-year basis to demonstrate that the Levee continues to be structurally sound and adequately maintained and results of the inspection shall be provided to the CWCB. Levees that have obvious structural defects or that are obviously lacking in proper maintenance shall not be considered in the Hydraulic Analysis without a funded project plan to bring the Levee deficiencies into compliance (to be considered on a case-by-case basis).
- C. **Ownership.** Privately-owned or non-Community-owned Levee systems shall only be considered in the Hydraulic Analysis if they are publicly operated and maintained. For the purposes of this Rule, public operation and maintenance is required for credit of the Levee system, which may include direct responsibility, ultimate Community responsibility, or Community enforcement. See 44 C.F.R. § 65.6 (a)(12). Levees for which the Community, state, or federal government has responsibility for operations and maintenance will be considered, provided that the criteria set forth in this Rule are met.

- D. **Levee Analysis and Standards Consistent with Federal Regulation.** To comply with these Rules, analysis of Levees and Levee standards for Freeboard, interior drainage, and human intervention and operation must comply with the standards in 44 CFR § 65.10 and the FEMA Risk MAP Technical References, Guidelines and Standards for Flood Risk Analysis & Mapping Activities, *Guidance for Flood Risk Analysis and Mapping: Levees*, Guidance Document 95.

Rule 11. Floodplain Management Regulations:

- A. **Compliance with Minimum Standards of the National Flood Insurance Program.** Each Community in the State of Colorado shall comply with the minimum Floodplain criteria set forth in the FEMA regulation "Criteria for Land Management and Use," 44 C.F.R. § 60.3–60.5, see Rule 17, unless more restrictive standards have been adopted as set forth in these Rules or pursuant to regulations adopted by the Community. These Rules do not apply to local stormwater or local storm drainage studies where riverine Flooding sources are not considered.
- B. **Minimum Freeboard.** A minimum Freeboard of one foot above the 100-Year-Flood elevation (BFE or Model-Backed Approximate Flood Elevation) shall apply to structures in the Floodplain as follows:
- (1) **Residential Structures.** New, Substantially Damaged, and/or Substantially Improved residential structures, and Additions to existing residential structures shall be constructed with the Lowest Floor, including basements, placed with a minimum of one foot of Freeboard above the BFE or Model-Backed Approximate Flood Elevation. In AO Zones, new, Substantially Damaged, and/or Substantially Improved residential structures, and Additions to existing residential structures shall be constructed with the Lowest Floor, including basements, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the Community's FIRM (at least two feet if no depth number is specified) plus one foot of Freeboard.
 - (2) **Non-residential Structures.**
 - a. New, Substantially Damaged, and/or Substantially Improved non-residential structures, and Additions to existing non-residential structures shall be constructed with the Lowest Floor, including basements, placed with a minimum of one foot of Freeboard above the BFE or Model-Backed Approximate Flood Elevation, or together with attendant utility and sanitary facilities, be designed so that the structure is watertight to an elevation at least one foot above the BFE or Model-Backed Approximate Flood Elevation with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. In AO Zones, new, Substantially Damaged, and/or Substantially Improved non-residential structures and Additions to existing non-residential structures shall be constructed with the Lowest Floor, including basements, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the Community's FIRM (at least two feet if no depth number is specified) plus one foot of Freeboard, or together with attendant utility and sanitary facilities be completely floodproofed to that level with walls substantially impermeable to the past of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Agricultural

Structures and Accessory Structures shall be exempt from the Freeboard requirement but shall meet all other requirements set forth in FEMA Policy No. 104-008-03: Floodplain Management Requirements for Agricultural Structures and Accessory Structures.

- b. Critical Facilities shall be regulated according to Rule 6.D. This Rule does not affect the Freeboard requirement for Levees described in Rule 10.D.
- C. **Permit Restrictions for Properties Removed from the Floodplain by Fill.** No Community shall issue a permit for the construction of a new structure on a property removed from the Floodplain by the issuance of a FEMA LOMR-F unless the Lowest Floor elevation placed below the BFE or Model-Backed Approximate Flood Elevation with one foot of Freeboard that existed prior to the placement of fill. In AO Zones, new structures shall be constructed with the Lowest Floor, including basements, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the Community's FIRM (at least two feet if no depth is specified) that existed prior to the placement of fill plus one-foot of Freeboard. Issuance of any such permit shall constitute a violation of these Rules. Critical Facilities are exempted from this restriction if the facility is protected according to Rule 6.D. herein.
- D. **Highest Adjacent Grade.** For the purposes of this Rule 11, highest adjacent grade means the highest natural elevation of the ground surface, prior to the start of construction, next to the proposed walls of a structure.

Rule 12. Effects of Flood Mitigation Measures and Stream Alteration Activities on Regulatory Floodplains:

In order to assist the CWCB in carrying out its mission to protect the health, safety, welfare and property of the public, through the prevention of Floods in Colorado, the CWCB requires the following:

- A. Flood control Channels shall include a low-flow Channel with a capacity to convey the average annual flow rate, or other appropriate flow rate as determined through a hydrogeomorphological analysis, without excessive erosion or Channel migration, with an adjacent overbank Floodplain to convey the remainder of the 100-Year-Flood flow. The Channel improvement shall not cause increased velocities or erosive forces upstream or downstream of the improvement.
- B. Channelization and flow diversion projects shall appropriately consider issues of sediment transport, erosion, deposition, and Channel migration and properly mitigate potential problems through the project as well as upstream and downstream of any improvement activity. A detailed geomorphological analysis should be considered, when appropriate, to assist in determining the most appropriate design.

Project proponents for a Mitigation activity must evaluate the residual 100-Year-Floodplain. Proponents are also encouraged to map the residual 500-Year-Floodplain.

- C. All dams must be maintained to ensure that they retain their structural and hydraulic integrity pursuant to FEMA Risk MAP Technical References, Guidelines, and Standards for Flood Risk Analysis and Mapping Activities, *Dams/Reservoirs and Non-Dam Features*. See Rule 17. All Levees must be maintained to ensure that they retain their structural and hydraulic integrity

pursuant to FEMA Risk MAP Technical References, Guidelines, and Standards for Flood Risk Analysis and Mapping Activities, *Levees*. See Rule 17.

- D. Any Stream Alteration Activity proposed by a project proponent in either i) a Floodway or ii) a Regulatory Floodplain with no established Floodway (except in shallow Flooding areas, defined as Flooding with an average depth limited to 3.0 feet or less where no defined Channel exists) must be evaluated for its impact on the Regulatory Floodplain. All Stream Alteration Activity shall be in compliance with all applicable federal, state and local Floodplain rules, regulations and ordinances.
- E. Any Stream Alteration Activity shall be designed and sealed by a Colorado Registered Professional Engineer.
- F. All activities within the Regulatory Floodplain performed by federal agencies using local or state funds, or by private, local or state entities shall meet all applicable federal, state and local Floodplain requirements.
- G. For compliance purposes, Stream Alteration Activities shall not be constructed in a Floodway unless the project proponent demonstrates through a Floodway analysis and report, sealed by a Colorado Registered Professional Engineer, that there is no rise resulting from the project unless a CLOMR has been obtained. No rise means a 0.00-foot rise or a decrease in the Flood elevation between the existing and proposed conditions. Stream Alteration Activities proposed in a Regulatory Floodplain with no established Floodway (except in shallow Flooding areas, defined as Flooding with an average depth limited to 3.0 feet or less where no defined Channel exists), shall demonstrate no more than $\frac{1}{2}$ -foot rise in Flood elevations (or a more stringent standard adopted by the Community) between the existing and proposed conditions unless a CLOMR is obtained. This requirement only applies on stream reaches with BFEs or Model-Backed Approximate Flood Elevations established.
- H. Rule 12.D. addresses when hydraulic modeling is required for Stream Alteration Activities. For map update purposes, regardless of whether modeling is required or not, whenever a Stream Alteration Activity is shown by hydraulic modeling to increase or decrease the established BFE in excess of 0.30 vertical feet between the pre-project and post-project conditions (or a more stringent standard adopted by the Community), a LOMR (or comparable revision process) showing such changes shall be obtained in order to accurately reflect the proposed changes on the Regulatory Floodplain map for the stream reach. This is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk assessment and Floodplain management requirements will be based upon current data, 44 CFR § 65.3. The Community is responsible for ensuring that this process is pursued. This section herein does not require a CLOMR to be applied for, unless mandated by the Community. This section reflects state policy and may not fully reflect federal and other requirements for map maintenance. This section is not intended to undermine or replace federal requirements, and Communities and project proponents are responsible for satisfying any other map maintenance requirements as a result of Stream Alteration Activities.

Rule 13. Process for Designation and Approval of Regulatory Floodplains:

- A. **Designation and Approval Requirements.** The Board will Designate and Approve Regulatory Floodplains by the adoption of written resolutions based only upon such Floodplain information as the CWCB determines meets the standards set forth in Rule 7, as applicable, with consideration of the effects of dams and Levees being subject to the criteria of Rules 9 and 10, respectively and any Mitigation activity in Rule 12.
- B. **Base Flood.** 100-Year-Floodplain information shall generally be the basis for all Designation and Approval actions by the Board for regulatory purposes in Colorado. However, the Board will Designate and Approve 500-Year-Floodplain information when available.
- C. **Provisional Designation.** The Board may Designate and Approve, on a provisional basis and for a maximum period of time not to exceed two years, Floodplain information that does not meet the minimum requirements as set forth in Rule 7.
- D. **Process for Taking Designation and Approval Actions.** The Board shall consider the Designation and Approval of Floodplain information either by request of a Community or by acting on its own initiative.
 - (1) **Consideration at a Community's Request.** The Board shall consider Designation and Approval of Floodplain information upon written request from the Community having jurisdiction in the area where the Floodplain information is applicable. The letter of request shall identify the report title, date, author or agency which prepared the report, stream name(s), upstream and downstream limits of the stream reach(es) to be designated, stream length(s) in miles, type of designation requested (detailed or approximate), and any other relevant information. The CWCB shall receive such a request at least 30 days prior to the Board meeting at which consideration of Designation and Approval is requested.
 - (2) **Consideration at the CWCB's initiative.** If Designation and Approval of a Floodplain would be in the best interest of the health, safety, welfare and property of the citizens of the State of Colorado, then the CWCB may take action at its own initiative to consider the Designation and Approval of Floodplain information. In such cases, the CWCB shall notify the affected Communities in writing at the time of study initiation or, in the case of a previously completed study, the CWCB will endeavor to receive concurrence in writing from the affected Community at least 45 days prior to the Board meeting at which it will consider the Designation and Approval of Floodplain information within their jurisdiction. Regardless of Community concurrence, CWCB may pursue Designation and Approval.
 - (3) **Notification of Adopted Resolutions.** The CWCB shall send signed copies of each adopted resolution of Designation and Approval to each Community in the study area and to FEMA within 30 days of adoption.

Rule 14. Designation and Approval of Changes to Regulatory Floodplains:

When changes are made to the characteristics of a Floodplain that result in a revision of a Community's FIRMs or Flood Hazard Boundary Maps (and a subsequent designation of the new map), the Board will Designate and Approve changes to the Regulatory Floodplain caused by Development, new or better technical information, or other sources. The Board will designate the revised Floodplains by adopting

written resolutions based upon such Floodplain information as the Board determines meets the standards set forth in Rules 6-12.

- A. In the event that a Community is aware of and has access to better available information on a previously designated flooding source, then the CWCB allows for that undesignated information to be used for regulatory purposes if it is to the same or greater level of detail as the previously designated Regulatory Floodplain information, has been approved through a detailed technical review by a qualified Colorado Professional Engineer, and meets one of the following conditions in (1) – (3). Communities may need to formally adopt this information through its local adoption process.
- (1) Regulatory Floodplain included on a FEMA FIRM – the revised Floodplain mapping is more restrictive, the Community has informed all impacted property owners of the change and provided due process as established in Community guidelines, and the revised Floodplain mapping is ultimately Designated and Approved by the Board; or
 - (2) Regulatory Floodplain not included on a FEMA FIRM – the Community has informed all impacted property owners of the change, and provided due process as established in Community guidelines. The Community must submit Floodplain mapping revisions for Designation and Approval by the Board in a timely manner (not to exceed two years from the date of completion); or
 - (3) Regulatory Floodplain – the revised Floodplain mapping has been approved by FEMA through a LOMR or Physical Map Revision process, and ultimately Designated and Approved by the Board.
- B. **Conditions.** All changes to Regulatory Floodplains shall meet or exceed the same conditions as those required for original Designation and Approval.
- C. **Process for Designation and Approval of Changes to a Regulatory Floodplain.** The Board may consider the Designation and Approval of changes to Regulatory Floodplain information either by request of a Community or by acting on its own initiative.
- (1) **Consideration at a Community's Request.** The Board shall consider Designation and Approval of changes to a Regulatory Floodplain upon written request from the governing body of any Community having jurisdiction in the area where the Floodplain information is applicable. The CWCB staff shall receive such requests at least 30 calendar days prior to the Board meeting at which consideration of Designation and Approval is requested.
 - (2) **Consideration at the CWCB's Initiative.** If Designation and Approval of changes to a Regulatory Floodplain would be in the best interest of the health, safety, welfare and property of the citizens of the State of Colorado, then the CWCB may take action at its own initiative to consider the Designation and Approval of Floodplain information. In such cases, the CWCB shall notify the affected Communities in writing at the time of the study initiation or, in the case of a previously completed study, the CWCB will endeavor to receive concurrence in writing from the affected Community at least 45 days prior to the Board meeting at which it will consider the Designation and Approval of Floodplain information within their jurisdiction. Regardless of Community concurrence, CWCB may pursue Designation and Approval.

- (3) **Notification of Adopted Resolution.** The CWCB shall send signed copies of each adopted resolution of Designation and Approval of changes to a Regulatory Floodplain to each Community within the limits of the changed Floodplain within 30 calendar days of Designation and Approval.
- D. **Identification of Designations of Changes to a Regulatory Floodplain.** The designation of the changes to the Regulatory Floodplain will be given a reference identification number that will differentiate the changed designation from the original. It is implied that designations to changes to a Regulatory Floodplain will only rescind the affected portions of the previously designated Floodplain information. All other unaffected reaches will remain as originally designated.
- E. **Map Revisions to Flood Insurance Rate Maps (FIRMs) or Flood Hazard Boundary Maps.** Floodplain Map revisions (e.g., FEMA LOMRs) may be designated twice annually by the Board during a regularly scheduled Board meeting and will not be subject to a full technical review by the CWCB staff.

Rule 15. Variances:

- A. **Consideration by Community.** Request for a variance to any of these Rules may be considered by the Community, provided the entity or individual requesting the variance has submitted a written request to the appropriate authority. A notice of the request must be provided to any adjacent Communities that would be affected by the variance.
- B. **Contents of a Request for Variance.** The request for a variance shall identify:
 - (1) The Rule from which the variance is requested;
 - (2) The Communities that would be affected by the variance;
 - (3) The reasons why the Rule cannot be complied with;
 - (4) The estimated difference in water surface elevations, Flood velocities and Flood boundaries that would result if the requested variance were granted than if the calculations were made through strict compliance with the Rule;
 - (5) The estimated number of people and structures that will be impacted by granting of the variance; and
 - (6) Any other evidence submitted by the Community, the CWCB staff, or other party of interest.
- C. **Factors to be considered.** Variances may be issued if it can be determined that:
 - (1) There is a good and sufficient cause; and
 - (2) The variance is the minimum necessary, considering the Flood hazard, to afford relief; and

- (3) Failure to grant the variance would result in exceptional hardship to the Community or the requestor and that the hardship is not the Community's or requestor's own making; and
- (4) The granting of a variance will not result in increased vulnerability to Flood losses, additional threats to public safety and welfare, extraordinary public expense, create nuisances, cause fraud or victimization of the public, hide information of significant interest to the public, or conflict with existing local laws or regulations.
- (5) In lieu of items C(1) through C(4) above, a Community may, at its sole discretion, use an established variance procedure.

D. Variance Process. Variance requests shall be processed as follows:

- (1) Communities shall render, confirm, modify, or reject all variance requests pertaining to these Rules.
- (2) The Board may review local variance decisions on a case-by-case basis to ensure that the overall intent and spirit of these Rules are properly considered at the local level.
- (3) Informal variance determination request may be presented to CWCB staff in order to guide Community officials or project applicants as to whether a formal variance would be needed on a case-by-case basis.

Rule 16. Enforcement of Floodplain Rules and Regulations:

A. Procedure to be followed regarding alleged violations

(1) Notice of Non-Compliance.

- a. A NONC may be prepared and transmitted by the CWCB or its Director. Information regarding potential violations may be discovered directly by CWCB staff or can be brought to the CWCB or its Director by a Complainant, such as FEMA, other state agencies, the Community within whose boundaries the alleged violation took place, or by any other person who may be directly and adversely affected or aggrieved as a result of the alleged violation.
- b. Oral complaints shall be confirmed in writing by the Complainant. Persons making a complaint are required to submit a formal letter of complaint to the CWCB Director.
- c. NONC process.
 - i. An NONC issued by the CWCB shall be delivered to an alleged violator by personal delivery or by certified mail (return receipt requested). A copy of the NONC shall be transmitted to FEMA Region VIII and the Community.
 - ii. The NONC does not constitute final agency action.

- iii. The NONC shall identify the statute, Rule, regulation, or policy subject to CWCB jurisdiction allegedly violated and the facts alleged to constitute the violation. The NONC may propose appropriate corrective action and suggested corrective action(s) if any, that the CWCB recommends.
- (2) FEMA Region VIII shall support, through its NFIP activities, these Rules. This support will include the existing ability for FEMA to place sanctions upon a Community for non-compliance.
- (3) Certain Board decisions to provide Flood and watershed related grant funding to Communities may be directly dependent upon a Community's compliance with these Rules.

Rule 17. Incorporation by Reference:

A. The following rules, regulations, standards, and guidelines are hereby incorporated by reference:

- (1) FEMA Risk Mapping, Assessment and Planning (Risk MAP) Technical References, Guidelines and Standards for Flood Risk Analysis and Mapping Activities, December 1, 2020, available at <https://www.fema.gov/flood-maps/guidance-reports/guidelines-standards>, including but not limited to the following specific guidance documents:
 - a. *Guidance for Flood Risk Analysis and Mapping: Ice Jam Analyses and Mapping;*
 - b. *Guidance for Flood Risk Analysis and Mapping: Levees; and*
 - c. *Guidance for Flood Risk Analysis and Mapping: Dams/Reservoirs and Non-Dam Features.*
- (2) FEMA National Flood Insurance Program, 44 C.F.R. §§ 59, 60, 65, 70, and 72, May 13, 2021, available at <https://www.ecfr.gov/cgi-bin/text-idx?SID=504ee2bfc731d90f6be69c8f09fd0b3c&mc=true&tpl=/ecfrbrowse/Title44/44CIsu bchapB.tpl>.
- (3) The United States Environmental Protection Agency Superfund, Emergency Planning, and Community Right-to-Know Programs, Designation, Reportable Quantities, and Notification Regulations, 40 C.F.R. § 302, May 13, 2021, available at <https://www.ecfr.gov/cgi-bin/text-idx?node=pt40.30.302&rgn=div5>.
- (4) The Occupational Safety and Health Administration Occupational Safety and Health Standards Regulations, 29 C.F.R. § 1910, May 13, 2021, available at <https://www.ecfr.gov/cgi-bin/retrieveECFR?gp=1&SID=13981877314c1c75ef4ee8c5652c8449&ty=HTML&h=L&mc=true&n=pt29.5.1910&r=PART>.
- (5) The Colorado Office of the State Engineer Rules and Regulations for Dam Safety and Dam Construction Materials, 2 CCR 402-1, January 1, 2020, available at <https://www.sos.state.co.us/CCR/GenerateRulePdf.do?ruleVersionId=8426&fileName=2%20CCR%20402-1>.

- (6) FEMA Policy No. 104-008-03: Floodplain Management Requirements for Agricultural Structures and Accessory Structures, February 2020, available at https://www.fema.gov/sites/default/files/2020-08/fema_floodplain-management_agriculture-accessory-structures_2020.pdf.
- B. These rules, regulations, standards, and guidelines in subparagraphs (1)-(6) of Rule 17.A. are hereby incorporated by reference by the Board and made a part of these Rules. Materials in these Rules, which are incorporated by reference are limited to those materials in existence as of the effective date of these revised Rules and do not include later amendments to or editions of such rules, regulations, standards, and guidelines. The material incorporated by reference is available for public inspection during regular business hours at the office of the Colorado Water Conservation Board, 1313 Sherman Street, Room 718, Denver, CO 80203 or may be examined at any state or federal publications depository library, or on the FEMA or CWCB website.

Rule 18. Severability:

If any portion of these Rules is found to be invalid, the remaining portion of the Rules shall remain in force and in effect.

Rule 19. Recommended Activities for Regulatory Floodplains:

The following list contains Floodplain Management activities and actions suggested by the CWCB to increase a Community's overall level of Flood protection. Communities and other authorized government entities may:

- A. Adopt local standards above and beyond the FEMA and CWCB minimum requirements.
- B. Develop a Flood response plan that identifies responsibilities/actions before, during, and after a Flood event.
- C. Enroll in FEMA's NFIP and possibly FEMA's Community Rating System Program.
- D. Develop an early warning Flood detection system (Flood warning system) using available technologies such as automated precipitation and stream flow gages linked to an appropriate notification system.
- E. Coordinate with lenders, insurance agents, real estate agents, and developers to prepare and discuss educational tools based on state and federal requirements.
- F. Promote wise Floodplain Development and support effective structural and non-structural Flood Mitigation projects.
- G. Conduct Floodplain Studies in areas of foreseeable development that do not currently have detailed Floodplain Studies.
- H. Maintain an electronic or paper library of local flood related data.
- I. Develop a Flood risk outreach program and notify Flood prone residents annually of Flood hazards and the need for Flood insurance.

- J. Encourage elevation of Flood-prone structures and Flood-proofing of structures in the Floodplains.
- K. Utilize available state/federal Mitigation and preparedness funds.
- L. Require certified Floodplain managers to review proposed land developments.
- M. Advise the public at large that Flooding does occur above and beyond the 100-Year-Flood and 500-Year-Floods. Floods greater than 500-Year-Floods (0.2-percent-annual-chance Floods) do occur, and loss of life and property is possible in areas mapped outside of both the 100-Year-Floodplain and 500-Year-Floodplain.
- N. Utilize the concept of "No Adverse Impact" Floodplain Management where the action of one property owner does not adversely impact the rights of other property owners, as measured by increased Flood peaks, Flood stage, Flood velocity, and erosion and sedimentation. "No Adverse Impact" could be extended to entire watersheds as a means to promote the use of retention/detention or other techniques to mitigate increased runoff from urban areas.
- O. Prohibit the construction of new Levees that are intended to remove land from a Regulatory Floodplain for the purpose of allowing new Development activity to take place in areas that are otherwise Flood prone.
- P. Require an appropriate level of Freeboard at bridges between the 100-Year-Flood water surface elevation and the lowest elevation of the lowest structural member to allow for passage of waterborne debris.
- Q. Identify areas prone to Flooding outside of the 500-Year-Floodplain where loss of life or Substantial Damage may occur. Flooding greater than 500-Year-Flood events can and do occur as well, and loss of life and property is possible in areas mapped outside of both the 100-Year-Floodplain and 500-Year-Floodplain. Communities are encouraged to map and regulate 500-Year-Floodplains for Critical Facilities at their sole discretion.
- R. Maintain a Flood hazard page on the Community website with links to the CWCB, FEMA Flood Map Service Center, NFIP, National Weather Service, local building codes, and local permitting information.
- S. The CWCB discourages compensatory Flood storage because existing Flood storage volume should be preserved. However, when necessary, structures and fill that displace Floodplain storage volume shall be compensated for by excavation of equivalent volumes at equivalent elevations within a nearby vicinity of the displaced volume. The compensatory storage area shall be hydraulically connected to the source of Flooding.
- T. Adopt buffer ordinances that limit Development in and near natural protective features such as riparian stream corridors and wetlands. Natural protective features may extend beyond 100-Year-Flood elevations. Extra protections for these areas are beneficial because these areas attenuate runoff periods, improve water quality, stabilize streambanks, recharge groundwater aquifers, allow for lateral stream migration, and protect aquatic and terrestrial habitat. Riparian and wetland areas also enhance the general aesthetic value of a community.

- U. Buffer ordinances are often seen as part of land use or zoning code. They may also stand alone in other portions of the municipal code. Options for widths include fixed width, variable width, or multi-zoned buffers.
- V. **Establish Residual Risk Mapping.** Residual Risk is the threat to the areas behind Levees that may still be at risk for Flooding. FEMA has identified thousands of miles of Levees nationwide, affecting millions of people. It is important for Levee owners, Communities, and homeowners to understand the risks associated with living in Levee-impacted areas and the steps that can be taken to provide full protection from Flooding. Even the best Flood protection system or structure cannot completely eliminate the risk of every Flood event, and when Levee systems fail, the results may be catastrophic and the damage may be more significant than if the Levee system had not been built.
- W. A Community may regulate any Designated and Approved 100-Year shallow Flooding areas, defined as Flooding with an average depth limited to 3.0 feet or less where no defined Channel exists.
- X. Detention/Flood control storage and LID should be considered, when practicable, as part of a basinwide program for the watershed.

Rule 20. Effective Date:

These revised Rules shall apply to the Designation and Approval of all Flood Hazard Information made by the CWCB and all other Floodplain activities on or after January 14, 2022 and are, therefore, not retroactive to any Floodplain information Designated and Approved by the Board or other Floodplain activities prior to the effective date.

070.040.020 Sensitive Area Protection.

(a) General Provisions.

- (1) *Purpose.* This Section 070.040.020 is intended to protect and enhance the natural features that contribute significantly to Glenwood Springs's quality and character, including but not limited to the varying topography and hillsides, floodplains, wetlands, viewsheds, and other significant features. This Section also is intended to ensure that land subject to natural hazards such as flooding, falling rock, landslides, mud flows, or snowslides is not approved for development without appropriate consideration by the City of potential conditions and safeguards to help protect life, health, and property.
- (2) *Applicability.* This Section shall apply to any proposed development that requires one (1) or more of the following:
 - a. Any development permit required by Section 070.060.050, Development Permits, including:
 1. Site/Architectural Plan Review (Subsection 070.060.050(a));
 2. Master Plan (Subsection 070.060.050(b));
 3. Final Plans (Subsection 070.060.050(c));
 4. Location and Extent Review (Subsection 070.060.050(d));
 5. Special Use Permit (Subsection 070.060.050(e)); and/or
 6. Right-of-Way Encroachment License (Subsection 070.060.050(f)).
 - b. A variance required by Subsection 070.060.070(a), Variance;
 - c. A permit for excavation and/or grading, as required by the Engineering Standards;
 - d. A building permit for construction of a new building or structure; or
 - e. A building permit for addition, alteration, or repair of an existing building or structure, the value of which exceeds fifty (50) percent of the assessed value of the building or structure.
- (3) *Additional Submittal Requirements.*
 - a. In order to evaluate and ensure compliance with the standards in this Section, the Director may require existing conditions reports and other technical reports and plans, as set forth in the Administrative Manual, that identify slopes, soil conditions, floodplains, geologic hazards, and other sensitive features present on the site, and that recommend steps to mitigate any hazards in order to comply with this Code.
 - b. Such reports shall be prepared to standards adopted by the City Engineer. Best practices to mitigate such hazards recommended in such reports shall be required. Geotechnical and geologic reports shall be prepared by a licensed professional engineer.
- (4) *Limits of Disturbance.*
 - a. *Establishment of Limits of Disturbance.* Except for properties in the Downtown Core, for every development subject to this Section the applicant shall establish "limits of disturbance" that indicate the specific area(s) of a site within which construction and development activity shall be contained. The limits of disturbance shall be shown on the site/architectural plan.
 - b. *Criteria for Establishing Limits of Disturbance.* In establishing limits of disturbance, the following criteria and standards shall be considered and applied, as well as applicable requirements from the City's Engineering Standards:

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1. Minimize visual impacts from the development, including but not limited to screening from adjacent and downhill properties, ridgeline area protection, and protection of scenic views;
 2. Erosion prevention and control, including but not limited to protection of steep slopes and natural drainage channels;
 3. Fire prevention and safety, including but not limited to location of trees and vegetation near structures;
 4. Preservation of significant trees or vegetation;
 5. Conservation of water including but not limited to preservation of existing native vegetation, reduction in amounts of irrigated areas, and similar considerations;
 6. Wildlife habitat protection, including but not limited to preservation of critical wildlife habitat and identified migration corridors and routes;
 7. Stream corridor and wetland protection and buffering; and
 8. Preservation of the maximum amount of the site's natural topography, tree cover, and vegetation.
- c. *Maximum Limits of Disturbance.*
1. *Single-Family Detached Residential Uses.* For single-family detached residential uses subject to the requirements of Subsection 070.040.020(b), Hillside Development, the limits of disturbance for an individual single-family detached residential use and any accessory structure shall not exceed fifty (50) percent of the total gross area of the underlying lot or lots, or twenty thousand (20,000) square feet, whichever is less. For most single-family residential development, limits of disturbance will cover the area(s) needed to provide the building sites for the principal structure and any major accessory structure(s), plus the area(s) necessary to provide an access driveway and necessary septic systems, utilities, services, and drainage facilities.
 2. *All Other Developments.* For all other types of development, including planned unit developments, the limits of disturbance, including parking areas and accessory buildings and structures, shall be determined on a case-by-case basis, as determined by setback, common open space, landscaping, and other requirements of this Code.
 3. *On-Site Wastewater Treatment Systems.* For all types of development, leach fields constructed in connection with an on-site sewer system shall not be counted toward the maximum limits of disturbance provided the leach field is revegetated with native vegetation in accord with state onsite wastewater treatment regulations.
- d. *Location of Limits of Disturbance.*
1. *Zero Lot Lines.* Where appropriate to preserve or to protect steep slopes or other natural features, a structure may be located on a lot in such a manner that one (1) or both of the side facades of a structure rest directly on a lot line. This provision shall not be interpreted to exempt a structure from any applicable building and fire code provisions or requirements.
 2. *Contiguity.* Limits of disturbance necessary to accommodate proposed development may be non-contiguous in order to best meet the criteria and standards set forth in this Section.
 3. *Clustering.* Clustering of building pads and parking areas within a building site is strongly encouraged and may be required to minimize the size of the limits of disturbance and to maintain the maximum amount of open space in the development.

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- e. *Modification of Limits of Disturbance.* The Director has discretion to administratively increase the limits of disturbance by a maximum of twenty (20) percent where applicable, provided one (1) of the following criteria is met:
1. The modification is designed to yield:
 - i. More effective preservation of existing mature trees, vegetation, riparian areas, rock outcrops, or other significant natural features of the site;
 - ii. Less visual impact on the property or on the surrounding area; or
 - iii. Better protection of wildlife habitat; or,
 2. Strict application of the standard(s) would render a site undevelopable.
- (5) *Clustering.* Clustering of development in sensitive areas is strongly encouraged and may be required to meet the requirements of this Section. (Figure 040-1)
- a. *When Allowed.* Minimum lot size may be reduced through clustering of development if the applicable decision-making body finds that:
1. The clustering proposal, compared with a more traditional site development plan, better attains the policies and objectives of this Article, such as providing more open space, preserving existing trees and vegetation coverage, and preserving sensitive environmental areas such as stream corridors, slide areas, wetlands, and steep slopes;
 2. The clustering proposal will have no significant adverse impact on adjacent properties or development, or the applicant has agreed to adopt appropriate mitigation measures such as landscaping, screening, illumination standards, and other design features as recommended by the Director to buffer and protect adjacent properties from the proposed clustered development;
 3. The architecture, height, building materials, building colors, and other design features of the development are compatible with adjacent properties or development and blend with the surrounding natural landscape; and
 4. The clustering proposal meets all other applicable requirements set forth in this Article or in other applicable ordinances or regulations.

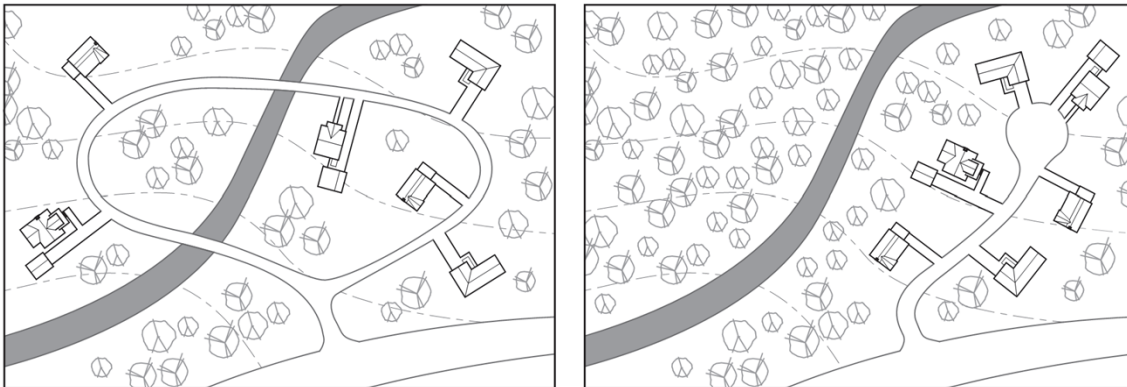


Figure 040-1: Clustering

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- b. *Minimum Lot Size Reduction.* Minimum lot sizes required for the underlying zoning district in Article 070.020: Zoning Districts, may be reduced by up to twenty-five (25) percent for lots within cluster developments that satisfy the above standards.
 - c. *Pre-Application Conference Required.* Any applicant proposing to reduce minimum lot sizes through clustering shall be required to attend a pre-application conference pursuant to Subsection 070.060.030(b), Pre-Application Conference, prior to submitting a development application.
- (6) *Interpretation.* The provisions of this Section 070.040.020 shall be deemed to be minimum requirements. Nothing in this Section shall impair the obligations of or interfere with private agreements in excess of the minimum requirements. Where this Section imposes a restriction different from that imposed by other applicable provisions of law, contract, or deed, the more restrictive provision shall control.
- (7) *Disclaimer of Liability.* This Section 070.040.020 is intended to provide some degree of protection to life, safety, and property. It is based on scientific and engineering considerations that are continually being developed and proven. Compliance with this Section cannot ensure freedom from risk to life, safety, or property. This Section shall not create liability on the part of the City or any officer or employee of the City for any damage that may result from reliance on this Section or any administrative decision lawfully made pursuant to this Code.
- (b) *Hillside Development.*
- (1) *Purpose.* The purpose of this Subsection is to:
- a. Minimize the negative environmental and visual effects of mass cut-and-fill of large pads and excessive terracing through retention of the natural topography of the hillsides;
 - b. Prevent soil erosion and landslides;
 - c. Provide safe circulation of vehicular and pedestrian traffic to and within hillside areas and to provide access for emergency vehicles necessary to serve the hillside areas;
 - d. Preserve visually significant slope banks, ridge lines, rock outcroppings, native plant materials, natural hydrology, and other areas of visual significance;
 - e. Encourage innovative architectural, landscaping, circulation, and site design that serve to preserve the significant natural resources and visual character of the City;
 - f. Protect the public from natural hazards caused by unstable slopes and soils, debris flow, erosion and other geologic hazards of hillside development; and
 - g. Minimize the threat and subsequent damage of wildfire through safe building practices.
- (2) *Applicability.* This Subsection shall apply to any of the application types listed in Subsection 070.040.020(a)(2), Applicability (Sensitive Area Protection), that meet any of the following criteria:
- a. *Hillside Preservation District.* Any proposed development in the Hillside Preservation district; see Section 070.020.170.
 - b. *Slopes.* Any proposed development on a lot with average slopes in excess of twenty (20) percent within the limits of disturbance area.
 - c. *Areas of Geologic Hazard.* Any proposed development in Areas of Geologic Hazard, which consists of the Hazard Avoidance Districts and Hazard Mitigation Districts as defined in Subsection 070.040.020(c)(2)b., Establishment of Geological Hazards Districts.
- (3) *Lot and Density/Intensity Requirements.*

- a. *Minimum Lot Size.* All development subject to this Subsection shall comply with the minimum lot size and lot width standards required in the underlying zone district and with other development standards in this Article 070.040: Development Standards.
- b. *Allowed Density/Intensity.*
 1. *Residential Development.* The maximum number of residential units permitted within areas subject to the Hillside Development standards shall be pursuant to Table 040.1 below. In addition, a detached accessory dwelling unit may be allowed so long as the limits of disturbance does not exceed fifty (50) percent of the total gross area of the underlying lot or lots, or twenty thousand (20,000) square feet, whichever is less.

Table 040.1: Allowed Residential Development	
Average Slope of Overall Site (within LOD)	Residential: Allowable Units
In excess of 20% and up to 25%	1 dwelling unit per 10,000 square feet
In excess of 25% and up to 30%	1 dwelling unit per 20,000 square feet

2. *Nonresidential Development.* The maximum amount of nonresidential gross square footage permitted within areas subject to the Hillside Development standards shall be the square footage allowed by the zoning district. Nonresidential buildings are prohibited on slopes greater than twenty (20) percent; however, open decks and support structures for existing buildings may be constructed.
3. *Calculating Density/Intensity.* For the purposes of calculating density/intensity, only the average slope within the proposed area within the limits of disturbance of a specific lot or parcel shall be considered.
- c. *Prohibition of Development on Steep Slopes.* No development, including clearing, excavation, and grading, shall be allowed where the average slope within the limits of disturbance is greater than thirty (30) percent. Structures shall be set back from ascending or descending slopes greater than thirty (30) percent in accordance with the requirements of the current adopted building code.
- d. *Consolidation of Substandard Lots.*
 1. *General Rule: Consolidation Required.* Two (2) or more lots or parcels subject to these Hillside Development standards shall be considered to be a single, undivided lot or parcel for the purposes of this Code, if all the following factors apply:
 - i. The lots or parcels are contiguous;
 - ii. The lots or parcels are in single and common ownership and are of record on the effective date of this Code;
 - iii. No structures are located on the lots or parcels;
 - iv. All or part of the lots or parcels do not meet the minimum lot area or lot width requirements set forth in the base zoning district; and
 - v. Such lots have not been improved with individual and separate connections to municipal water or sewer systems.

No portion of such lots or parcels subject to this consolidation provision shall be used or sold in a manner that renders compliance with the lot width and lot area requirements set forth in this Subsection less feasible.

2. *Exception.* Notwithstanding the general rule for consolidation set forth in c. above, if a lot or parcel that would otherwise be subject to the general consolidation rule meets the minimum lot area or lot width requirements set forth in the underlying zone district, then consolidation shall not be required.

e. *Slope Calculations.*

1. Slope shall be calculated as the vertical rise in feet measured over a horizontal distance, expressed as a percentage. Slope calculations shall not include areas outside the limits of disturbance.
2. The applicant shall indicate on a site/architectural plan the limits of proposed development and disturbance and shall include the calculation of the average slope of that area.

(4) *Site Development Standards.*

- a. *Building Envelope and Site Design Generally.* Building envelopes and setbacks shall be determined on the basis of natural landforms, vegetation, and underlying geology. The designation of the limits of disturbance, which shall include all structures and access areas, shall be designed to avoid and minimize disturbance to sensitive areas and geologic and natural vegetative features. Natural vegetation, rock outcroppings, and significant landforms shall be retained to the maximum extent practicable. Flexibility and creativity are encouraged in designing development around existing features.
- b. *Protection from Potential Hazards.* All proposed development shall be designed to protect the public from the potential hazards of drainage, debris flow, rock fall, fire, and erosion. Projects shall be designed with existing features in order to minimize disturbance to, and therefore mitigation of, surficial hillside geology.
- c. *Access Roads.* New roads shall comply with the street standards in Section 070.040.070, Access and Circulation. Such access shall be approved by the Fire Department and the City Engineer.
- d. *Fire Hazard Mitigation.*
 1. Brush and vegetated areas shall be cleared and maintained according to the Fire Department.
 2. New vegetation shall be fire- and drought-resistant species.
 3. Roofs, overhangs, and exposed balconies shall be fire-rated according to the adopted Fire Code.
 4. Water supply, fire breaks, and access shall be approved by the Fire Department.
 5. Buildings shall be sited so that fire hazard clearing zones will not affect mature vegetation.
- e. *Viewshed Protection.* Proposed development shall retain the essential visual qualities of the site so that views from public open space areas, rights-of-way, and other public places will not be negatively impacted. In designing a proposed development, applicants shall adhere to the following principles:
 1. Following construction, off-site views of retaining walls, structures, parking areas, and landscaping on the development site shall be minimized.
 2. The disturbance areas shall be reclaimed as soon as possible after construction ends.

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- f. *Geology, Soils, and Grading.* Development shall be designed to reduce the potential for soil erosion and slope degradation during and after construction. In addition to meeting the standards of Subsection 070.040.020(a)(5), Clustering, the following standards shall apply:
1. A grading permit shall be required for disturbance in excess of one thousand (1,000) square feet. Grading plans shall be submitted and reviewed according to the City's Engineering Standards.
 2. Structures shall be designed to step down with the existing topography. To the maximum extent feasible, building designs that require extensive cut and fills shall not be allowed.
 3. Except for driveways, cut-and-fill slopes shall be entirely contained within a lot (i.e., natural grade at the lot lines shall be maintained).
 4. Sharp angles shall be rounded off, in a natural manner, at the top and ends of cut and fill slopes (within approximately five (5) feet of the sharp angle) unless steep angles are a natural character of the site. Where this would damage tree root systems, the amount of rounding off may be reduced and shrubs used instead to hide the transition.
 5. The subdivider and/or property owner shall maintain in perpetuity and repair (or supply a program for preventative maintenance) of manufactured slope areas, erosion control devices, retaining walls, drainage structures and fire prevention measures as specified in an approved development.
 6. Trees and vegetation shall be maintained to provide slope stability and prevent visual scarring wherever possible. When this requirement conflicts with fire hazard mitigation such as defensible space, appropriate mitigation shall be provided as determined by the Fire Department and the Director. A revegetation landscape plan is required for disturbed site areas.
 7. Final contours and slopes shall reflect existing landforms to the maximum extent practicable.
 8. The grade of a lot shall not be raised or lowered more than four (4) feet at any point for construction of any structure or improvement, except:
 - i. The site's original grade may be raised or lowered a maximum of six (6) feet if retaining walls are used to reduce the steepness of man-made slopes, provided that the retaining walls comply with the requirements set forth in this Subsection.
 - ii. Grade changes or retaining walls up to six (6) feet may be allowed if necessary to construct a driveway from the street to a garage or parking area,
 - iii. For the purposes of this Subsection, basements and buildings set into a slope are not considered to lower the natural grade within their footprint.
- g. *Retaining Walls and Fencing.*
1. Generally, a retaining wall shall be no higher than six (6) feet, except that a wall varied in height to accommodate a variable slope shall have an average height no greater than four (4) feet and a maximum height no greater than eight (8) feet in any sixty-foot length. A higher wall is permitted:
 - i. Where used internally at the split between one- and two-story portions of a building; and

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- ii. Where substantially hidden from public view at the rear of a building, where it may not exceed the eave height of the building.
 - 2. Visible retaining walls and fencing shall be designed to maintain human scale and reduce the visual impact of cut lines on the hillside through the use of indigenous materials, terracing and aligning construction with the natural topography.
 - 3. Indigenous materials and/or earth-toned concrete shall be used, and terraced to match existing terrain.
 - 4. Terraced walls and retaining structures should incorporate landscaping, if approved by the City Engineer.
 - 5. Retaining walls and fencing shall comply with all standards in Subsection 070.040.050(f)(3), Retaining Wall Standards.
 - h. *Water Supply.* Water supply and pressure shall be adequate to serve both residential and emergency services pursuant to the adopted Fire Code.
 - i. *Drainage.*
 - 1. Natural drainage courses shall not be disturbed by construction activity, and natural runoff shall be maintained unless approved by the City Engineer.
 - 2. A drainage plan prepared by a licensed professional engineer shall be submitted in accordance with the City's Engineering Standards.
- (5) *Building Design Standards.*
- a. *Structure Design Generally.* Building massing and roof lines shall be designed to blend with the natural terrain. When possible, the massing of the structure shall be broken up using the slope and terrain to vary the exterior dimensions.
 - b. *Ground Plane.*
 - 1. Buildings that firmly meet the ground convey an appearance of greater permanence and are strongly encouraged.
 - 2. To the maximum extent feasible, placing buildings on piers such that exterior walls do not continue down to the ground shall be prohibited because of aesthetic and energy efficiency concerns. This requirement shall not apply in areas of waterways and areas of special flood hazard.
 - c. *Building Mass and Scale.*
 - 1. To the maximum extent feasible, building design shall incorporate changes in the planes of walls and changes in the slope and height of roof lines to add variety, create visual interest, and minimize scale.
 - 2. Building mass and wall lines shall be broken up to conform to existing slope and avoid unbroken expanses of building mass and walls that can intrude into the natural setting and dominate a site.
 - d. *Building Colors.*
 - 1. Colors that enhance the natural colors of the building materials shall be used in developing an overall color scheme. Predominant tones on exterior walls shall tend toward neutral colors such as warm earthy hues, dark green of forests, greys and grey-brown of the mountains, the tan of grasses, and similar colors. Bright, harshly contrasting color combinations shall be avoided.

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2. Exterior building, roofing, and exposed rooftop mechanical equipment shall be warm or dark earth-toned colors with low reflectivity.
 3. Color and intensity of color proposed for all exterior building and roofing materials, including exposed rooftop mechanical systems such as HVAC equipment, roof vents, air handling/exchange units, shall be subject to approval by the Planning and Zoning Commission and/or City Council, as applicable.
 4. Exterior building and roofing colors shall not include white, off-white, high-intensity primary colors, and/or fluorescent colors.
- e. *Building Materials.*
1. Primary building materials shall be selected for their ability to withstand Glenwood Springs' variable mountain climate. Materials with demonstrated durability include, but are not limited to:
 - i. Brick;
 - ii. Stone;
 - iii. Cementitious siding products;
 - iv. Log construction;
 - v. Cast concrete; or
 - vi. Other comparable materials as approved by the Director.
 2. Exterior Insulation and Finish Systems (EIFS) shall not be utilized in high-traffic areas, such as at primary building entrances, where it may be easily damaged.
- f. *Parking Areas.*
1. Parking lots and detached garages accessory to residential uses shall be located so that they can be screened to blend into the natural environment and will not require backing onto an arterial or collector street.
 2. To the maximum extent feasible, parking lots and detached garages accessory to residential uses shall be located where they can be screened so they do not dominate the streetscape. Parking facilities shall be designed to follow the existing topography and to provide adequate snow storage areas.
- (c) *Development in Areas of Geologic Hazard.*
- (1) *Purpose.* The purpose of this Subsection 070.040.020(c) is to promote the public health, safety, and general welfare and to minimize public and private losses due to geologic conditions in specific areas by regulations designed to:
 - a. Protect human life, safety and property;
 - b. Minimize damage to public facilities and utilities;
 - c. Minimize the need for relief and clean-up operations due to geologic events with their accompanying public and private costs;
 - d. Minimize the need for expensive mitigation measures to protect public and private property; and
 - e. Alert property owners and potential buyers of geologic hazards existing in certain areas so that they may protect their own property and avoid endangering the property of others.
 - (2) *General Provisions.*

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- a. *Types of Geologic Hazards.* As used in this Subsection, the term "geologic hazard" shall include the following hazards, as defined in Colorado Geological Survey Open File Report 78-10 ("C.G.S. 78-10"):
1. "Corrosive soils" are potentially corrosive to concrete and steel.
 2. "Debris flow hazard" means severe and moderate debris flow hazard.
 - i. "Severe debris flow hazard" poses possible serious damage to structures and risk to life, and mitigation is necessary.
 - ii. "Moderate debris flow hazard" poses possible minor damage to structures and risk to life. Mitigation is recommended and may be required and major cleanup is probable.
 3. "Landslide hazard" is shown in areas of identified landslide features. Slides are mostly older features but have potential for reactivation.
 4. "Rockfall hazard criteria" includes an identifiable source area for rocks and the presence of fallen rocks with intermediate diameters of two (2) feet or more.
 5. "Slope instability" denotes areas of past and current mass wasting processes.
- b. *Establishment of Geological Hazards Districts.* There are hereby created within the City the following Geologic Hazards Districts:
1. *Hazard Avoidance District.* This district includes undeveloped parcels with the potential or presence of severe debris flow, and/or rockfall. The district also includes developed parcels with the potential or presence of severe geologic hazards where additional development will significantly increase the risk of damage from the hazard or significantly increase the cost to the community of mitigating the hazard.
 2. *Hazard Mitigation District.* This district includes parcels with severe geologic hazards where significant development already exists and where additional development will not significantly increase the risk of damage from the hazard nor significantly increase the cost to the community of mitigating the hazard. It also includes areas with the potential or presence of moderate debris flow, and/or rockfall hazards.
- c. *Geologic Hazards District Map.* The locations and boundaries of the Geologic Hazards Districts established by this Subsection shall be those established by the official report entitled "Geologic Hazards of the Glenwood Springs Metropolitan Area" as released by the C.G.S. 78-10. The geologic hazards maps that accompany C.G.S. 78-10 are hereby adopted as the "official geologic hazards maps" and shall be maintained along with accompanying sensitive area reports by the Office of the City Engineer. These maps shall serve as official reference in case of dispute regarding the location of hazards, and the City Engineer's interpretation of these maps shall be final. The maps shall be interpreted by the City Engineer as follows:
1. *Hazard Avoidance Districts.*
 - i. Undeveloped parcels lying entirely or partly in any area identified as a severe hazard zone on the Map of Debris Flow Fan Deposits and Hazards and/or the General Geologic Hazards Map.
 - ii. Developed parcels identified as lying entirely or partly in any area identified as a severe hazard zone on the aforesaid maps where the City Engineer has determined that additional development will increase the risk of damage from the hazards and/or significantly increase the cost to the community of mitigating the hazards.

2. *Hazard Mitigation Districts.*

- i. Parcels lying entirely or partly in any area identified as a moderate hazard zone on the Map of Debris Flow Fan Deposits and Hazards and/or the General Geologic Hazards Map.
 - ii. Developed parcels identified as lying entirely or partly in any area identified as a severe hazard zone on the aforementioned maps where the City Engineer has determined that additional development will not increase the risk of damage from the hazard and/or will not significantly increase the cost to the community of mitigating the hazard.
- d. *Annexation of Land Within an Area of Geologic Hazard.* Upon annexation of any land within an area of geologic hazard, as determined on the official geologic hazards maps, such land shall be added to the appropriate geologic hazards district, and all provisions of this Subsection shall apply.

(3) *Geologic Hazards District Standards.*

- a. *Hazard Avoidance Districts.* No improvement, building, structure, excavation, dumping, or backfill shall be placed, built, undertaken or approved in a Hazard Avoidance District except for fences, geologic stabilization structures, or paths for nonmotorized use unless, before application for a development permit or, if no development permit is required, for a grading or building permit, the applicant demonstrates to the City Engineer and the Director by clear and convincing evidence that one (1) of the following conditions is met:
 - 1. The land to be affected does not lie within an area of severe debris flow, rockfall hazard, or a drainage basin contributing to any such hazard, as shown on the official geologic hazards maps, and the proposal is in conformance with the purposes of this Subsection.
 - 2. The severe hazard does not exist on the subject site in the proposal and is in conformance with the purposes of this Subsection. Such a determination shall require detailed analysis of the area by a qualified geologist and an engineering geology report, which report may be submitted by the City to the Colorado Geologic Survey for review. For purposes of this provision, the area" means the site of the proposed development as well as adjacent land and upslope drainage basins as necessary to compare the area analysis with the official geologic hazards maps. Upon submittal of this report by the applicant, application may be made for a development, grading, or building permit, but such a permit shall not be issued until the City Engineer and the Director have determined that the conditions of this Paragraph are met.
 - 3. The proposed development meets all of the following conditions:
 - i. It will include no human habitation;
 - ii. It will not require City water, wastewater, streets or other public service;
 - iii. It will not increase the hazard to other public or private property; and
 - iv. It is consistent with the intent and purposes of this Article.
 - 4. The subject site lies within an area with rockfall hazard but not debris flow and not within a drainage basin contributing to any such hazard as shown on the official geologic hazards maps. In the case of such a determination by the City Engineer, a mitigation plan shall be required before issuance of a development, grading or building permit. The mitigation plan shall be produced and certified by a qualified engineer and shall demonstrate to the City

Engineer and the Director by clear and convincing evidence that rockfall damage will be prevented by a catchment wall or other means.

b. *Hazard Mitigation Districts.*

1. *Applicability.* All new structures and additions or improvements subject to this Subsection and proposed in a hazard mitigation district shall be subject to the requirements of Subsection 070.040.020(c)(3)b.2., Standards, unless before application for a development permit, or, if no development permit is required, for excavation or building permit, the applicant demonstrates to the City Engineer and the Director by clear and convincing evidence that one (1) of the following conditions is met:
 - i. The land to be affected does not lie within an area of severe or moderate debris flow, rockfall hazard, or a damage basin contributing to any such hazard as shown on the official geologic hazards maps.
 - ii. The severe or moderate hazards as specified in C.G.S. 78-10 do not exist on the subject site and the proposal is in conformance with the purposes of this Subsection. Such a determination shall require detailed analysis of the area by a qualified geologist in an engineering geology report, which report may be submitted by the City to the Colorado Geological Survey for review. For purposes of this provision, "the area" means the site of the proposed development, as well as the adjacent land and upslope drainage basin as necessary to compare the area analysis with the official geologic hazard maps. Upon submittal of this report by the applicant, application may be made for a development, excavation, or building permit, but such permit shall not be issued until the City Engineer and the Director have determined that the conditions of this Subparagraph are met.

2. *Standards.*

- i. In areas with moderate or severe debris flow hazard as shown on the official geologic hazards maps, before issuance of a development permit or, if no development permit is required, an excavation or building permit, the applicant shall demonstrate to the City Engineer and the Director by clear and convincing evidence that any structure or grading change that may divert debris flow or floodwaters from the subject property will not increase hazards to other public or private properties. Such a determination shall require an engineering geology report produced and certified by a qualified engineer.
- ii. Before issuance of a building permit, the applicant shall demonstrate to the City Engineer and the Building Official by clear and convincing evidence that all applicable requirements in the City's Engineering Standards are met.

(4) *Public Improvements in Areas of Geologic Hazard.* Public improvements, including but not limited to streets, water, wastewater, and electrical services, will not be extended into the Hazard Avoidance District, except where:

- a. An area or a proposed development meets one (1) of the conditions of Subsection 070.040.020(c)(3)a., Hazard Avoidance Districts; or
- b. The public good is better served by the extension which shall be in compliance with the City goals and policies. Such determination shall be made by the City Council upon a recommendation from the Planning Commission.

(d) *Development in Waterways and Areas of Special Flood Hazard.*

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- (1) *Findings of Fact.*
- a. The flood hazard areas of the City are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, of which adversely affect the public health, safety and general welfare of the public.
 - b. These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, flood-proofed, or otherwise protected from flood damage.
- (2) *Statement of Purpose.* It is the purpose of this Subsection 070.040.020(d) to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions to specific areas by provisions designed to:
- a. Protect human life and health;
 - b. Minimize expenditure of public money for costly flood control projects;
 - c. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 - d. Minimize prolonged business interruptions;
 - e. Minimize damage to critical facilities, infrastructure and other public facilities such as water, sewer and gas mains, electric and communication stations, and streets and bridges located in floodplains;
 - f. Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner so as to minimize future flood blight areas; and
 - g. Ensure that potential buyers are notified that property is located in a flood hazard area.
- (3) *Methods of Reducing Flood Losses.* In order to accomplish its purposes, this Subsection uses the following methods:
- a. Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
 - b. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
 - c. Control the alteration of natural floodplains, stream channels and natural protective barriers, which are involved in the accommodation of flood waters;
 - d. Control filling, grading, dredging and other development which may increase flood damage; and
 - e. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.
- (4) *Lands to Which this Subsection Applies.* This Subsection shall apply to all areas of Special Flood Hazard Areas and areas removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F) within the jurisdiction of the City.
- (5) *Basis for Establishing Areas of Special Flood Hazard.* The special flood hazard areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for the City of Glenwood Springs," dated October 15, 1985, with an accompanying Flood Insurance Rate Map (FIRM) and/or Flood Boundary-Floodway Maps (FIRM and/or FBFM) and any revisions thereto are hereby adopted by reference and declared to be a part of this Title. The Special

Flood Hazard Areas identified by the FIS and attendant mapping are the minimum area of applicability of this Subsection and may be supplemented by studies designated and approved by the City. The Floodplain Administrator shall keep a copy of the Flood Insurance Study (FIS), DFIRMs, FIRMs and/or FBFMs on file and are available for public inspection.

- (6) *Establishment of Floodplain Development Permit.* A floodplain development permit shall be required to ensure conformance with the provisions of this Subsection.
- (7) *Compliance.* No structure or land shall hereafter be located, altered or have its use changed within the Special Flood Hazard Area without full compliance with the terms of this Subsection and other applicable regulations. Nothing herein shall prevent the City from taking such lawful action as is necessary to prevent or remedy any violation. These regulations meet the minimum requirements as set forth by the Colorado Water Conservation Board and the National Flood Insurance Program.
- (8) *Abrogation and Greater Restrictions.* This Subsection is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this Subsection and another provision of this Code, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- (9) *Interpretation.* In the interpretation and application of this Subsection, all provisions shall be:
 - a. Considered as minimum requirements;
 - b. Liberally construed in favor of the governing body; and
 - c. Deemed neither to limit nor repeal any other powers granted under state statutes.
- (10) *Warning and Disclaimer of Liability.* The degree of flood protection required by this Subsection is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur and flood heights may be increased by manmade or natural causes. This Subsection does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This Subsection shall not create liability on the part of the City, any official or employee thereof, for any flood damages that result from reliance on this Subsection or any administrative decision lawfully made thereunder.
- (11) *Designation of the Floodplain Administrator.* The City Engineer is hereby appointed as Floodplain Administrator to administer, implement and enforce the provisions of this Subsection and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.
- (12) *Duties and Responsibilities of Floodplain Administrator.* Duties of the Floodplain Administrator shall include, but not be limited to the following:
 - a. Maintain and hold open for public inspection all records pertaining to the provisions of this Subsection, including the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures and any floodproofing certificate required by Subsection 070.040.020(d)(13).
 - b. Review, approve, or deny all applications for floodplain development permits required by adoption of this Subsection.
 - c. Review floodplain development permit applications to determine whether a proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding.
 - d. Review permits for proposed development to ensure that all necessary permits have been obtained from those federal, state or local governmental agencies (including Section 404 of the

Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.

- e. Inspect all development at appropriate times during the period of construction to ensure compliance with all provisions of this Subsection, including proper elevation of the structure.
- f. Where interpretation is needed as to the exact location of the boundaries of the Special Flood Hazard Area (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.
- g. When Base Flood Elevation data has not been provided in accordance with Section 070.090.060, the Floodplain Administrator shall obtain, review and reasonably utilize any Base Flood Elevation data and Floodway data available from a federal, state or other source, in order to administer the provisions of this Subsection.
- h. For waterways with Base Flood Elevations for which a regulatory Floodway has not been designated, no new construction, substantial improvements or other development (including fill) shall be permitted within Zones A1—30 and AE on the City's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one-half (½) foot at any point within the City.
- i. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, the City may approve certain development in Zones A1—30, AE, AH, on the City's FIRM which increases the water surface elevation of the base flood by more than one-half (½) foot, provided that the City first applies for a conditional FIRM revision through FEMA (Conditional Letter of Map Revision), fulfills the requirements for such revisions as established under the provisions of Section 65.12, and receives FEMA approval.
- j. Notify, in riverline situations, adjacent communities and the State Coordinating Agency which is the Colorado Water Conservation Board, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to FEMA.
- k. Ensure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

(13) *Permit Procedures.*

- a. *Application.* Application for a Floodplain Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions and elevations of proposed landscape alterations; existing or proposed structures, including the placement of manufactured homes and the location of the foregoing in relation to Special Flood Hazard Area. Additionally, the following information is required:
 - 1. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures;
 - 2. Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
 - 3. A certificate from a registered Colorado Professional Engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria in Subsection 070.040.020(d)(16)b.;
 - 4. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development; and

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5. Maintain a record of all such information in accordance with Subsection 070.040.020(d)(12).
- b. *Approval Criteria.* Approval or denial of a floodplain development permit by the Floodplain Administrator shall be based on all of the provisions of this Subsection and the following relevant factors:
1. The danger to life and property due to flooding or erosion damage;
 2. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 3. The danger that materials may be swept onto other lands to the injury of others;
 4. The compatibility of the proposed use with existing and anticipated development;
 5. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 6. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
 7. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
 8. The necessity to the facility of a waterfront location, where applicable;
 9. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use; and
 10. The relationship of the proposed use to the comprehensive plan for that area.

(14) *Variance Procedure.*

- a. The Planning and Zoning Commission ("Commission") shall hear and render judgment on requests for variances from the requirements of this Subsection.
- b. The Commission shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this Subsection. Such appeals shall be subject to the procedures set forth in Subsection 070.060.070(c).
- c. Any person or persons aggrieved by the decision of the Commission may appeal such decision in the courts of competent jurisdiction upon completing the administrative procedures set forth in Subsection 070.060.070(c).
- d. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
- e. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places without regard to the procedures set forth in the remainder of this Subsection.
- f. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half (½) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, provided that the requirements of Subsection 070.040.020(d)(13) have been fully considered. As the lot size increases beyond the one-half (½) acre, the technical justifications required for issuing the variance increases.

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- g. Upon consideration of the factors noted above and the intent of this Subsection, the Commission may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this Subsection as stated in Subsection 070.040.020(d)(2), Statement of Purpose.
 - h. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
 - i. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
 - j. Prerequisites for granting variances:
 - 1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - 2. Variances shall only be issued upon:
 - i. A showing of good and sufficient cause;
 - ii. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - iii. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety or extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with this Code or the City goals, policies and plans.
 - k. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the Base Flood Elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
 - l. Variances may be issued for new constructions and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
 - 1. The criteria outlined in Subsections 070.040.020(d)(14)a.—i. are met; and
 - 2. The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
- (15) *General Standards.* In all areas of special flood hazards, the following standards are required:
- a. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrostatic and hydrodynamic loads, including the effects of buoyancy;
 - b. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
 - c. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
 - d. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

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- e. All manufactured homes shall be installed using methods and practices which minimize flood damage. For purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.
 - f. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
 - g. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters; and
 - h. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- (16) *Specific Standards.* In all Special Flood Hazard areas where Base Flood Elevation data has been provided as set forth in Subsection 070.040.020(d)(5), Subsection 070.040.020(d)(12)g., and/or Subsection 070.040.020(d)(21), the following provisions are required:
- a. *Residential Construction.* New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities (including ductwork), elevated to one (1) foot above the Base Flood Elevation. Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered Colorado Professional Engineer, architect or land surveyor. Such certification shall be submitted to the Floodplain Administrator.
 - b. *Nonresidential Construction.*
 - 1. With the exception of Critical Facilities outlined in 070.040.020(d)(22), new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated to one (1) foot above the Base Flood Elevation; or, together with attendant utility and sanitary facilities, shall: be designed so that at one (1) foot above the Base Flood Elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - 2. A registered Colorado Professional Engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this Subsection. Such certifications shall be maintained by the Floodplain Administrator, as set forth in Subsection 070.040.020(d)(13).
 - c. *Enclosures.*
 - 1. New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access, or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
 - 2. Designs for meeting this requirement must either be certified by a registered Colorado Professional Engineer or architect or meet or exceed the following minimum criteria:

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- i. A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.
 - ii. The bottom of all openings shall be no higher than one (1) foot above grade.
 - iii. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
 - d. *Manufactured Homes.*
 - 1. All manufactured homes that are placed or substantially improved within Zones A1—30, AH and AE on the City's FIRM on sites: (1) outside of a manufactured home park or subdivision; (2) in a new manufactured home park or subdivision; (3) in an expansion to an existing manufactured home park or subdivision; or (4) in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home, electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities (including ductwork) are elevated to one (1) foot above the Base Flood Elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
 - 2. All manufactured homes placed or substantially improved on sites in existing manufactured home parks or subdivision within Zones A1—30, AH and AE on the City's FIRM that are not subject to the provisions of the previous paragraph shall be elevated so that either: (1) the lowest floor of the manufactured home, electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), are one (1) foot above the Base Flood Elevation; or (2) the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
 - e. *Recreational Vehicles.*
 - 1. All recreational vehicles placed on sites within Zones A1—30, AH, and AE on the City's FIRM sites either: (1) be on the site for fewer than one hundred eighty (180) consecutive days; (2) be fully licensed and ready for highway use; or (3) meet the permit requirements of Subsection 070.040.020(d)(13), and the elevation and anchoring requirements for "manufactured homes" in Paragraph d. above.
 - 2. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.
 - f. *Prior Approved Activities.* Any activity for which a floodplain development permit was issued by the City or a CLOMR was issued by FEMA prior to the effective date of this Subsection may be completed according to the standards in place at the time of the permit or CLOMR issuance and will not be considered in violation of this Subsection if it meets such standards.
 - (17) *Standards for Areas of Shallow Flooding (AO/AH Zones).* Located within the Special Flood Hazard Area established in Subsection 070.040.020(d)(5), are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

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- a. *Residential Construction.* All new construction and substantial improvements of residential structures must have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated above the highest adjacent grade at least one (1) foot above the depth number specified in feet on the City's FIRM (at least three (3) feet if no depth number is specified). Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered Colorado Professional Engineer, architect, or land surveyor. Such certification shall be submitted to the Floodplain Administrator.
 - b. *Nonresidential Construction.*
 - 1. With the exception of Critical Facilities, outlined in Subsection 070.040.020(d)(22), all new construction and Substantial Improvements of non-residential structures, must have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated above the highest adjacent grade at least one (1) foot above the depth number specified in feet on the City's FIRM (at least three (3) feet if no depth number is specified), or together with attendant utility and sanitary facilities, be designed so that the structure is watertight to at least one (1) foot above the base flood level with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy. A registered Colorado Professional Engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this Subsection, as proposed in Subsection 070.040.020(d)(13), are satisfied.
 - 2. Within Zones AH or AO, adequate drainage paths around structures on slopes are required to guide flood waters around and away from proposed structures.
- (18) *Floodways.* Floodways are administrative limits and tools used to regulate existing and future floodplain development. The State of Colorado has adopted Floodway standards that are more stringent than the FEMA minimum standard (see definition of Floodway in Subsection 070.040.020(d)(25)). Located within Special Flood Hazard Areas established in Subsection 070.040.020(d)(5) are areas designated as Floodways. Since the Floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions apply:
- a. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory Floodway unless it has been demonstrated through hydrologic and hydraulic analysis performed by a licensed Colorado Professional Engineer and in accordance with standard engineering practice that the proposed encroachment would not result in any increase (requires a No-Rise Certification) in flood levels within the City during the occurrence of the base flood discharge.
 - b. If Paragraph a. above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Subsections 070.040.020(d)(15) through 070.040.020(d)(22).
 - c. Under the provisions of 44 CFR Chapter 1, Section 65.12 of the National Flood Insurance Regulations, the City may permit encroachments within the adopted regulatory floodway that would result in an increase in Base Flood Elevations, provided that the City first applies for a CLOMR and floodway revision through FEMA.
- (19) *Alteration of a Watercourse.* For all proposed developments that alter a watercourse within a Special Flood Hazard Area, the following standards apply:

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- a. Channelization and flow diversion projects shall appropriately consider issues of sediment transport, erosion, deposition, and channel migration and properly mitigate potential problems through the project as well as upstream and downstream of any improvement activity. A detailed analysis of sediment transport and overall channel stability should be considered, when appropriate, to assist in determining the most appropriate design.
 - b. Channelization and flow diversion projects shall evaluate the residual one-hundred-year floodplain.
 - c. Any channelization or other stream alteration activity proposed by a project proponent must be evaluated for its impact on the regulatory floodplain and be in compliance with all applicable federal, state and local floodplain rules, regulations and ordinances.
 - d. Any stream alteration activity shall be designed and sealed by a registered Colorado Professional Engineer or Certified Professional Hydrologist.
 - e. All activities within the regulatory floodplain shall meet all applicable federal, state and City floodplain requirements and regulations.
 - f. Within the Regulatory Floodway, stream alteration activities shall not be constructed unless the project proponent demonstrates through a Floodway analysis and report, sealed by a registered Colorado Professional Engineer, that there is not more than a 0.00 foot rise in the proposed conditions compared to existing conditions Floodway resulting from the project, otherwise known as a No-Rise Certification, unless the City first applies for a CLOMR and Floodway revision in accordance with Subsections 070.040.020(d)(15) through 070.040.020(d)(22).
 - g. Maintenance shall be required for any altered or relocated portions of watercourses so that the flood-carrying capacity is not diminished.
- (20) *Properties Removed from the Floodplain by Fill.* A floodplain development permit shall not be issued for the construction of a new structure or addition to an existing structure on a property removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F), unless such new structure or addition complies with the following:
- a. *Residential Construction.* The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must be elevated to one (1) foot above the Base Flood Elevation that existed prior to the placement of fill.
 - b. *Nonresidential Construction.* The lowest floor (including basement), electrical, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must be elevated to one (1) foot above the Base Flood Elevation that existed prior to the placement of fill, or together with attendant utility and sanitary facilities be designed so that the structure or addition is watertight to at least one (1) foot above the base flood level that existed prior to the placement of fill with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.
- (21) *Standards for Subdivision Proposals.*
- a. All subdivision proposals including the placement of manufactured home parks and subdivisions shall be reasonably safe from flooding. If a subdivision or other development proposal is in a flood-prone area, the proposal shall minimize flood damage.
 - b. All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet floodplain development permit requirements of

Subsection 070.040.020(d)(6), Subsection 070.040.020(d)(13), and the provisions of Subsections 070.040.020(d)(15) through 070.040.020(d)(22).

- c. Base Flood Elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than fifty (50) lots or five (5) acres, whichever is lesser, if not otherwise provided pursuant to Subsection 070.040.020(d)(5) or Subsection 070.040.020(d)(12).
 - d. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
 - e. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage.
- (22) *Standards for Critical Facilities.* A Critical Facility is a structure or related infrastructure, but not the land on which it is situated, as specified in Rule 6 of the Rules and Regulations for Regulatory Floodplains in Colorado, that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the City at any time before, during and after a flood.
- a. *Classification of Critical Facilities.*
 - 1. It is the responsibility of the City to identify and confirm that specific structures meet the following criteria: Critical Facilities are classified under the following categories: (a) essential services (b) hazardous materials (c) at-risk populations, and (d) vital to restoring normal Services.
 - 2. Essential services facilities include public safety, emergency response, emergency medical, designated emergency shelters, communications, public utility plant facilities, and transportation lifelines. These facilities consist of:
 - i. Public safety (police stations, fire and rescue stations, emergency vehicle and equipment storage, and emergency operation centers);
 - ii. Emergency medical (hospitals, ambulance service centers, urgent care centers having emergency treatment functions, and non-ambulatory surgical structures but excluding clinics, doctor's offices, and non-urgent care medical structures that do not provide these functions;
 - iii. Designated emergency shelters;
 - iv. Communications (main hubs for telephone, broadcasting equipment for cable systems, satellite dish systems, cellular systems, television, radio, and other emergency warning systems, but excluding towers, poles, lines, cables and conduits);
 - v. Public utility plant facilities for generation and distribution (hubs, treatment plants, substations and pumping stations for water, power and gas, but not including towers, poles, power lines, buried pipelines, transmission lines, distribution lines, and service lines); and
 - vi. Air transportation lifelines (airports [municipal and larger], helicopter pads and structures serving emergency functions, and associated infrastructure [aviation control towers, air traffic control centers, and emergency equipment aircraft hangars]).

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- vii. Specific exemptions to this category include wastewater treatment plants (WWTP), non-potable water treatment and distribution systems, and hydroelectric power generating plants and related appurtenance.
 - viii. Public utility plant facilities may be exempted if it can be demonstrated to the satisfaction of the City that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same utility or available through an intergovernmental agreement or other contract) and connected, the alternative facilities are either located outside of the one-hundred-year floodplain or are compliant with the provisions of this Subsection, and an operations plan is in effect that states how redundant systems will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the City on an as-needed basis upon request.
3. Hazardous materials facilities include facilities that produce or store highly volatile, flammable, explosive, toxins and/or water-reactive materials. These facilities may include:
- i. Chemical and pharmaceutical plants (chemical plants, pharmaceutical manufacturing);
 - ii. Laboratories containing highly volatile, flammable, explosive, toxins and/or water-reactive materials;
 - iii. Refineries;
 - iv. Hazardous waste storage and disposal sites; and
 - v. Above ground gasoline or propane storage or sales centers.
 - vi. Facilities shall be determined to be Critical Facilities if they produce or store materials in excess of threshold limits. If the owner of a facility is required by the Occupational Safety and Health Administration (OSHA) to keep a Material Safety Data Sheet (MSDS) on file for any chemicals stored or used in the workplace, AND the chemical(s) is stored in quantities equal to or greater than the Threshold Planning Quantity (TPQ) for that chemical, then that facility shall be considered to be a Critical Facility. The TPQ for these chemicals is: either five hundred (500) pounds or the TPQ listed (whichever is lower) for the three hundred fifty-six (356) chemicals listed under 40 C.F.R. § 302 (2010), also known as Extremely Hazardous Substances (EHS); or ten thousand (10,000) pounds for any other chemical. This threshold is consistent with the requirements for reportable chemicals established by the Colorado Department of Health and Environment. OSHA requirements for MSDS can be found in 29 C.F.R. § 1910 (2010). The Environmental Protection Agency (EPA) regulation "Designation, Reportable Quantities, and Notification" 40 C.F.R. § 302 (2010) and OSHA regulation "Occupational Safety and Health Standards", 29 C.F.R. § 1910 (2010) are incorporated herein by reference and include the regulations in existence at the time of the promulgation of this Subsection, but exclude later amendments to or editions of the regulations. Specific exemptions to this category include:
 - a. Finished consumer products within retail centers and households containing hazardous materials intended for household use, and agricultural products intended for agricultural use.

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- b. Buildings and other structures containing hazardous materials for which it can be demonstrated to the satisfaction of the local authority having jurisdiction by hazard assessment and certification by a qualified professional (as determined by the local jurisdiction having land use authority) that a release of the subject hazardous material does not pose a major threat to the public.
 - c. Pharmaceutical sales, use, storage, and distribution centers that do not manufacture pharmaceutical products.
 - d. These exemptions shall not apply to building or other structures that also function as Critical Facilities under another category outlined in this Subsection.
 - vii. At-risk population facilities include medical care, congregate care, and schools. These facilities consist of:
 - a. Elder care (nursing homes);
 - b. Congregate care serving twelve (12) or more individuals (day care and assisted living);
 - c. Public and private school (pre-schools, K—12 schools), before-school and after-school care serving twelve (12) or more children.
 - viii. Facilities vital to restoring normal services including government operations. These facilities consist of:
 - a. Essential government operations (public records, courts, jails, building permitting and inspection services, City administration and management, maintenance and equipment centers);
 - b. Essential structures for public colleges and universities (dormitories, offices, and classrooms only).
 - c. These facilities may be exempted if it is demonstrated to the City that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same entity or available through an intergovernmental agreement or other contract), the alternative facilities are either located outside of the one-hundred-year floodplain or are compliant with this Subsection, and an operations plan is in effect that states how redundant facilities will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the City on an as-needed basis upon request.
 - b. *Protection for Critical Facilities.* All new and substantially improved Critical Facilities and new additions to Critical Facilities located within the Special Flood Hazard Area shall be regulated to a higher standard than structures not determined to be Critical Facilities. For the purposes of this Subsection, protection shall include one (1) of the following:
 - 1. Location outside the Special Flood Hazard Area; or
 - 2. Elevation of the lowest floor or floodproofing of the structure, together with attendant utility and sanitary facilities, to at least two (2) feet above the Base Flood Elevation.

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- c. *Ingress and Egress for New Critical Facilities.* New Critical Facilities shall, when practicable as determined by the City, have continuous non-inundated access (ingress and egress for evacuation and emergency services) during a one-hundred-year flood event.
- (23) *Amendments.* Any amendments of this Subsection or the maps or studies incorporated herein shall be subject to and governed by the provisions of Subsection 070.040.020(d)(5).
- (24) *Conservation of Waterways.* It is the purpose of this subsection to conserve and promote the health of the City's riparian ecosystems, water quality, and protect human drinking water by maintaining a functional natural buffer adjacent to waterways.
- a. *Applicability.* All new improvements, buildings, additions, structures, excavations, grading, dumping, clearing of native vegetation, or backfill shall be subject to the requirements of Section 070.040.020(d)(24). A permit, engineering or other study would not be required to be in compliance with Section 070.040.020(d)(24)b, if any of the following conditions are met. This would not exempt the following activities from permits or engineering studies required by other parts of the Municipal Code:
1. The removal of native vegetation existing on or before September 17, 2020, not to exceed twenty (20) percent of the setback area defined below, to allow a property owner private access to and personal enjoyment of the waterway. This shall not be interpreted to allow for permanent structures of any kind within said area.
 2. The construction of bridges, public utilities, public paths for non-motorized use, public open space areas and boat ramps, wildfire mitigation activities, irrigation structures, flood control and erosion protection devices that do not result in a material increase in water quality degradation, stream bank erosion, or a reduction in the function and quality of a riparian area or wetland.
 3. Removal of vegetation listed on the Garfield County noxious weed list, Chinese Elm, or Siberian Elm in compliance with applicable regulations or removal of dead vegetation. The type, kind and amount of replacement vegetation shall be at the discretion of the property owner provided it includes native riparian plant species and is sufficient to limit and prevent erosion at the riverbank.
 4. The property owner demonstrates one (1) or more of the following:
 - i. The area on or before September 17, 2020 did not contain significant riparian plant species or functions;
 - ii. The area on or before September 17, 2020 was impacted by previous earth disturbing activities; and/or
 - iii. Any improvement (including but not limited to the pruning of vegetation, construction of access path or steps, hot springs pools) does not result in a material increase in water quality degradation, stream bank erosion, or a reduction in the function and quality of a riparian area or wetland.
- b. *Standards.*
1. No improvement, building, structure, excavation, grading, dumping, clearing of native vegetation, or backfill shall be placed, built, undertaken or approved within thirty-five (35) feet of the ordinary high-water mark (as defined by the U.S. Army Corp of Engineers), measured horizontally, of any river or live perennial stream.
 2. No chemical treatments, including but not limited to fertilizers, pesticides, and/or herbicides, are permitted within said thirty-five-foot setback area.

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- (25) *Definitions Related to Floodplain Regulations.* Unless specifically defined below, words or phrases used in this Subsection shall be interpreted so as to give them the meaning they have in common usage and to give this Subsection the most reasonable application.
- a. *One-Hundred-Year Flood.* A flood having a recurrence interval that has a one (1) percent chance of being equaled or exceeded during any given year (one (1) percent annual chance of flood). The term "one (1) percent chance flood" is synonymous with the term "one-hundred-year flood." The term does not imply that the flood will necessarily happen once every one hundred (100) years.
 - b. *One-hundred-Year Floodplain.* The area of land susceptible to being inundated as a result of the occurrence of a one-hundred-year flood.
 - c. *Five-Hundred-Year Flood.* A flood having a recurrence interval that has a 0.2 percent chance of being equaled or exceeded during any given year (0.2 percent chance annual of flood). The term does not imply that the flood will necessarily happen once every five hundred (500) years.
 - d. *Five-Hundred-Year Floodplain.* The area of land susceptible to being inundated as a result of the occurrence of a five-hundred-year flood.
 - e. *Addition.* Any activity that expands the enclosed footprint or increases the square footage of an existing structure.
 - f. *Alluvial Fan Flooding.* A fan-shaped sediment deposit formed by a stream that flows from a steep mountain valley or gorge onto a plain or the junction of a tributary stream with the main stream. Alluvial fans contain active stream channels and boulder bars, and recently abandoned channels. Alluvial fans are predominantly formed by alluvial deposits and are modified by infrequent sheet flood, channel avulsions and other stream processes.
 - g. *Area of Shallow Flooding.* A designated Zone AO or AH on a Community's Flood Insurance Rate Map (FIRM) with a one (1) percent chance or greater annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly defined channel does not exist; where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.
 - h. *Base Flood Elevation (BFE).* The elevation shown on a FEMA Flood Insurance Rate Map for Zones AE, AH, A1—A30, AR AR/A, AR/AE, AR/A1—A30, AR/AH, AR/AO, V1—V30, and VE that indicates the water surface elevation resulting from a flood that has a one (1) percent chance of equaling or exceeding that level in any given year.
 - i. *Basement.* Any area of a building having its floor sub-grade (below ground level) on all sides.
 - j. *Channel.* The physical confine of stream or waterway consisting of a bed and stream banks, existing in a variety of geometries.
 - k. *Channelization.* The artificial creation, enlargement, or realignment of a stream channel.
 - l. *Code of Federal Regulations (CFR).* The codification of the general and permanent rules published in the Federal Register by the executive departments and agencies of the Federal Government. It is divided into fifty (50) titles that represent broad areas subject to Federal regulation.
 - m. *Community.* Any political subdivision in the state of Colorado that has authority to adopt and enforce floodplain management regulations through zoning, including but not limited to, cities, towns, unincorporated areas in the counties, Indian tribes, and drainage and flood control districts.
 - n. *Conditional Letter of Map Revision (CLOMR).* FEMA's comment on a proposed project, which does not revise an effective floodplain map that would, upon construction, affect the hydrologic or

hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodplain.

- o. *Critical Facility.* A structure or related infrastructure but not the land on which it is situated, as specified in Section 070.090.210, that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the City at any time before, during and after a flood.
- p. *Development.* Any manmade change in improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations or storage of equipment or materials.
- q. *DFIRM Database (usually spreadsheets containing data and analyses that accompany DFIRMs).* The FEMA Mapping Specifications and Guidelines outline requirements for the development and maintenance of DFIRM databases.
- r. *Digital Flood Insurance Rate Map (DFIRM).* The FEMA digital floodplain map. These digital maps serve as "regulatory floodplain maps" for insurance and floodplain management purposes.
- s. *Elevated Building.* A non-basement building (i) built, in the case of a building in Zones A1—30, AE, A, A99, AO, AH, B, C, X and D, to have the top of the elevated floor above the ground level by means of pilings, columns (posts and piers) or shear walls parallel to the flow of the water, and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1—30, AE, A, A99, AO, AH, B, C, X, and D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.
- t. *Existing Manufactured Home Park or Subdivision.* A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed before the effective date of the Floodplain Management Regulations adopted by the City.
- u. *Expansion to Existing Manufactured Home Park or Subdivision.* The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads).
- v. *Federal Register.* The official daily publication for Rules, proposed Rules, and notices of Federal agencies and organizations, as well as executive orders and other presidential documents.
- w. *FEMA.* The Federal Emergency Management Agency, the agency responsible for administering the National Flood Insurance Program.
- x. *Flood or Flooding.* A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - 1. The overflow of water from channels and reservoir spillways;
 - 2. The unusual and rapid accumulation or runoff of surface waters from any source; or
 - 3. Mudslides or mudflows that occur from excess surface water that is combined with mud or other debris that is sufficiently fluid so as to flow over the surface of normally dry land areas (such as earth carried by a current of water and deposited along the path of the current).

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- y. *Flood Insurance Rate Map (FIRM)*. An official map of a Community, on which the Federal Emergency Management Agency has delineated both the Special Flood Hazard Areas and the risk premium zones applicable to the Community.
 - z. *Flood Insurance Study (FIS)*. The official report provided by the Federal Emergency Management Agency. The report contains the Flood Insurance Rate Map as well as flood profiles for studied flooding sources that can be used to determine Base Flood Elevations for some areas.
 - aa. *Floodplain or Flood-Prone Area*. Any land area susceptible to being inundated as the result of a flood, including the area of land over which floodwater would flow from the spillway of a reservoir.
 - bb. *Floodplain Administrator*. The City Engineer, who is the City official designated to administer and enforce the floodplain management regulations.
 - cc. *Floodplain Development Permit*. A permit required before construction or development begins within any Special Flood Hazard Area (SFHA). If FEMA has not defined the SFHA within the City, the City shall require permits for all proposed construction or other development in the City including the placement of manufactured homes so that it may determine whether such construction or other development is proposed within flood-prone areas. Permits are required to ensure that proposed development projects meet the requirements of the NFIP and this Subsection.
 - dd. *Floodplain Management*. The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.
 - ee. *Floodplain Management Regulations*. Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.
 - ff. *Flood Control Structure*. A physical structure designed and built expressly or partially for the purpose of reducing, redirecting or guiding flood flows along a particular waterway. These specialized flood modifying works are those constructed in conformance with sound engineering standards.
 - gg. *Floodproofing*. Any combination of structural and/or non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.
 - hh. *Floodway (Regulatory Floodway)*. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. The Colorado statewide standard for the designated height to be used for all newly studied reaches shall be one-half (½) foot (six (6) inches). Letters of Map Revision to existing floodway delineations may continue to use the floodway criteria in place at the time of the existing floodway delineation.
 - ii. *Freeboard*. The vertical distance in feet above a predicted water surface elevation intended to provide a margin of safety to compensate for unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood such as debris blockage of bridge openings and the increased runoff due to urbanization of the watershed.
 - jj. *Functionally Dependent Use*. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities

that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

- kk. *Highest Adjacent Grade*. The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
- ll. *Historic Structure*. Any structure that is:
1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
 2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary of the Interior to qualify as a registered historic district;
 3. Individually listed on the state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
 4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - i. By an approved state program as determined by the Secretary of the Interior; or
 - ii. Directly by the Secretary of the Interior in states without approved programs.
- mm. *Letter of Map Revision (LOMR)*. FEMA's official revision of an effective Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM), or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs) or the Special Flood Hazard Area (SFHA).
- nn. *Letter of Map Revision Based on Fill (LOMR-F)*. FEMA's modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway.
- oo. *Levee*. A manmade embankment, usually earthen, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding. For a levee structure to be reflected on the FEMA FIRMs as providing flood protection, the levee structure must meet the requirements set forth in 44 CFR 65.10.
- pp. *Levee System*. A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.
- qq. *Lowest Floor*. The lowest floor of the lowest enclosed area (including basement). Any floor used for living purposes which includes working, storage, sleeping, cooking and eating, or recreation or any combination thereof. This includes any floor that could be converted to such a use such as a basement or crawl space. The lowest floor is a determinate for the flood insurance premium for a building, home or business. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Section 60.3 of the National Flood Insurance Program regulations.

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- rr. *Manufactured Home*. A structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term manufactured home does not include a recreational vehicle.
- ss. *Manufactured Home Park or Subdivision*. A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.
- tt. *Mean Sea Level*. For purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum, to which Base Flood Elevations shown on a Community's Flood Insurance Rate Map are referenced.
- uu. *Material Safety Data Sheets (MSDS)*. A form with data regarding the properties of a particular substance. An important component of product stewardship and workplace safety, it is intended to provide workers and emergency personnel with procedures for handling or working with that substance in a safe manner, and includes information such as physical data (melting point, boiling point, flash point, etc.), toxicity, health effects, first aid, reactivity, storage, disposal, protective equipment, and spill-handling procedures.
- vv. *National Flood Insurance Program (NFIP)*. FEMA's program of flood insurance coverage and floodplain management administered in conjunction with the Robert T. Stafford Relief and Emergency Assistance Act. The NFIP has applicable Federal regulations promulgated in Title 44 of the Code of Federal Regulations. The U.S. Congress established the NFIP in 1968 with the passage of the National Flood Insurance Act of 1968.
- ww. *New Manufactured Home Park or Subdivision*. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of Flood Plain Management Regulations adopted by the City.
- xx. *No-Rise Certification*. A record of the results of an engineering analysis conducted to determine whether a project will increase flood heights in a floodway. A No-Rise Certification must be supported by technical data and signed by a registered Colorado Professional Engineer. The supporting technical data should be based on the standard step-backwater computer model used to develop the one-hundred-year floodway show on the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM).
- yy. *Physical Map Revision (PMR)*. FEMA's action whereby one (1) or more map panels are physically revised and republished. A PMR is used to change flood risk zones, floodplain and/or floodway delineations, flood elevations, and/or planimetric features.
- zz. *Recreational Vehicle*. A vehicle which is: (a) built on a single chassis; (b) four hundred (400) square feet or less when measured at the largest horizontal projections; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.
- aaa. *Special Flood Hazard Area*. The land in the floodplain within a Community subject to a one (1) percent or greater chance of flooding in any given year, i.e., the one-hundred-year floodplain.
- bbb. *Start of Construction*. The date the building permit was issued, including substantial improvements, provided that the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within one hundred eighty (180) days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, installation of piles, construction of

columns or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

- ccc. *Structure*. A walled and roofed building including a gas or liquid storage tank, which is principally above ground as well as a manufactured home.
- ddd. *Substantial Damage*. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty (50) percent of the market value of the structure just prior to when the damage occurred.
- eee. *Substantial Improvement*. Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before the start of construction of the improvement. The value of the structure shall be determined by the local jurisdiction having land use authority in the area of interest. This includes structures which have incurred substantial damage regardless of the actual repair work performed. The term does not however, include either:
 - 1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions; or
 - 2. Any alteration of an historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.
- fff. *Threshold Planning Quantity (TPQ)*. A quantity designated for each chemical on the list of extremely hazardous substances that triggers notification by facilities to the State that such facilities are subject to emergency planning requirements.
- ggg. *Variance*. A grant of relief from the requirements of this Subsection when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner that would otherwise be prohibited by this Subsection. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.)
- hhh. *Violation*. The failure of a structure or other development to be fully compliant with the City's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance with Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4) or (e)(5) of the National Flood Insurance Program regulations is presumed to be in violation until such time as that documentation is provided.
- iii. *Water Surface Elevation*. The height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

(Ord. No. 19-2018 , § 2(Exh. A), 8-2-2018; Ord. No. 15-2020 , § 2(Exh. A), 7-2-2020; Ord. No. 21-2020 , § 3, 9-17-2020; Ord. No. 3-2021 , § 2(Exh. A), 5-20-2021)



City Council
STAFF REPORT
City of Glenwood Springs
July 7, 2022

Agenda Item: Ordinance 2022-18; Code Amendments to Title 060 and 070 Related to Hotel Conversions

Action Requested: Approval of Ordinance 18-2022.

Department: Economic and Community Development

Presented By: Jenn Ooton

Strategic Goals: Generate Sustainable Economic Development
Protect and Preserve our Quality of Life

Background Info: Review Authority
A code amendment is a legislative decision by the City Council. Planning Commission is a recommending body to City Council for changes in Title 070. This ordinance also includes a change in Title 060.

Planning Commission held a public hearing on proposed code changes to create a use category for extended-stay hotels, make procedure changes for hotel conversions, and make other changes to the non-conformity section of Title 070 on June 28. The Commission voted unanimously to support the proposed changes with changes from the initial proposal to address the definition of kitchenettes, specify the ratio of washer and dryer facilities, and for staff to consider other safety items for the extended stay hotel use.

Background

City of Glenwood Springs Community Development staff members have met with multiple developers over the past several years regarding proposals to convert existing motels into workforce housing/apartments.

Developers have identified several barriers to these conversions, including the high cost of system improvement fees, the need to retrofit fire suppression/fire sprinkler systems, process timelines and challenges related to parking. Staff believes that our region is at a critical point regarding housing and proposed these changes in order to make hotel conversions easier. The proposal includes two strategies, one commercial and one residential.

The following proposed changes would create a new use category, Extended Stay Hotel, which would allow for longer-term stays than what is currently allowed within the code for lodging uses. If approved, extended-stay hotel rental agreements would not exceed 180 days, unless the rental agreement was with a governmental or quasi-governmental entity (such as a school district, special district, county government, etc).

This code change proposes:

- Creating an exemption for extended-stay hotels that were previously another lodging use from the requirement to provide the additional number of parking stalls that would be required by the code today, when the existing footprint of the structure does not change and when the hotel is proximate to transit (750 feet of an active transit stop) and when the number of units doesn't increase from the previous number of rooms.
- This change would also remove two parking lot upgrade requirements entirely from the code for any nonconforming uses. Upgrading the nonconforming parking lot landscaping is currently required when there is an increase in the vehicular use area and the number of parking stalls would need to meet the minimum standards when remodeling of the structure would cost more than 50% of the current assessed value.

- The proposal would also create a new commercial use category, with requirements regarding kitchenettes, bathrooms and clothes washing facilities on site.
- Staff is proposing that these extended-stay hotels have rental agreements where there is a deed restriction requiring 20% of the units be leased at an average of 80 percent area median income.
- Additionally, staff is including a potential short delay of the installation of a fire suppression sprinkler system of 90-days. This provision would be in Title 060. Code changes in this section are attached in the ordinance as Exhibit B.

For more traditional hotel conversion projects, where the end result is a new multi-family residential project, staff is proposing changes to the code that are largely focused on processing time. These buildings are already in the built environment, so the changes to the neighborhood surrounding them should be minimized. These projects would still have to provide new parking stalls, which might mean combining hotel rooms to make the parking work on constrained sites.

For hotel conversions, the proposal includes:

- Changing the process requirements to make the Planning Commission the decision-making body. For most of these hotel properties, a change to apartments would currently require a hearing before the Commission and City Council. This is because projects that convert commercial or mixed-use area into dwelling units would follow the normal development review thresholds in the code: 9 to 24 new units would be heard and decided by Planning Commission; 25 units or more would be decided by City Council.
- Create a final plans exemption for hotel conversions when the footprint does not change. Staff would recommend that these projects vest following the major site architectural consideration at Planning and Zoning Commission and upon signature of the development agreement. Following the public hearing and development agreement, these projects would be able to submit for building permit processing.
- Staff believes that these projects should be presented at a public hearing, but that the full 28-week process should not be necessary.
- Exempt development from common open space requirements due to these sites generally being constrained and the difficulty in meeting the requirement that 20 percent of the site be common open space area for residential uses when the sites are generally taken up by parking.

Review Criteria and Staff Analysis

A Code amendment is a legislative decision by the City Council. Prior to recommending approval of a proposed Code amendment, the Planning Commission and City Council shall consider whether and to what extent the proposed amendment:

- i. Is consistent with the Comprehensive Plan and other City policies;
- ii. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
- iii. necessary to address a demonstrated community need;
- iv. Is necessary to respond to substantial changes in conditions and/or policy; and
- v. Is consistent with the general purpose and intent of this Code.

The Comprehensive Plan identifies providing housing for the entire community as a goal.

Comprehensive Plan Policies:

- The City encourages a variety of housing types, sizes and costs throughout the community and in each neighborhood. A variety of housing types will create the opportunity for households with diverse characteristics.
- The City will use both regulations and incentives (such as density or zoning bonuses, additional height, parking waiver, etc.) to encourage the development of housing at lower, more attainable price points.

A 2019 Regional Housing Study showed that at the time Glenwood Springs has a gap of 107 units in the 60-80 percent AMI category, and predicted that number growing to 403 by 2027. The pandemic has exacerbated the housing crisis, but the exact gap in this AMI category is unknown.

Recently, the city conducted a community survey in advance of the Comprehensive Plan update process. Affordable Housing ranked as one of the top issues to address in the next three years.

Issues:	Planning Commission members raised the issue of wanting these units to feel safe and for people to want to stay in these extended-stay hotels. In response, the proposed code changes have been updated to include a provision for lighting at entrance doors for extended-stay hotels and a prohibition on recreational vehicles and trailers in the parking lot for those uses. Planning Commission also raised questions related to occupancy limits for the extended-stay hotels. This would be regulated by the Building Code. The first person within a unit would require a minimum of 75 square feet in the bedroom and a second person would require an additional 50 square feet.
Fiscal Impact:	The exact impact of these changes is unknown.
Legal Review:	Legal staff drafted the ordinance.
Staff Recommendation:	Approval of Ordinance 2022-18

ORDINANCE NO. 18

Series of 2022

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING TITLES 060 AND 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE, TO PROVIDE FOR CONVERSIONS OF EXISTING MOTELS AND HOTELS INTO EXTENDED STAY HOTELS AND MULTIFAMILY RESIDENTIAL BUILDINGS.

WHEREAS, the City of Glenwood Springs (“Glenwood Springs” or the “City”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, On June 28, 2022, the City’s Planning and Zoning Commission conducted a public hearing to consider these proposed text amendments and recommended approval with amendments that are included herein; and

WHEREAS, City Council finds that there exists a housing crisis in the City and the surrounding region that can be addressed in part by providing for the conversion of existing motels and hotels into extended-stay hotels and multifamily residential developments; and

WHEREAS, City Council finds that providing relief from some requirements of Title 070 will incentivize such conversions to occur; and

WHEREAS, City Council finds that these amendments are consistent with the Comprehensive Plan and other City policies, do not conflict with other provisions of the Code, are necessary to address a demonstrated community need, are necessary to respond to substantial changes in conditions and/or policy, and are consistent with the general purpose and intent of the Code; and

WHEREAS, City Council finds it is necessary and proper to amend Title 070 of the Glenwood Springs Municipal Code as provided in this ordinance to provide for the conversion of existing motels and hotels into extended-stay hotels and multifamily residential buildings.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Title 070 of the Glenwood Springs Municipal Code is hereby amended as provided for on the attached **Exhibit A** with double underline text added and ~~strikethrough text deleted~~.

Section 3. Title 060 of the Glenwood Springs Municipal Code is hereby amended as provided for on the attached **Exhibit B** with double underline text added and ~~strikethrough text deleted~~.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY THIS 7TH DAY OF JULY 2022.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, AND ORDERED PUBLISHED BY
TITLE ONLY TO BE EFFECTIVE TEN DAYS FOLLOWING THE DATE OF SECOND
READING THIS __ DAY OF _____ 2022.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Ryan Muse, City Clerk

070.010.070 Nonconformities.

...

(f) *Nonconforming Site Features.*

(1) *Applicability.*

- a. For purposes of this Subsection, the term "nonconforming site feature" includes any driveway, off-street parking or loading area, landscaping, buffer, screening, or exterior lighting element that lawfully existed per regulations in place prior to the effective date of this Code, as well as the lack of any such feature required by subsequently enacted City regulations.
- b. A nonconforming site feature may continue to exist even though it does not conform to current applicable standards of this Code, subject to the requirements of this Subsection.
- c. No action shall be taken that increases the degree of the nonconformity of a site feature.

(2) *Nonconforming Parking.*

- a. *Continuation of Nonconforming Parking.* Any parking spaces or access to public rights-of-way lawfully existing on the effective date of this Code that are made nonconforming by virtue of enactment of this Code shall be allowed to continue, provided that:
 1. Any change or expansion of any use or structure shall only be permitted if the additional number of parking spaces required by such change or expansion is provided in accordance with Subsection 070.040.060, Off-Street Parking and Loading.
 - i. Extended stay hotels previously categorized as another lodging use shall be exempted from this requirement when the footprint of the existing hotel building(s) does not change, the number of extended hotel stay rooms does not increase from the previous use, and where the building(s) is proximate to transit per 070.040.060(e)(7)
 2. Nonconforming parking areas shall not be expanded, except pursuant to Paragraph b. below.
- b. *Upgrading Nonconforming Parking.*
 1. Nonconforming off-street parking facilities shall be upgraded to comply with this Code's minimum parking space requirements when the following development activities occur:
 - i. An addition to or expansion of one (1) or more structures that, over a two-year period, would increase the total gross floor area of the structures by more than fifty (50) percent; or
 - ii. ~~A remodeling of one (1) or more structures that, over a two-year period, would cost more than fifty (50) percent of the current assessed value of the structures.~~

... (3) *Nonconforming Buffers, Landscaping, Screening, and Exterior Lighting.* Nonconforming buffers, landscaping, screening elements, and exterior lighting shall be upgraded to comply with this Code's applicable standards for such features if the site containing the nonconforming site feature is proposed for any of the following development activities:

- a. ~~An increase in the total square footage of the vehicular use area, including parking, loading, circulation, and driveway areas;~~

070.030.020 - Table of Allowed Uses.

Use Category	Use Type	RR	RL	RM1	RM2	RH	RT	M1	M2	M3	CO	RE	I1	I2	IN	HP	Use Specific Standard	Required Min. Parking
Lodging Facilities	Accessory tourist rental	P	P	P	P	P	P	P	P	P	P	P				P	070.030.030(e)(7)	Per residential use standards
	Bed and breakfast	S	S	S	S	P	P	P	P	P	P	P				S	070.030.030(e)(8)	1 space per guest room, plus 1 space for the owner/manager
	Boarding house					S	S	P	P	P	P	S				S		1 space per guest room, plus 1 space for the owner/management
	Hotel, motel, hostel, or lodge						S	P	P	P	P	P				S		1 space per guest room
	Short-term rental	P	P	P	P	P	P	P	P	P	P	P				P	070.030.030(e)(9)	Per residential use standards
	<u>Extended stay hotel</u>						<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>					<u>070.030.030(e)(10)</u>	<u>1 space per guest room</u>

Marijuana Business	Medical marijuana business, excluding cultivation								S	S	S	S				S		070.030.030(e) (10) <u>(11)</u>	1 per 300 square feet
	Retail marijuana business, excluding cultivation								S	S		S				S		070.030.030(e) (11) <u>(12)</u>	1 per 300 square feet

Office, Business, and Professional Services	Administrative, professional, or government office					P	P	P	P	P	P	P	P	P	P			1 per 300 square feet
	Bank or financial institution					P	P	P	P	P	P	P	P	P	P		070.030.030(e) (12)(13)	1 per 300 square feet
	Printing and copying establishment						S	P	P	P	P	P	P	P	P			1 per 400 square feet
Personal Services	Commercial laundry and dry cleaning										P		P	P				1 per 400 square feet
	Personal service, general <1,500 sq. ft.						P	P	P	P	P	P	P	P	P		070.030.030(e) (13)(14)	1 per 400 square feet
	Personal service, general ≥1,500 sq. ft.						S	P	P	P	P	P	S	S	S		070.030.030(e) (13)(14)	1 per 400 square feet
	Self-service laundry						S	P	P	P	P	P	P	P	P			1 per 400 square feet
Recreation and Entertainment, Indoor	Indoor recreation facility					S	S	P	P	P	P	P	P	P	P			1 per 400 square feet
Recreation and Entertainment, Outdoor	Commercial outdoor recreation use	S	S	S	S	P	P	P	P	P	P	P	P	P	P	S		1 per 400 square feet building area, plus 1 per 10,000 square

																			feet site area
	Commercial outdoor recreation-concentrated						S	S	S	S	S	S	S	S	S				Based on demand study, see Subsection 070.040.060(c)(5)
	Golf course or country club	P	P	P							P				S				4 per hole, plus 1 per 250 square feet clubhouse area
	Recreational vehicle park					S	S	S	S		S				S			070.030.030(e) (14) (15)	
Retail Sales	Building materials and supply store						P	P	P	P		P	P						1 per 400 square feet
	Convenience store						P	P	P	P	P	S	S	S					1 per 300 square feet
	Flea market or swap meet						S			P	P								Based on demand study, see Subsection 070.040.060(c)(5)
	Grocery store						P	P	P	P	P								1 per 300 square feet
	Liquor store						P	P	P	P								070.030.030(e) (15) (16)	1 per 300 square feet
	Lumber yard									P		P	S						Based on demand study, see Subsection

																		070.040.06 0(c)(5)
	Pawn shop							P	P	P	P							1 per 300 square feet
	Retail, general <1,500 sq. ft.						P	P	P	P	P	P	S	P	S		070.030.030(e) (16) (17)	1 per 400 square feet
	Retail, general >1,500 sq. ft.						S	P	P	P	P	P	S	P	S		070.030.030(e) (16) (17)	1 per 300 square feet
	Retail, shopping center									P	S				S			1 per 300 square feet
Vehicles and Equipment	Automotive fuel sales and service station							S		P	S	S	S	S	S		070.030.030(e) (17) (18)	1 per fueling pump, plus 1 per 400 square feet retail and office area
	Automotive parts and accessories sales							P	S	P	P		P	P				1 per 400 square feet
	Automotive repair shop							P			P		S	P				1 per 500 square feet, plus 3 per repair bay
	Automotive sales or leasing							S	S	S	P		P	P			070.030.030(e) (18) (19)	1 per 500 square feet sales area, plus 2 per repair bay

070.030.030 Use Specific Standards

...

(e) *Commercial Uses.*

...

(10) Extended Stay Hotels

a. Each extended stay hotel unit shall have in place an individual kitchenette and at minimum a ¾ bathroom. Kitchenettes shall include a cooking appliance that is a built-in cook-top or stove unit, with a hood. Hot plates, griddles, microwaves or similar devices shall not be considered cooking appliances for the purpose of this section. Two sinks must be located within the unit. One for use with the kitchenette, and one for use with the lavatory.

b. Extended stay hotels shall provide common laundry facilities consisting of washer and dryer machines made available to patrons for a fee. Laundry facilities shall be provided at a ratio of one washer and dryer for every 20 units.

c. An outdoor wall mounted sharp-cutoff luminaire shall be provided at each unit entrance with a manual lighting control switch at each entry door and other exterior lighting shall be in conformance with the International Building Codes.

d. All improvements required by this section shall be maintained and in good repair at all times.

e. No extended-stay rental agreement shall exceed 180 consecutive days. Notwithstanding the foregoing, the provisions of this subsection (e) shall not apply when the extended-stay rental agreement is with a governmental or quasi-governmental entity.

f. No recreational vehicle or trailer shall be stored or parked within the parking lot provided at the hotel.

g. Twenty percent of the development shall be deed restricted per 070.045.100(a). The average of all deed-restricted units in the development shall not exceed eighty (80) percent of the maximum rents established according to the Colorado Housing and Finance Authority, Colorado County Income and Rent Table, as determined at the time each individual unit was leased. Maximum rent prices are updated annually.

...

~~(10)~~ (11) *Medical Marijuana Business*

~~(11)~~ (12) *Retail Marijuana Business*

~~(12)~~ (13) *Bank or Financial Institution.*

~~(13)~~ (14) *Personal Service, General.*

~~(14)~~ (15) *Recreational Vehicle Park.*

~~(15)~~ (16) *Liquor Store.* Drive-through services are prohibited in all zoning districts except for the M2 and CO districts.

~~(16)~~ (17) *Retail, General.* In the I2 district, retail sales exceeding ten (10) percent of the gross floor area of the structure and/or site shall require a special use permit.

~~(17)~~ (18) *Automotive Fuel Sales and Service Station.* The following types of modifications to the site and use require a special use permit and approval from the Fire Department:

~~(18)~~ (19) *Automotive Sales or Leasing.*

070.040.050 Development Permits.

...

Table 060.2: Site/Architectural Plan Review Thresholds ^[1]			
Type of Development	Administrative Site/Architectural Plan (Director) ^[2]	Minor Site/Architectural Plan (Planning Commission)	Major Site/Architectural Plan (City Council)
Residential	1 to 8 new dwelling units	9 to 24 new dwelling units Hotel Conversions	Any new development on site larger than 10 acres; 25 or more new dwelling units

070.045.120 Affordable and Workforce Housing.

...

(d) Hotel Conversions. Conversion of an existing hotel, motel, hostel or lodge with to a multi-family residential use with six (6) or more dwelling units shall be exempted from the Common Open Space requirements in 070.040.040 and Final Plans review when
(1). The existing footprint of the building(s) does not change
(2.) The development shall be deed restricted per 070.045.100(a)

070.070.020 Definitions of Use Categories and Specific Use Types.

...

Lodging Facilities. Uses in this category include facilities where lodging, meals, and other services are provided to transient visitors and guests for a fee for a defined period of time ~~less than thirty (30) days per instance~~. Accessory uses may include storage, cafeterias, limited retail, health and recreation facilities, and parking or other amenities. Uses in this category primarily include facilities where lodging, meals, and other services are provided to transient visitors and guests for a fee for a defined period of time less than thirty (30) days per instance. Transient lodging for any period of less than thirty (30) consecutive days shall pay accommodation tax.

(f). *Extended-stay hotel* means any structure consisting of one or more buildings, with more than five dwelling units with provisions for living, sanitation, and sleeping, that is specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where temporary residence is offered to persons for non-transient extended stays or stays longer than 30 days, regardless of the presence of rentals or leases for shorter periods of time. Extended-stay hotels must include individual kitchenette facilities.

060.020.020 - Amendments to the International Building Code:

...

903.2.8.5 Extended-stay hotel conversions.

For extended-stay hotels converting from a Group R1 occupancy in existence as of the effective date of the ordinance, may receive a 90-day extension for the installation of an approved fire suppression sprinkler system if the development is on a properly sized and approved city water service at the time of the Building Permit such that it is sufficient to meet required fire flows. This may be extended by the Building Official for an additional 90 days.

...

060.090.020 - Amendments to the International Fire Code.

...

903.2.8.5 Extended-stay hotel conversions.

For extended-stay hotels converting from a Group R1 occupancy in existence as of the effective date of the ordinance, may receive a 90-day extension for the installation of an approved fire suppression sprinkler system if the development is on a properly sized and approved city water service at the time of the Building Permit such that it is sufficient to meet required fire flows. This may be extended by the Building Official for an additional 90 days.

...

Extended Stay Hotel	Hotel Conversion to Multi-Family Residential
Commercial Classification	Residential Classification
Would require kitchenettes, washer and dryer facilities to be available on site, and at least a ¾ bathroom within the units. Stays not longer than 180 days, unless the contract is with a government or quasi-governmental agency. Would require certain lighting requirements and would prohibit recreational vehicles/trailers in the parking lots.	Full multi-family residential conversion
Planning Application is not required. Change of use would be commercial to commercial use. Building Permit application for remodeling	Planning Commission would be deciding body
Average time for building permit review 6-8 weeks	No Final Plans Review. Shortens development review timeline by 12 weeks. Building permit review would be the same: 6-8 weeks.
Stays commercial for the purposes of system improvement fees.	Would be subject to residential system improvement fees.
Deed restriction of 20 percent of the units at an average of 80 percent area median income	Subject to the Inclusionary Zoning requirements (No Change)
	Exempt from common open space requirements.
Exemption from providing additional parking stalls if the footprint of the building(s) does not change, when the hotel is proximate to transit, and when the number of units doesn't increase from the previous number of rooms	Subject to the requirement to provide parking stalls for the number of units (No Change).
Extended-stay hotels in existence as of the effective date of the ordinance, may receive a 90-day extension for the installation of the approved fire suppression sprinkler system if the development is on a properly sized and approved city water service at the time of the Building Permit such that it is sufficient to meet required fire flows. This may be extended by the Building Official for an additional 90 days.	



2022 Income Limit and Maximum Rent Tables
for All Colorado Counties
 20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 18, 2022

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 06.03.2022.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2022 limits and that place in service before 06.03.2022 may continue to apply the same limits used in 2021.

County	HERA	AMI	2022 Maximum Rents					2022 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Fremont		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Fremont		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Fremont		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Fremont		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Fremont		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Fremont		55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Fremont		50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Fremont		45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Fremont		40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Fremont		30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Fremont		20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Garfield		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Garfield		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Garfield		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Garfield		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Garfield		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Garfield		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Garfield		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Garfield		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Garfield		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Garfield		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Garfield		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



Planning and Zoning Commission Report

Date: June 17, 2022
To: Planning and Zoning Commission
From: Jenn Ooton, Director Community Development
Subject: Planning Item 19-22

REQUEST	Consideration of code changes to Title 070 development standards in regard to hotel conversions.
APPLICANT	City of Glenwood Springs
LOCATION	Citywide

ACTION ITEMS

Action 1:

Consideration of code text amendments to Municipal Code Section 070.010.070 Nonconformities, 070.030 Use Regulations, 070.045.120 Affordable and Workforce Housing and 070.060.050 Development Permits.

Staff recommends approval with suggested findings on page 5.

Review Authority

A Code amendment is a legislative decision by the City Council. Planning Commission is a recommending body to City Council.

Background & Project Summary

City of Glenwood Springs Community Development staff members have met with several developers over the past four-five years regarding proposals to convert existing motels into workforce housing/apartments.

Developers have identified several barriers to these conversions, including the high cost of system improvement fees, the need to retrofit fire suppression/fire sprinkler systems, process timelines and challenges related to parking. Staff believes that our region is at a critical point regarding housing and is proposing these changes in order to make hotel conversions easier. The proposal includes two strategies, one commercial and one residential.

The following proposed changes would create a new use category, Extended Stay Hotel, which would allow for longer-term stays than what is currently allowed within the code for lodging uses. If approved, extended-stay hotel rental agreements would not exceed 180 days, unless the rental agreement was with a governmental or quasi-governmental entity (such as a school district, special district, county government, etc). Staff proposes:

- Creating an exemption for extended-stay hotels that were previously another lodging use from the requirement to provide the additional number of parking stalls that would be required by the code today, when the existing footprint of the structure does not change and when the hotel is proximate

to transit (750 feet of an active transit stop) and when the number of units doesn't increase from the previous number of rooms.

- The proposal would also create a new commercial use category, with requirements regarding kitchenettes, bathrooms and clothes washing facilities on site.
- Staff is proposing that these extended-stay hotels have rental agreements where there is a deed restriction requiring 20% of the units be leased at an average of 80 percent area median income. Current Area Median Income rent limits provided by Colorado Housing and Finance Authority are included below.
- This change would also remove two parking lot upgrade requirements entirely from the code for any nonconforming uses. Upgrading the nonconforming parking lot is currently required when there is an increase in the vehicular use area and when remodeling of the structure would cost more than 50% of the current assessed value.
- Additionally, staff is including a potential short delay of the installation of a fire suppression sprinkler system of 90-days. This provision would be in Title 060.

Rent and Income limits are published annually by the United States Department of Housing and Urban Development.

County	HERA	AMI	2022 Maximum Rents				
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
Garfield		120%	1,980	2,121	2,544	2,940	3,279
Garfield		100%	1,650	1,767	2,120	2,450	2,732
Garfield		80%	1,320	1,414	1,696	1,960	2,186
Garfield		70%	1,155	1,237	1,484	1,715	1,912
Garfield		60%	990	1,060	1,272	1,470	1,639
Garfield		55%	907	972	1,166	1,347	1,502
Garfield		50%	825	883	1,060	1,225	1,366
Garfield		45%	742	795	954	1,102	1,229
Garfield		40%	660	707	848	980	1,093
Garfield		30%	495	530	636	735	819
Garfield		20%	330	353	424	490	546

For more traditional hotel conversion projects, where the end result is a new multi-family residential project, staff is proposing changes to the code that largely are focused on processing time. These buildings are already in the built environment, so the changes to the neighborhood surrounding them should be minimized. These projects would still have to provide new parking stalls, which might mean combining hotel rooms to make the parking work on constrained sites.

For hotel conversions, staff proposes:

- Changing the process requirements to make the Planning Commission the decision-making body. For most of these hotel properties, a change to apartments would currently require a hearing before the Commission and City Council. This is because projects that convert commercial or mixed-use area into dwelling units would follow the normal development review thresholds in the code: 9 to 24 new units would be heard and decided by Planning Commission; 25 units or more would be decided by City Council.

- Create a final plans exemption for hotel conversions when the footprint doesn't change. Staff would recommend that these projects vest following the major site architectural consideration at Planning and Zoning Commission and upon signature of the development agreement. Following the public hearing and development agreement, these projects would be able to submit for building permit processing.
- Staff believes that these projects should be presented at a public hearing, but that the full 28-week process should not be necessary.
- Exempt development from common open space requirements due to these sites generally being constrained and the difficulty in meeting the requirement that 20 percent of the site be common open space area for residential uses when the sites are generally taken up by parking.

Extended Stay Hotel	Hotel Conversion to Multi-Family Residential
Commercial Classification	Residential Classification
Would require kitchenettes, washer and dryer facilities to be available on site, and at least a ¾ bathroom within the units. Stays not longer than 180 days, unless the contract is with a government or quasi-governmental agency.	Full multi-family residential conversion
Planning Application is not required. Change of use would be commercial to commercial use. Building Permit application for remodeling	Planning Commission would be deciding body
Average time for building permit review 6-8 weeks	No Final Plans Review. Shortens development review timeline by 12 weeks. Building permit review would be the same: 6-8 weeks.
Stays commercial for the purposes of system improvement fees.	Would be subject to residential system improvement fees.
Deed restriction of 20 percent of the units at an average of 80 percent area median income	Subject to the Inclusionary Zoning requirements (No Change)
	Exempt from common open space requirements.
Exemption from providing additional parking stalls if the footprint of the building(s) does not change, when the hotel is proximate to transit, and when the number of units doesn't increase from the previous number of rooms	Subject to the requirement to provide parking stalls for the number of units (No Change).
Extended-stay hotels in existence as of the effective date of the ordinance, may receive a 90-day extension for the installation of the approved fire suppression sprinkler system if the development is on a properly sized and approved city water service at the time of the Building Permit such that it is sufficient to meet required fire flows. This may be extended by the Building Official for an additional 90 days.	

Reviewing Agency Comments

Staff discussed code changes for these types of extended stay hotels and hotel conversions with the Fire Marshal and Building Official and incorporated changes to the proposal. Staff believes the requirement of a kitchenette would improve safety.

The Housing Commission at their June meeting heard a presentation on the topic. Members of the Housing Commission wanted to clarify what type of bathrooms would be in the units and increase the affordability for these projects with deeper affordability/a greater percentage of affordability. Staff incorporated language regarding the bathrooms. Housing Commission felt that with the trade offs in the code, there should be an increased gain in affordability. The Commission talked about 50 percent affordable units or rents at much deeper AMI.

Review Criteria and Staff Analysis

A Code amendment is a legislative decision by the City Council. Prior to recommending approval a proposed Code amendment, the Planning Commission and City Council shall consider whether and to what extent the proposed amendment:

- i. Is consistent with the Comprehensive Plan and other City policies;
- ii. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
- iii. necessary to address a demonstrated community need;
- iv. Is necessary to respond to substantial changes in conditions and/or policy; and
- v. Is consistent with the general purpose and intent of this Code.

The Comprehensive Plan identifies providing housing for the entire community as a goal.

Comprehensive Plan Policies:

- The City encourages a variety of housing types, sizes and costs throughout the community and in each neighborhood. A variety of housing types will create the opportunity for households with diverse characteristics.
- The City will use both regulations and incentives (such as density or zoning bonuses, additional height, parking waiver, etc.) to encourage the development of housing at lower, more attainable price points.

A 2019 Regional Housing Study showed that at the time Glenwood Springs has a gap of 107 units in the 60-80 percent AMI category, and predicted that number growing to 403 by 2027. The pandemic has exacerbated the housing crisis, but the exact gap in this AMI category is unknown.

Recently, the city conducted a community survey in advance of the Comprehensive Plan update process. Affordable Housing ranked as one of the top issues to address in the next three years.

According to the work of the Ad Hoc Housing Committee that has convened for the past several months to focus on addressing this issue, "The housing affordability challenges in our community impact a wide range of households. Our regional housing needs assessment identified significant shortfalls across nearly every income level from very low income all the way to over 160% of AMI. In our community, this includes: a city police officer (100% AMI), a marketing and communications specialist at CMC (~70-75% AMI), an established Teacher (80% AMI), a registered nurse at Valley View (~120% AMI), a Senior Systems Administrator at Holy Cross Energy (~160% AMI), a dental assistant (50-60% AMI). These are people and jobs we need for a healthy community and economy."

This proposal is intended to incentivize conversion of these units to more stable and longer-term housing. Staff believes that requiring a greater percentage of affordability or much deeper affordability may make these projects more difficult to finance.

Action Item and Staff Recommendation

Action Item: Consideration of code text amendments to Municipal Code Section 070.010.070 Nonconformities, 070.030 Use Regulations, 070.045.120 Affordable and Workforce Housing and 070.060.050 Development Permits.

Staff recommends approval of the proposed text amendments with the following suggested findings:

- i. Is consistent with the Comprehensive Plan and other City policies;
- ii. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
- iii. necessary to address a demonstrated community need;
- iv. Is necessary to respond to substantial changes in conditions and/or policy; and
- v. Is consistent with the general purpose and intent of this code.

MINUTES

CITY OF GLENWOOD SPRINGS

Planning and Zoning Commission

Regular Meeting

JUNE 28, 2022

Council Chambers, First Floor

101 W. 8TH STREET

6:00 PM

1. Roll Call

Commissioners Present: Commissioner White, Commissioner Cipperly, Commissioner Waller, Commissioner Shaver, Commissioner Hardcastle, Commissioner Connerton, Commissioner Davey.

Not Present: Commissioner Wissing, Commissioner Weimer

Others Present: Asst. City Manager Jenn Ooton, Asst. City Attorney Richard, Asst. Director Community Development Hannah Klausman, Senior Planner Watkins Fulk-Gray.

Chair Shaver called for a motion to seat alternate Commissioner April Davey to fill the vacant seat.

Commissioner White motioned to seat Commissioner Davey. Commissioner Cipperly seconded the motion. **Motion to seat alternate unanimously approved.**

2. Receipt of the May 24, 2022 and April 26, 2022 Minutes

Commissioner Cipperly pointed out a possible omission in the May 24, 2022 minutes. Page 4 of the packet, 3rd paragraph, uses the pronoun She, but should list Commissioner Cipperly by name.

Commissioner Waller motions to accept minutes with edits, Commissioner White seconds. **Minutes unanimously approved.**

3. Comments from citizens appearing for items not on the agenda

4. New Items

A. Planning Item 19-22 Code Amendment Hotel Conversions

Jenn Ooton, Assistant City Manager presented the Code Change Amendment. Mrs. Ooton explained that the reason behind the code changes is the housing crisis and employment crisis. Regional Housing study points to a housing unit gap of 2,000 units, primarily in the lower AMI bands and that has been exacerbated by the pandemic. The action item is consideration of code text amendments to Municipal Code Section 070.010.070 Nonconformities, 070.030 Use Regulations, 070.045.120 Affordable and Workforce Housing and 070.060.050 Development Permits.

Staff recommends approval with suggested findings on page 5 of the staff report

Commissioner questions:

- Clarification and specifics on 90 day sprinkler delay and relation to new fire suppression code that was recently adopted.
- What is the benefit of the 180-day maximum?
- What will be the impact of the loss of lodging taxes for these hotels that no longer have to pay lodging tax for stays under 29 days?
- Should there be a streetscape landscaping improvement at minimum for landscaping requirements? Screening landscape would be beneficial to have.
- How many residents will be allowed in one unit? Would 10 people in a bunk room be allowed?
- Do we feel that this need might change back to a pre-covid housing equilibrium?
- Clarify the parking per unit. Is it per unit or bedroom?
- Could a Bed and Breakfast also convert to an extended stay?
- Was this item brought before the Housing Commission?
- Was there other agencies that were involved in the proposal such as law enforcement that might be involved to mitigate possible negative impacts of this use?
- Should a lighting plan be required as part of the change of use? Should a planner do a site visit to double check lighting safety?
- Is there storage space required similar to multifamily project requirements? Perhaps a shared storage somewhere else on site?
- Concern over the provisions for laundry facilities and only requiring one washer and dryer unit. Perhaps consider a requirement for a minimum number required.

Staff explained the definitions of categories proposed, and interactions with other areas of code including lighting, landscaping, zoning and new building codes.

Chair Shaver opened it up for public comment.

Michael Herms, Director of Facilities and Capital projects for RFTA:

Mr. Herms explained that RFTA is supportive of the code amendments and looking at the concept of purchasing a hotel for employment housing. RFTA is currently short 40 drivers, 8 mechanics, and half a dozen other positions short. RFTA expects that the employees that would utilize these types of units would be more seasonal and new to the area employees and transitioning long term employees into more permanent living situations.

Lee Touchfarber, Renew Roaring Fork Property:

Interested in worker housing and how this could help. Renew Roaring Fork is experiencing employee shortages and retention with the housing market. This could provide a more affordable short term solution.

7:26 PM Chair Shaver closed the public comment period.

Commissioner Waller motioned to approved action item 1 with suggested findings on page 5.
Commissioner Hardcastle seconded the motion.

Commissioner Discussion:

Commissioner White wants to include a definition of a kitchenette and that staff have a safety requirement discussion on the extended stay category, and a requirement for a minimum number of washer and dryer units per unit.

Staff asked for clarification on the safety requirements including requiring a sharp-cutoff light at the entrances to units that can be controlled by the units.

At minimum meet the lighting requirements of the hotels.

Commissioner Waller amend his motion to include the discussed suggestions including lighting and safety to be reviewed by staff. Commissioner Hardcastle amended his second.

Motion passes unanimously with a 7-0 vote.

B. Affordable Housing Accomplishment Report

Hannah Klausman, Assistant Director of Community Development, explained that Planning and Zoning Commissioners requested Staff to update the Commission on City efforts around affordable and workforce housing. Staff prepared a brief report to highlight the accomplishments of the last few years with updates on specific programs and projects in the following categories:

1. Voluntary Deed Restriction Program, Adopted 2016.
2. Parking Updates from 2018 Development Code Adoption
3. Vacation Rental Code Update, 2019
4. Accessory Dwelling Unit Code Update, 2020
5. Inclusionary Zoning Program, Adopted in 2021
6. City Owned Property Project
7. Ad Hoc Housing Committee Tax Questions

6. Commissioner Comments

7. Director Comments

8. Adjournment

Meeting adjourned at 8:40PM



City Council
STAFF REPORT
City of Glenwood Springs
July 7, 2022

Agenda Item: Build to Zero Homeless Update

Action Requested: NA

Department: City Administration

Presented By: Debra Figueroa

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: Debbie Wilde was hired in 2019 to facilitate a community discussion on homelessness and a detox facility. Please see attached memo for additional information.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA

Housing Stability and Substance Use Disorders: A Brief Update

To: Glenwood Springs City Council and Staff

From: Debbie Wilde

Date: July 1, 2022

It has been an honor to work with and for the community I call home. Thank you for your support.

We stated this journey a bit over three years ago with the request: “Debbie, would you help us understand what is going on with homelessness in our community?” It describes where we were at that time. We could not answer basic questions like: How many homeless people are in our community? Why are they homeless/here? What can we do about it? Who is doing what about it now? (All questions that we now have answers to as you will hear at the presentation on July 7.)

I began an extensive listening and learning “tour” starting with the Glenwood Springs Police and Fire Chiefs moving onto businesses, human services, faith communities and citizens in general. Glenwood Springs emergency service leaders quickly identified the two main issues they were dealing with when I asked about their interaction with homelessness: mental health and substance abuse. These two issues along with homelessness were issues that did not fall within their training and “tools.” Emergency services were often called upon because our community had a fractured and under-resourced response to all these issues.

My continued inquiries found that these issues were of critical importance to the health of our community and worthy of more intentional efforts.

I have kept you updated with periodic reports that contain a great amount of detail regarding the progress forward in **creating a more collective, collaborative and resourced response to homelessness and housing insecurity as well as substance use disorders**. City Manager Debra Figueroa gave me the support and freedom that allowed me to make the most of this effort.

My ultimate goals have been to bring people, education, and best practices together to create sustainable structures for meeting the challenges of housing instability and substance use disorders. At times this has meant joining and helping enhance existing and evolving work and at times creating new ways to accomplish these goals.

Housing Stability - At the July 7 council meeting, you will hear a short presentation to update you on the current state of the efforts and outcomes with *housing stability*. (It did not take long to realize that the term “homelessness” is inadequate to capture all the various states of a person living without a permanent home and this has grown more and more true over these last years.) At the meeting, you will learn about the structure(s) now in place both locally and regionally, the resources that have been developed and accessed, the people who are now in place to sustain this work and the important role of the city moving forward.

Among this structure is the *Glenwood Springs Housing Stability Coalition* with a list of 140 people who have asked to be actively informed and connected. This community engagement, education

and involvement effort will continue to move into a regional connection throughout the Roaring Fork Valley and Garfield County.

Substance Use Disorder – SUD issues and housing stability issues are very often interconnected. By paying more focused attention to both, we have created a stronger response for each. You have recently received another iteration of the evolution of the efforts in **creating a more collective, collaborative and resourced response to substance use disorders.** (Included again with this brief.) The formation and continuing hard work of the *Recovery Continuum Task Force* (numbering 91 participants) has resulted in working relationships, education opportunities and capturing resources beyond our local area. This group has persistently identified and worked for a detox facility and contributed to a design that empowers this facility to be a center hub of not only safe withdrawal management, but the key beginning and follow up efforts for living in recovery.

We are in the final stages of making this facility and resource a reality. The participation of the City of Glenwood Springs has been essential in getting this opportunity to this point. *The City's financial support as a contributing partner to fill the gap funding after Medicaid billing and grant funding is essential.*

The *Recovery Continuum Task Force* and a Social Setting Withdrawal Management (SSWM) facility are sustainable structures to continue the efforts of moving people to living in recovery – an outcome that has substantial human and economic benefits for our community and its citizens.

My last contributions before exiting this project –

- Help the Housing Stability Coalition i.e. community engagement get more firmly established.
- Help the Social Setting Withdrawal Management (SSWM) facility get established.

Social Setting Withdrawal Management or SSWM (Community Detox plus services) and Recovery Continuum Task Force

History and Summary

April 2022

Note – Originally referred to as a detox center, the new title reflects the progress made in effectively responding to the need of safe sobering AND adding pre-SSWM outreach and connection to a custom service plan for participants.

Need Garfield County has been working with an ill-equipped system for first responders who respond to individuals experiencing substance use episode/disorder. At present, EMS staff and law enforcement use hospital emergency rooms as their go-to option. Further research uncovered that family, friends and even individuals themselves seek help at the hospital emergency rooms. The consensus is that using hospital emergency rooms for detoxing is expensive and ineffective in interrupting the growing chronic needs in our communities. Although a detox center has repeatedly been identified as a need, funding and location have been major hurdles to bringing this solution to fruition.

Response Because of a continued press for a detox facility among stakeholders in Garfield County, a core group of stakeholders met in October of 2019 to explore the possibility of detox services within Garfield County. A detox option in Garfield County had not existed for approximately 13 years. Among the first steps were exploring the lessons learned, the need and the commitment to establishing local detox services.

Very quickly the group identified its goal as building a continuum of resources and structures that support living in recovery with a detox facility as a core component of the continuum. Task Force members continue to be engaged in exploring gaps and pursuing systems change at every level of the continuum. Working groups have taken on exploring and planning for focused areas of the detox facility well as the full recovery continuum.

Work groups include:

- Data
- Detox Design
- Detox Location/Transportation
- Detox Funding
- Criminal Justice

Groups worked for several months, reporting back to the full task force at monthly meetings, to thoroughly explore and craft recommendations. The hold up for actually moving forward with a Detox was and continues to be funding.

Funding The Funding Work Group worked with recommendations from the other groups regarding need, design and location as well as interviews with other detox operators. Before the COVID interruption, members of the funding group met with city managers and elected representatives from towns throughout Garfield County. Everyone wanted a detox within Garfield County. How to participate in funding was the biggest question for each. With the uncertainty on local government budgets that began in the spring of last year, talk of funding was put on hold until March of this year. The Funding

Task Force picked up where it had left off and has a pro forma in hand for operations, including possibilities for funding.

The major community players committed to funding for a Garfield County detox location are Garfield County, the City of Glenwood Springs, Valley View Hospital and Grand River Hospital District. Each of the other towns in the county are interested in participating at a level they can manage.

The Funding Work Group is dedicated to a sustainable solution for detox. They are monitoring the gap between anticipated Medicaid reimbursement and operating costs. Several possibilities of dollars have been identified. The group is ready with a plan when the opportunities become available. Each of the entities identified as local funding stakeholders will then be able to anticipate their contributions.

Location Stakeholders were charged with exploring the issue of location and transportation as it relates to a detox option. There was unanimous agreement that the best location was Glenwood Springs. Not only is Glenwood Springs the most central in geography; but law enforcement for other areas of the county, especially the west, said Glenwood was a natural destination for them. It is the county seat and as such they frequently are in Glenwood for court or for jail transportation. Carbondale was the only entity that might consider Pitkin County detox an option and yet have not made any substantial use of that option. Even though Parachute is about equal distance between Glenwood Springs and Mesa County, the chief there said his department much preferred staying within Garfield County for services.

Glenwood Springs is also the home of Valley View Hospital. Valley View Hospital representatives and Glenwood Springs Police and city managers understood the added responsibilities of having a detox center within their jurisdiction and accepted those responsibilities.

Mind Springs Health purchased a building in South Glenwood Springs that had additional room for a detox facility. After a great deal of careful vetting and planning from the Task Force and several of the work groups, it was decided to move forward with developing the Mind Springs site as a detox and looking to Mind Springs as the operating entity of the facility. Dollars for build-out and startup of this facility have been addressed by a grant from the Office of Behavioral Health for which Garfield County serves as the fiscal agent.

The Pitkin County Detox as an option has been explored from the beginning but not an option that Garfield County stakeholders found viable. Throughout the process in Garfield County, the work groups have consulted with Pitkin County as well as Pitkin County Detox management. Both receive correspondence from the Recovery Continuum Task Force and participate when useful. Without an actual detox in place, no detailed conversations regarding how Pitkin and Garfield facilities will work together have taken place. Because the detox effort in Garfield is built on working together and keeping the focus on living in recovery and many of the service provider stakeholders work in both counties, there has never been a doubt in the understanding that effort will be placed on creating a best-practice structure that serves clients.

Detox Design – community based elements These important elements surfaced in the “detox design” –

- A Stakeholder Governance Group for financial oversight, lead funding efforts, review and present an annual budget to funding stakeholders, review and adjust any collective agreements (eg. IGA).
- Discharge planning/staffing of clients that will include multiple community resources appropriate to the client needs.

- Case management and peer support follow-up.
- Data -driven decision making and reporting are understood as critical to determining the return on investment and to adjustments for maximum effectiveness.

The Task Force is clear that any solution will be successful only if it is a community solution - the theory, practices, oversight and funding models are all embraced by community stakeholders. The continuing press for a detox facility comes from the many different entities represented in the Recovery Continuum Task Force.

Data The most salient data to understand the need for detox is data from the hospital emergency rooms. Each hospital captured substance use data from emergency rooms to the best of their ability. Law enforcement and emergency medical responders do not keep data that reliably identifies substance use.

Recovery Continuum Task Force The success of retaining a detox facility as well as the use and outcome of said facility is highly improved by the work of the Recovery Continuum Task Force. The Task Force represents the community buy-in to detox and other needs along the continuum. This is the “table” where those who have ongoing roles to keep this path-of-recovery functioning have made commitments, hold each other accountable as well as support each other. The Task Force has become a central repository for information and resources, a dynamic source of networking and a structure for collaboration. Just a couple recent examples: When the Front Range Clinic had funding to provide MAT (Medical Assisted Treatment) to Garfield County and surrounding area, they found the connections they needed for locations, referrals and partners through the task force. When the Director of Opioid Services for the State Attorney General’s Office needed to inform and engage local areas about opioid settlement dollars, she was very happy to find the Recovery Continuum Task Force where she was able to meet many stakeholders of interest and easily disseminate information.

At present, the Task Force meets one time per month with subject-focused work groups drilling down to explore details and bring recommendations to the Task Force. The Task Force network now numbers 91 participants.

The Task Force includes representatives from the following :

- Cities and Towns
- Garfield County including commissioner, manager, Dept of Human Services, public health
- Law Enforcement including chiefs from all towns, the sheriff and jail, and the District Attorney
- Hospitals and health
- The recovery /lived experience community
- Service providers
- The faith-based community
- State and regional resources
- Interested citizens

For more information or participation: contact Debbie Wilde, debbiewilde@debbiewilde.com, 970-618-0949



City Council
STAFF REPORT
City of Glenwood Springs
July 7, 2022

Agenda Item: Update on Middle Colorado Watershed

Action Requested: NA

Department: City Administration

Presented By: Debra Figueroa

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: Doug Winters will present an update on the Middle Colorado Watershed. The presentation will be added to the packet when it is received.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA



Middle Colorado Watershed Council

Glenwood Springs City Council, July 2022

IWMP Projects

Fire, Consumptive Use, Water Quality, Recreation, Aquatic

Integrated Water Management Plan

Collaborative
effort in
partnership with
the GarPit
Conservation
Districts.

- 23 meetings over 30 months
- 65 stakeholders divided into overlapping groups to address four areas: consumptive use, water quality, aquatic and recreation
- 500 hours donated time
- 55 projects/goals

Post Fire Restoration

Impacts on Downstream Communities

- ❑ Health and Safety of Citizens
- ❑ Public Water Systems
- ❑ Buildings/Infrastructure
- ❑ Highway and Rail Damage
- ❑ Agriculture Ditches and Headgates
- ❑ Fish Population & Riparian Habitat
- ❑ Recreation
- ❑ Transportation
- ❑ Economic Impacts
- ❑ Forest Health



Flooding and Debris Flows



- Flooding and debris flow incidents begin in June 2021.
- Mostly cleanup effort with earlier incidents.
- July 29 through July 31 caused major damage to highway infrastructure and trails.

Forest Service: Debris Flows 500-Year Flood Event



Blue Gulch Uplands



Cinnamon Creek
Packet Page 238

Glenwood Canyon Wayfinding and Interpretive Sign Replacement Project

Plan Partners

The Glenwood Canyon Sign Project benefited from a variety of local, state and federal partners' year-long engagement to determine the inventory, assessment and priority of which signs need replacement in the Canyon due to impacts from the 2020 Grizzly Creek Fire and post-fire events and weathering. Under the guidance of the US Forest Service and in conjunction with the Glenwood Canyon Restoration Alliance, these stakeholders devised a plan to use the signage to incorporate the fire and post-fire story and to communicate the Canyon's unique history and importance in this region both as a natural asset and an important economic driver in the region. Thank you to all of those that added to these conversations that brought us to a point of design, fabrication and installation for our next phase.

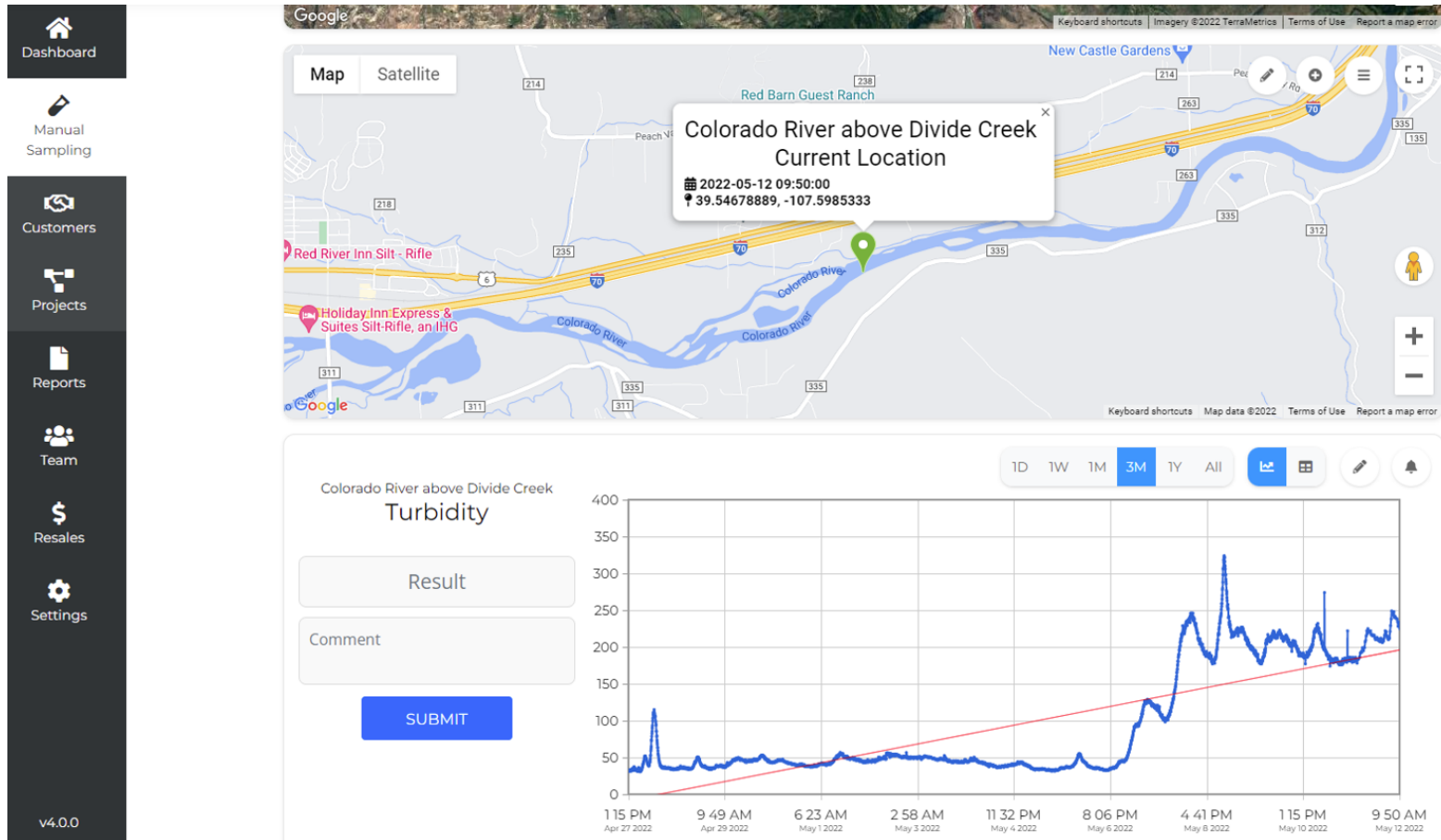


Glenwood Canyon Restoration Alliance
Middle Colorado Watershed
United States Forest Service (USFS)
Colorado Parks and Wildlife (CPW)
Colorado Department of Transportation (CDOT)
National Forest Foundation
External Stakeholders and Community Partners



CITY WATER PLANT DASHBOARD

Water Quality Monitoring, Soil Moisture Monitors and Rain Gauges



Considering the Future

Planning for the next watershed changing event



- ❑ Redefining priorities and redirecting resources
- ❑ Project goal updates to accommodate changes due to warming and drying temperatures
- ❑ Understanding low soil moisture impacts
- ❑ Increasing pre-fire mitigation activities
- ❑ Applying what we've learned to for the next disaster

River Stop – 2022 Update



- 200 Lion's Park Circle, Rifle, CO 81650 – Rifle Rest Area
- Packet Page 242

Questions?

Middle Colorado Watershed Council
Doug Winter/Board of Directors
Douglas.m.winter@gmail.com, 303-909-6738

Please visit our website: www.midcowatershed.org
Follow us on social media: @midcowatershed



City Council
STAFF REPORT
City of Glenwood Springs
July 7, 2022

Agenda Item:	Local Road Safety Plan and Safe Streets and Roads for All Grant Program Opportunity
Action Requested:	Review of the draft Local Road Safety Plan and project ideas to reduce speed and improve safety. Approve moving forward with a Safe Streets and Roads for a planning project to evaluate speed reduction and safety improvements along SH 82/Grand, SH 6&24 and the West Wulfsohn and Midland intersection.
Department:	Engineering
Presented By:	Terri Partch
Strategic Goals:	Protect and Preserve our Quality of Life Ensure Public Safety

Background Info: The City began working with the Federal Highway Administration (FHWA) and Garfield County in 2018 to evaluate road safety issues across the county. CDOT provided crash data from 2017-2021 on state, county and city roadways for Glenwood Springs as well as peer cities (Aspen, Breckenridge, Frisco, Rifle and Steamboat Springs). Additionally, crash reports were examined for all fatal and severe crashes as well as pedestrian and bicycle crashes.

Overall between 2017 and 2021 the city had four fatal crashes and twenty-two crashes with suspected serious injuries. Midland and Grand Avenue have the majority of the total and severe injury crashes. Intersection and pedestrian crashes are also over represented compared to peer cities and state data in these areas. Significant statistics indicating areas where changes or improvements could be made include:

- 10.6% of crashes in Glenwood Springs involved a pedestrian. This number is higher than the percentage overall statewide (4.0%) and higher than our peer cities (8.3%)
- 7.5% of the crashes in Glenwood springs involved a bicyclist. This is higher than the statewide average of 3.0% and the peer city rate of 5.4%
- Rear end crashes in Glenwood springs were 40.7% of the overall crashes compared to the statewide average of 29.9% and the peer city average of 37.0%.
- 65.3% of the crashes in Glenwood Springs occurred when the speed limit was 25 miles per hour compared to the statewide average of 6.7% and 36.4 % in peer cities.
- The percentage of fatal collisions and severe injury collisions in Glenwood Springs is 2.0% compared to a statewide average of 1.8% and a peer city average of 0.9%.

Analysis was also performed for crashes during I-70 closure events. Rear end collisions, pedestrian, driveway/intersection and careless driving all increased significantly during major closure events.

In May, the Federal government announced one billion in funding to address state and local safety issues. The grant is called the Safe Streets and Roads for All Discretionary Grant Program. Here is a program link : [Safe Streets and Roads for All](#) The program requires strong safety data to support a project, regional partnerships and addressing safety issues comprehensively in a community.

These are some ideas for improving safety on SH 82/Grand, SH 6&24 between Laurel and Devereux and the intersection of West Wulfsohn and Midland:

- Evaluate the implementation of the Access Control Plan and place landscaped medians from 8th to some southern boundary (14th, 27th, city limits). The City receives a lot of complaints

about speeding in the corridor. The hope for the landscaped medians would be to reduce speed through restricting the roadway section and improve safety by eliminating the cross traffic turning movements. In addition, pedestrian refuges could be created in the medians at the high pedestrian volume crossings.

- Evaluate the idea of eliminating two signals in the downtown core. The city's goal for eliminating the signals would be to allow additional signal timing both for pedestrians and vehicles at the two remaining signals. The goal for removing signals would be to smooth traffic flow and reduce rear end crashes.
- Evaluate placing an underpass or overpass of SH 82 somewhere between 9th Street and 12th Street to serve the kids crossing SH 82 to Glenwood Springs Elementary School. The school's designated safe route to school is at 10th Street, however we would like to poll parents to determine the most used crossing location. This project would likely be eligible for additional funding through the Safe Routes to Schools grant program.
- Evaluate the use of the parking along Grand between 8th and 14th. The business community values this area highly as parking. Alternative uses could include widened sidewalks for pedestrians and merchants and use as a bus lane for RFTA as evaluated in the recent MOVE Study.
- Evaluate the idea of implementing the 6th Street Master Plan on the 6th street corridor from Laurel to Devereux. The 6th Street Master Plan recommends reducing the overall width of the drive lanes, adding widened sidewalks and landscaped medians. We anticipate that reducing the driver's comfort in this way would reduce overall vehicular speeds and improve pedestrian safety by channelizing pedestrians to dedicated crossings, and making it difficult for them to cross in other areas.
- Evaluating the safety of the intersection of West Wulfsohn and Midland. This intersection was one of the locations of a pedestrian fatality. It also has high transit use.

The grant encourages a community to go through a process of planning and community outreach to develop an appropriate infrastructure and operations plan to improve safety. City staff would work in partnership on this project with the Colorado Department of Transportation, the Roaring Fork School District and the Roaring Fork Transit Authority. This grant request would supply funding for the planning and outreach process.

If the Council is interested in proceeding, staff will bring back estimates for the planning and engineering as well as a Resolution to support the grant and adopt the Local Road Safety Plan.

Issues:	None at this time
Fiscal Impact:	Unknown at this time. If the Council is interested in proceeding, I will begin getting planning and engineering estimates for the project to submit with the grant. The grant match is 20% and would be funded in 2023.
Legal Review:	
Staff Recommendation:	Proceed with developing a project for the Safe Streets and Roads for All Grant Program



MEMORANDUM

To: Sustainable Strategies DC Client
From: Sarah Marin, Associate & Client Services Manager
Date: June 2, 2022
Subject: DOT Safe Streets and Roads for All (SS4A) Memo

This memorandum provides an overview of the Department of Transportation (DOT) Safe Streets and Roads for All (SS4A) opportunity and outlines the steps your community will need to take to work with Sustainable Strategies DC (S²) to submit a competitive proposal. Please review this memo with the relevant stakeholders in your community and inform S² of your intent to apply.

The U.S. Department of Transportation [Safe Streets and Roads for All \(SS4A\) program](#) is offering grants of up to \$30 million to support planning, infrastructure, behavioral, and operational initiatives to prevent death and serious injury on roads and streets involving all roadway users, including pedestrians; bicyclists; public transportation, personal conveyance, and micromobility users; motorists; and commercial vehicle operators. Projects should seek to adopt innovative technologies and strategies to promote safety, ensure equitable investment in the safety needs of underserved communities, provide accessibility to all users on public roadways, incorporate evidence-based projects and strategies, and align with the DOT's mission and priorities such as equity, climate and sustainability, quality job creation and economic strength and global competitiveness. DOT encourages applicants to adopt the "Safe System Approach" for achieving progress on Vision Zero, and for applicants to utilize "Complete Street" approaches to increasing roadway safety.

DOT seeks grants to be implemented in 12-24 months, but performance periods of up to 5 years can be permitted. A 20% non-federal match is required. For FY2022, DOT will provide \$1 billion total in SS4A grants, and will award \$5 billion total over five years.

The SS4A program provides funding for two types of grants: Action Plan Grants (for comprehensive safety action plans) and Implementation Grants:

- **Action Plan Grants (\$200,000 - \$1 million; up to \$5 million for multijurisdictional projects)** are used to develop, complete, or supplement a comprehensive safety action plan. Action Plan must include the following components:

1. An official public commitment by a high-ranking official and/or governing body to an eventual goal of zero roadway fatalities or serious injuries (“Vision Zero”) with a target date for Vision Zero OR an ambitious percentage reduction of roadway fatalities and serious injuries by a specific date.
2. A body established and charged with oversight of the Action Plan development, implementation, and monitoring
3. An analysis of existing conditions and historical trends to provide a baseline for crash levels involving fatalities and series injuries. Based on this analysis, higher-risk locations should be geospatially identified.
4. Robust engagement with the public and relevant stakeholders that allows for both community representation and feedback. Plans and processes must be coordinated and aligned with other plans and planning processes to the extent practical.
5. Identification of underserved communities through data and other analyses in collaboration with appropriate partners. Should include both population characteristics and initial equity impact assessment of the proposed projects and strategies.
6. An assessment of current policies, plans, guidelines, and/or standards to identify opportunities to improve how processes prioritize transportation safety.
7. A comprehensive set of projects and strategies that will address the safety problems described in the Action Plan. These projects and strategies should be prioritized in a list that provides time ranges and explains the prioritization criteria used. This list should contain interventions focused on infrastructure, behavioral, and/or operational safety.
8. Methods to measure progress including outcome data. Must include at minimum, annual public and accessible reporting on progress toward reducing roadway fatalities and serious injuries, and public posting of the Action Plan online.

- **Implementation Grants (\$5 million - \$30 million; \$3 million minimum for rural projects)** are available to implement strategies or projects that are consistent with an existing, qualifying Action Plan. Implementation Grants may also fund associated planning and design and supplemental Action Plan activities in support of an existing Action Plan. DOT encourages Implementation Grant applicants to include supplemental Action Plan activities in their application to further improve and update existing plans. Applicants for Implementation Grants must self-certify that they have in place one or more plans that together are substantially similar to and meet the eligibility requirements for an Action Plan. Applicants must also upload their plan or plans as an attachment to the application.

Eligibility applicants include metropolitan planning organizations (MPOs), local governments, political subdivisions of a state or territory, Tribal governments, and multijurisdictional groups of entities. A 20% match required.

Applications for the SS4A grant program are due by **September 15, 2022**.

Sustainable Strategies DC recommends the following steps to submit a competitive proposal:

1. **Grants.gov Submission Issues:** We need to confirm that your community has a valid and active Grants.gov and SAM accounts. If not, we need to take immediate action to register as it can take more than a month to establish an active account. S² can take the lead on registering your locality, but we will need your DUNS number, EIN number and additional information to do so.
Deadline: ASAP.
2. **Confirm Project Scope, Budget, and Match:** Your team should set up a call with S² to discuss your community's project concept and determine whether your jurisdiction has an applicable Action Plan in place. This will help to decide whether to apply for Action Planning or Implementation. Your team should then draft a bulleted project scope with estimated expenses for each line item, which will help determine the project budget and size of the 20% local match. You may wish to coordinate with trusted vendors with the expertise to help produce safety action plans, to determine the right scope and cost estimation for an action plan.
Deadline: Call to confirm scope and budget by August 15.
3. **Consider Multi-Jurisdictional Partnerships:** Your jurisdiction should confer with your local/regional MPO and other neighboring jurisdictions to determine whether a multi-jurisdictional application, particularly for development of a safety Action Plan, would be more effective in achieving project goals and application competitiveness. Even if you decide to not pursue a multi-jurisdictional award, you should consider working closely with your MPO, or consider having the MPO be the grant applicant.
4. **Project Narrative:** Narrative elements for SS4A include a 300-word written response for action planning projects and a 10-page written narrative for implementation projects. S² will work with your team to obtain relevant information for these narratives including information on higher-risk locations and potential locations and corridors for vision zero projects and strategies. S² will send a draft out for your team's review and incorporate all edits and comments into the final application.
Deadline: Draft narrative for review by August 29, final draft by September 5.
5. **Map:** Applicants must submit a map that shows the location of the jurisdiction and highlights the roadway network under the applicant's jurisdiction.
Deadline: Provide map by September 10.
6. **Letter of Match Commitment:** If non-Federal share funds or in-kind contributions are from entities who are not the applicant, your locality will need to include commitment letters or evidence of allocated cost share as a supporting document. S² can put together a match commitment letter for your review and distribution.
Deadline: Send out template letter by August 29 to be signed and returned by September 10.

7. ***Self-Certification Eligibility Worksheet (for Implementation only):*** Applicants proposing an implementation project must complete the self-certification eligibility worksheet to determine whether your existing plan is substantially similar to an Action Plan. S² will work with your team to obtain existing plans and will draft this worksheet for your review.
Deadline: Draft self-certification eligibility worksheet for review by August 29, final draft by September 5.
8. ***Submission:*** All materials must be submitted by Thursday, September 15, at 5:00 PM EDT.

Please contact Sarah Marin at 202.308.7125 with any questions.

City of Glenwood Springs, CO

Local Road Safety Plan

July 1, 2022



Meeting the Safety Goals of our Community



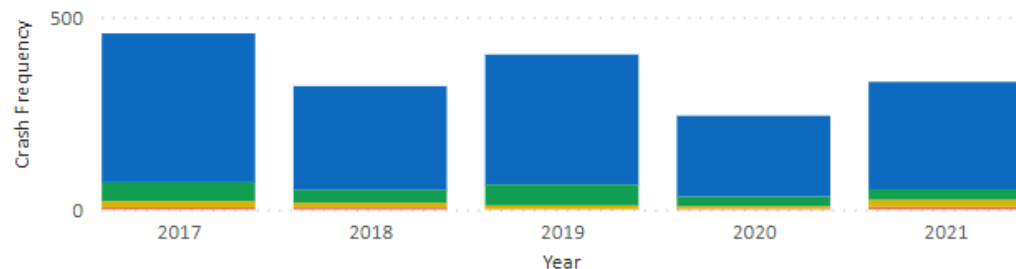
INTRODUCTION

The City of Glenwood Springs is committed to improving transportation safety and reducing the risk of death and serious injury that result from incidents on our local transportation systems. The city is a vibrant community with a population of 10,630 and 27% Hispanic or Latino population. Without an identified plan, the risk of fatal or serious injury crashes has remained relatively unchanged over the last five years. Between 2017 – 2021, four people were killed in the City of Glenwood Springs and 22 people have had suspected series injuries because of a traffic crash. The city's "main street" is Grand Avenue/State Highway 82 which is owned by the State of Colorado. Furthermore, the city of Glenwood Springs has experienced an increase in unexpected weather events such as wildland fires and mudslides that has resulted in closures on I-70 and subsequent traffic influxes through the City's roadway network.



Crash Frequency by Year and Severity

Severity ● Fatal Injury ● Suspected Serious I... ● Suspected Minor I... ● Possible Injury ● Property Dama...



This Local Road Safety Plan was completed with the support of the Federal Highway Administration. It has been prepared to recognize local road safety needs within Glenwood Springs and identify low-cost strategies for addressing roadway safety and reducing the risks in the future.

The intent of this plan is to:

- Increase awareness of road safety and risks through education and enforcement
- Achieve a reduction in severe crashes
- Develop lasting partnerships for addressing road safety
- Develop support for grant funding applications to address road safety
- Prioritize needed road safety investments
- Prepare for unexpected weather events that drastically affect our roadway network and the



influences from state highways and I-70

- Evaluate existing and develop new processes within our City to identify shortcomings and improve the safety of our transportation system

While this Local Road Safety Plan has been created as a living document for the planning, design, and installation of systematic safety improvements, solutions for critical locations identified through data and risk analysis also have been highlighted, as well as strategies for public education that addresses identified behaviors that have contributed to crashes, and finally data to be used in consideration for evacuation preparedness and incident management. The [FHWA LRSP Do it Yourself](#) website was utilized for preparation of this plan.

SAFETY VISION, MISSION, & GOALS

The Vision and Mission of this Local Road Safety Plan provides focus to the safety aspects of the City of [Glenwood Springs Strategic Vision and Mission](#), the [Glenwood Springs Comprehensive Plan](#), and [Vision Glenwood](#). The Vision, Mission, and Goals of this Local Road Safety Plan area as follows:

Vision: To help all users of the City of Glenwood Springs transportation system to reach their destination safely.	Goals: • Reduce the number of fatal crashes to Zero by 2030. • Reduce the number of severe injury intersection crashes by 50% by 2030. • Reduce the number of severe injury pedestrian and bicycle crashes to Zero by 2030.
Mission: To advance roadway safety in the City of Glenwood Springs by eliminating fatal and serious on our roadways.	



SAFETY PARTNERS

In addition to the City of Glenwood Springs, multiple partners will be engaged in development and deployment of this local road safety plan.

[List of partners here.](#)

- Roaring Fork Transportation District (RFTA)
- Roaring Fork School District (RFSD)
- Colorado Department of Transportation (CDOT)
- Glenwood Springs Bicycle Advocates
- Colorado State Patrol
- Valley View Hospital
- Colorado Mountain College (CMC)
- Garfield County (Public Works, Public Health, Sherriff Office)
- Federal Land Agencies (BLM, USFS)
- Eagle County (incident perspective)
- Federal Highway Administration (FHWA)

PROCESS

The City of Glenwood Springs and Garfield County participated with the Colorado Department of Transportation and the Federal Highway Administration in a FHWA Local Road Safety Planning Pilot Program in 2018. The following milestones occurred:

January to May 2018: FHWA LRSP Pilot Program and Workshop

May 24, 2018: Status Meeting (Reviewed County LRSP DRAFT and coordinated partner meeting)

- City of Glenwood Springs (Engineering and GIS), Garfield County (Public Health by phone), and FHWA (Resource Center and Division Office)

June 13, 2018: Status Meeting (Partner meeting, Data Discussion, next steps)

- Participants:
 - City of Glenwood Springs (Engineering and Police Department)
 - Garfield County (Public Health – by phone and Road and Bridge)
 - Colorado DOT (Region 3)
 - Colorado State Patrol
 - FHWA (Resource Center and Division Office)

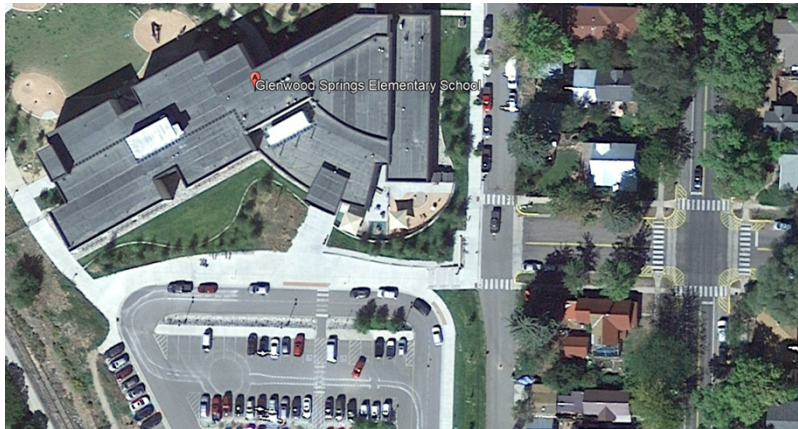
November 2018: City of Glenwood Springs LRSP DRAFT sent out to departments for review



EXISTING EFFORTS

The city does not currently have a Local Road Safety Plan, or a data driven protocol to identify problem or risk areas within their roadway network. City staff does, however, take all public comments and concerns to heart. When staff receives feedback from the community, an effort is made to observe and/or offer a solution to appropriately address the warranted concern. Over the last five years these improvements implemented/programmed:

- A grade separated pedestrian crossing of Midland Avenue.
- Multiple Rectangular Rapid Flashing beacon installations at non-stop controlled crossings.
- Flashing stop signs at a four way stop.
- Analysis of existing intersections that do not meet the current engineering standards for sight distances and angles.
- Glenwood Springs Elementary School Pilot Striping and crosswalk improvements.
- Improved School Zone Signage and Striping
- Pedestrian Ramp Replacements
- Additions to our trails systems



- Replacement of a poorly rated traffic Bridge at 27th Street
- Installation of a separated pedestrian bridge at 27th Street



This process is supported by the City of Glenwood Springs Engineering department to improve local roads with the help of FHWA safety solutions.

DATA ANALYSIS AND SUMMARY

CDOT provided crash data from 2017-2021 on state, county, and city roadways throughout the City of Glenwood Springs. Crash data was also provided for similar peer cities (Aspen, Breckenridge, Frisco, Rifle, Steamboat Springs) in Colorado as a peer group to compare the crash data. Additionally, crashes reports were examined for all fatal and severe crashes as well as pedestrian and bicycle crashes. The City of Glenwood Springs has a substantial amount of pass through and tourist traffic from outside the community headed to other destinations. Additionally, with recent wildland fires and mudslides the city has seen an influx of traffic when other non-City roadways in the area have safety closures.

A majority of the total crashes occur on Grand Avenue which coincides with the highest traveled corridor in the city; however, Midland Avenue has the highest number of suspected severe injury crashes. Twenty-seven percent of the total crashes occur at intersections and 33% of suspected severe injury crashes occur at intersections. The table below shows an excerpt of the crash data including the number of pedestrians, bicyclist, rear end, and intersection crashes. The shaded data indicates these elements are over-represented compared to the peer cities or the Colorado data.

Overall, Midland Avenue and Grand Avenue has the majority of the total and severe injury crashes in the city. Intersection and pedestrian crashes are over-represented in the data.



Glenwood Springs and Colorado City Street Data	KABC Crashes						Total Crashes					
	Peer Cities, Average, 2017 - 2021		Colorado, 2017 - 2021		Glenwood Springs, 2017 - 2021		Peer Cities, Average, 2017 - 2021		Colorado, 2017 - 2021		Glenwood Springs, 2017 - 2021	
	2017 - 2021	%	2017 - 2021	%	2017 - 2021	%	2017 - 2021	%	2017 - 2021	%	2017 - 2021	%
Overall Numbers												
Total # of Collisions	109.4	N/A	103411	N/A	199	N/A	999.6	N/A	424,037	N/A	1,240	N/A
# of Fatal Collisions	1.0	0.9%	1894	1.8%	4	2.0%	1	0.1%	1,894	0.4%	4	0.3%
# of Serious Injury Collisions	7.2	6.6%	9593	9.3%	10	5.0%	7	0.7%	9,593	2.3%	10	0.8%
# of Alcohol- or Drug-Related Collisions	8.6	7.9%	7273	7.0%	13	6.5%	36	3.6%	17,741	4.2%	56	4.5%
Total # of Fatalities	1.0	N/A	2053	N/A	4	2.0%	1	N/A	2,053	N/A	4	0.3%
Total # of Serious Injuries	7.8	N/A	11626	N/A	10	5.0%	8	N/A	11,626	N/A	10	0.8%
Most Severe Injury Reported												
5 (K)	1.0	0.9%	1894	1.8%	4	2.0%	1	0.1%	1,894	0.4%	4	0.3%
4 (A)	7.2	6.6%	9593	9.3%	10	5.0%	7.2	0.7%	9,593	2.3%	10	0.8%
3 (B)	30.8	28.2%	26708	25.8%	39	19.6%	30.8	3.1%	26,708	6.3%	39	3.1%
2 (C)	70.4	64.4%	65216	63.1%	146	73.4%	70.4	7.0%	65,216	15.4%	146	11.8%
1 (O)	N/A	N/A	N/A	N/A	N/A	N/A	890.2	89.1%	320,626	75.6%	1,041	84.0%
Crash Type												
APPROACH TURN	8.8	8.1%	12138	11.7%	24	12.1%	35	3.5%	30,926	7.3%	76	6.1%
BICYCLE	5.8	5.4%	3092	3.0%	15	7.5%	9	0.9%	5,133	1.2%	19	1.5%
BROADSIDE [Front to Side]	17.4	16.1%	21301	20.6%	23	11.6%	133	13.3%	68,354	16.1%	99	8.0%
PEDESTRIAN	9.0	8.3%	4172	4.0%	21	10.6%	13	1.3%	6,139	1.4%	24	1.9%
REAR-END [Front to Rear; Rear to Rear; Rear to Side]	40.0	37.0%	30920	29.9%	81	40.7%	293	29.3%	131,306	31.0%	503	40.6%
Roadway Description												
AT DRIVEWAY ACCESS [Driveway Access Related]	5.8	5.3%	5417	5.2%	19	9.5%	52	5.2%	23,934	5.6%	92	7.4%
AT INTERSECTION	45.0	41.1%	45727	44.2%	65	32.7%	277	27.8%	155,156	36.6%	317	25.6%
Crossover-Related	0.0	0.0%	50	0.0%	0	0.0%	1	0.1%	447	0.1%	1	0.1%
IN ALLEY [Alley Related]	1.8	1.6%	311	0.3%	3	1.5%	22	2.2%	2,172	0.5%	14	1.1%
INTERSECTION RELATED	15.6	14.3%	14064	13.6%	34	17.1%	131	13.1%	61,235	14.4%	194	15.6%
NON-INTERSECTION	38.4	35.1%	36650	35.4%	74	37.2%	469	46.9%	173,662	41.0%	564	45.5%
PARKING LOT	0.2	0.2%	39	0.0%	1	0.5%	6	0.6%	1,000	0.2%	8	0.6%
RAMP [Ramp/Interchange - RET; Ramp-related]	0.2	0.2%	754	0.7%	0	0.0%	1	0.1%	3,171	0.7%	1	0.1%
ROUNDABOUT	2.4	2.2%	334	0.3%	3	1.5%	38	3.8%	2,943	0.7%	48	3.9%
UNKNOWN/Other [Auxiliary Lane; Express/Managed/Hwy]	0.0	0.0%	65	0.1%	0	0.0%	2	0.2%	317	0.1%	1	0.1%

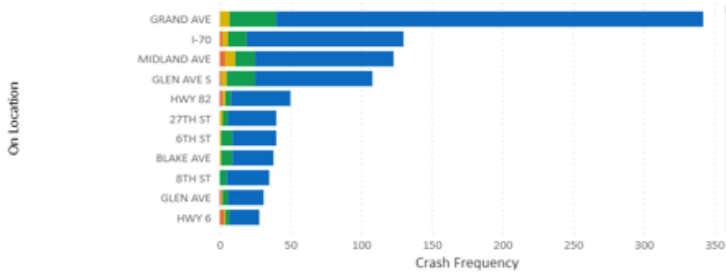


Crash Data Summary Where Crashes Occurred



Crash Frequency by On Location and Severity

Severity ● Fatal Injury ● Suspected Serious Injury ● Suspected Minor Injury ● Possible Injury ● Property Damage-Only



Road Departure

14%

Intersection Related

27%

State

All

Ownership

All

Municipality

GLENWOOD SPRINGS

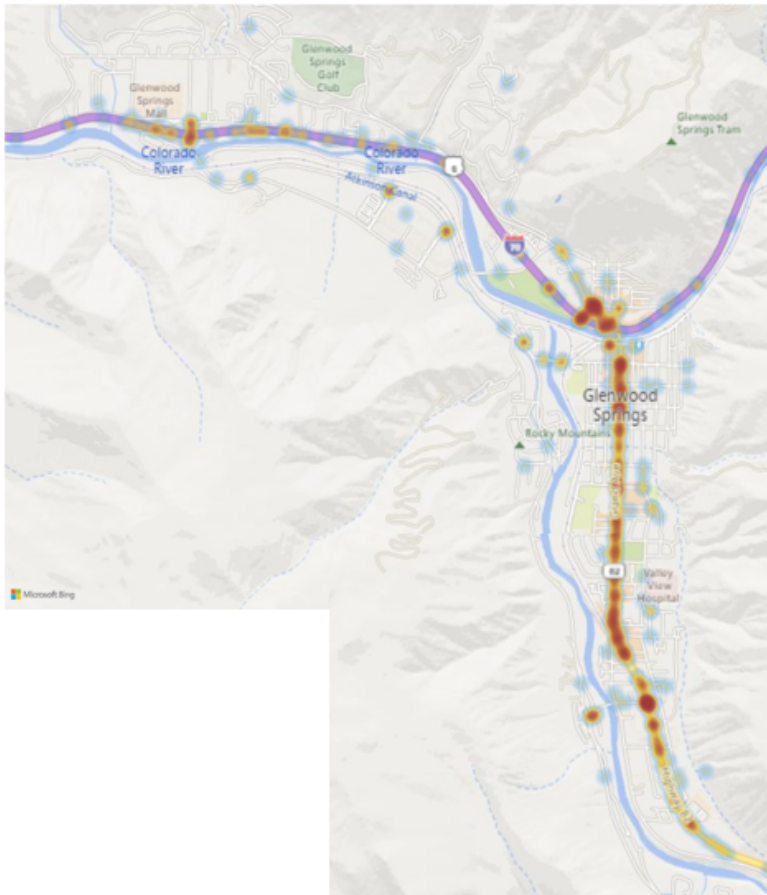
Year

2017 2021

Severity

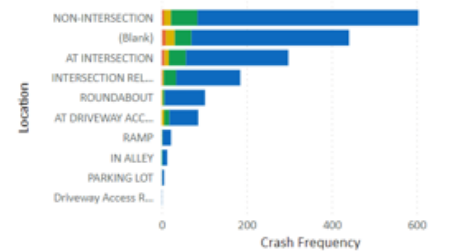
All

Crash Location Heat Map



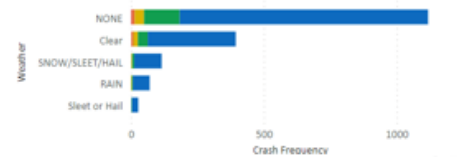
Crash Frequency by Location and Severity

Severity ● Fatal Injury ● Suspected Serious Injury ● Suspected Minor Injury ● Possible Injury ● Property Damage-Only



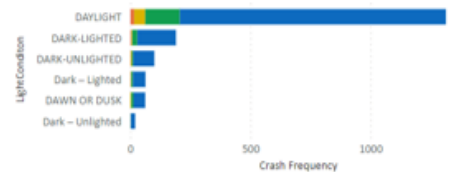
Crash Frequency by Weather and Severity

Severity ● Fatal Injury ● Suspected Serious Injury ● Suspected Minor Injury ● Possible Injury ● Property Damage-Only

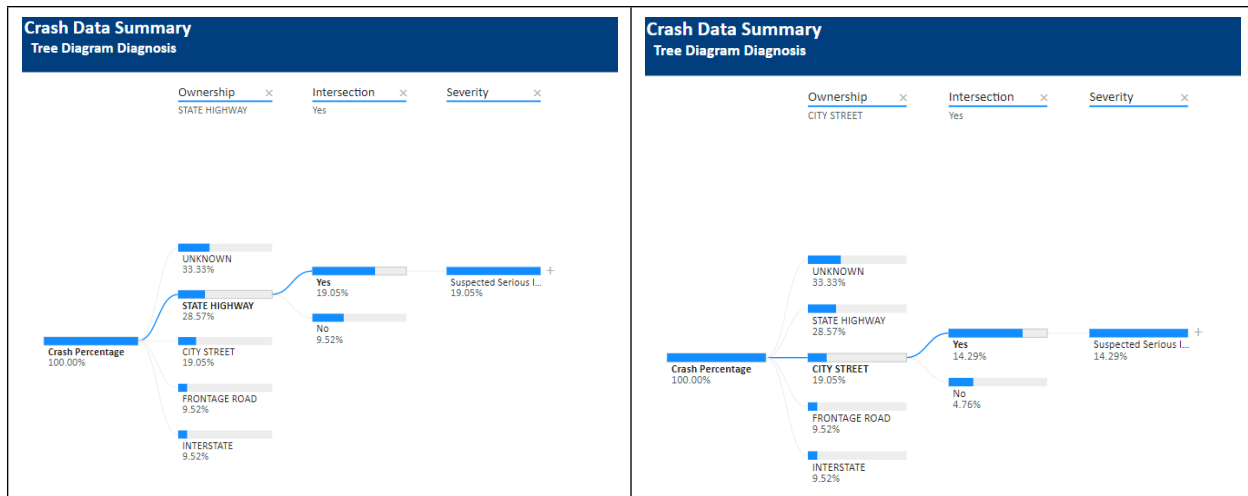
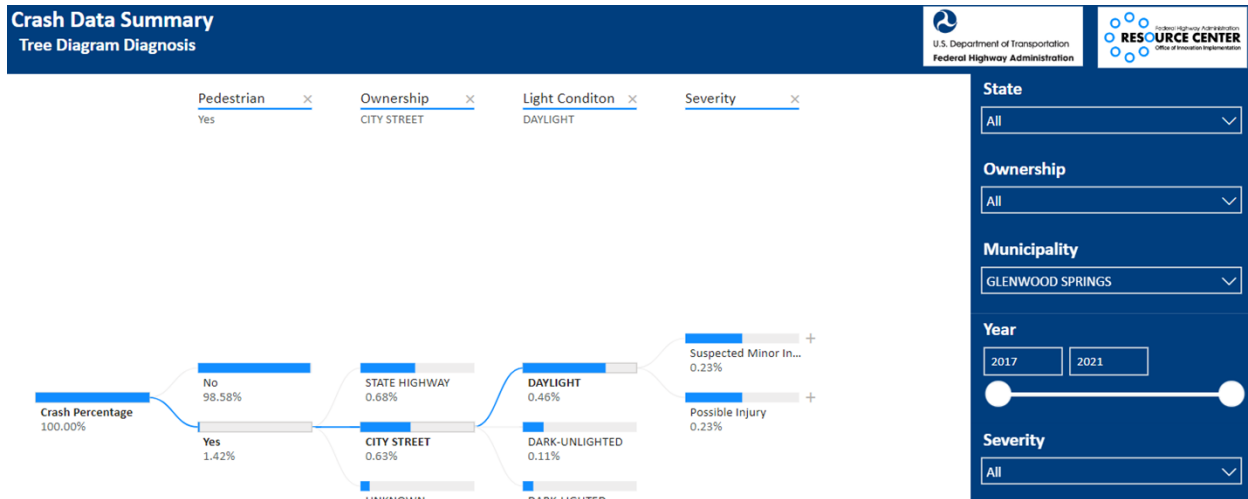


Crash Frequency by Light Condition and Severity

Severity ● Fatal Injury ● Suspected Serious Injury ● Suspected Minor Injury ● Possible Injury ● Property Damage-Only



Safer Roads Ahead



Between 2016 – 2021, the impacts from the Interstate 70 corridor closures is a serious concern. The city has experienced an increasing number of closures on I-70 due to natural disasters (wildland fires and mud slides) and traffic incidents. They include:

- February 2016: Rock fall in Glenwood Canyon. Closed I-70 east of Glenwood Springs for 4 days
- August 2018: Fire in South Canyon. Closed I-70 west of Glenwood Springs
- July 2019: Debris event in South Canyon. Closed I-70 west of Glenwood Springs. 27th Street Bridge was closed during this period as well.
- July 2020: Fire in South Canyon. Closed I-70 west of Glenwood Springs.
- August 5-24, 2020: The Grizzly Creek Fire. Closed I-70 west of Glenwood Springs though Glenwood Canyon.



- July 29, 2021 – August 14, 2021 – Mudslide on I-70. Closed I-70 west of Glenwood Springs though Glenwood Canyon.
- Ongoing: Safety closures of I-70 west of Glenwood Springs though Glenwood Canyon ongoing from the potential debris and flash flooding events.

During these extended closures the total and injury crashes shifted. Rear end, pedestrian, driveway crashes and careless driving all increased significantly during major events.

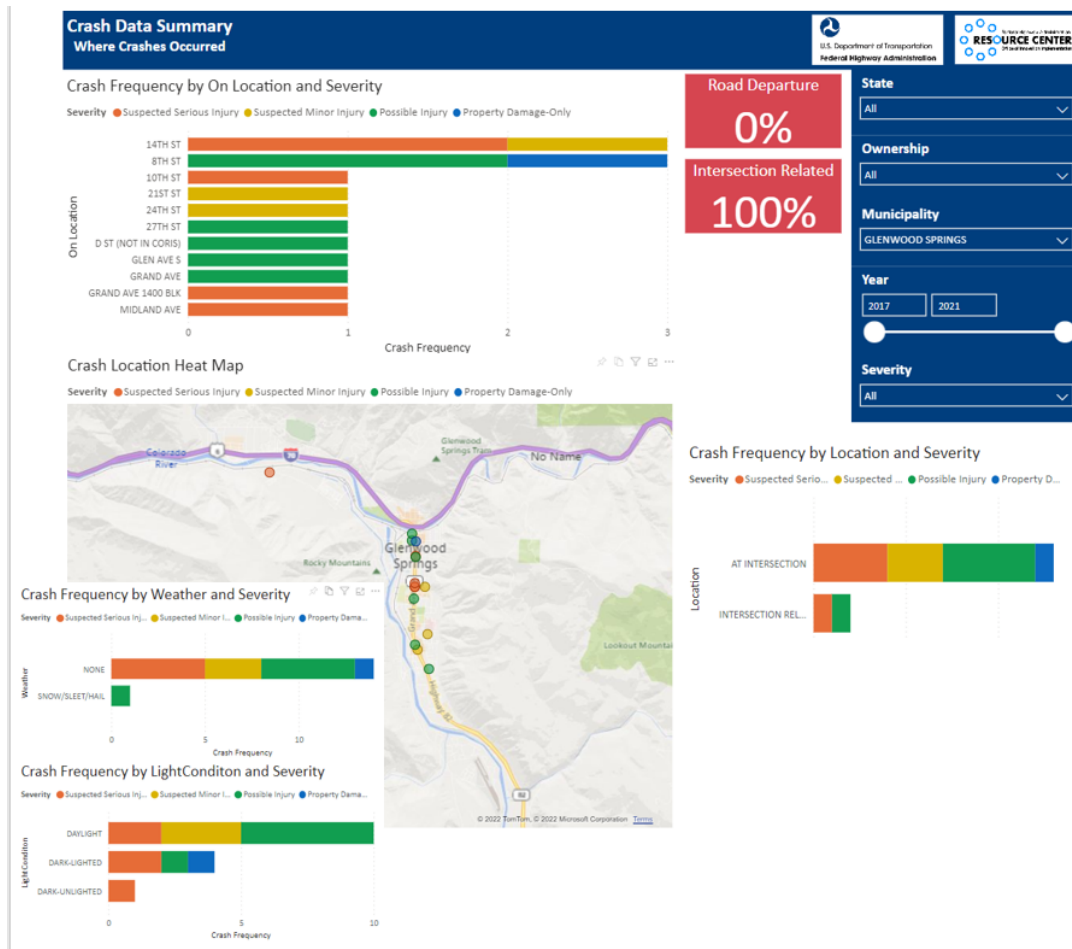
EMPHASIS AREAS

Emphasis areas are those where the data shows there is overrepresentation in crashes compared to other roadway elements or contributing factors. The [Colorado DOT Strategic Highway Safety Plan](#) emphasis areas include high risk behavior (distracted, impaired), vulnerable roadway users (pedestrian, bicycles, motorcycles), severe crash mitigation (intersections, roadway departure), and programmatic (data, EMS, law enforcement)

Emphasis Area 1: Intersections (including pedestrians)

With 27% of all crashes and 50% of fatal and 33% suspected severe crashes at intersections it is critical risk area to address in the city. There were 21 pedestrian crashes and 15 bicycle crashes from 2017-2021. Additional assessment of proximity of the intersection crashes to transit stops and pedestrian generators will also be essential to identifying the highest risk location for prioritization of improvements.





Emphasis Area 2: Data

Although through this process the use of crash data has been enhanced including collaboration with CDOT, updates to the crash data as well as cross referencing traffic violation, 911 emergency data, maintenance logs, designated safe routes to school crossings, transit routes and stops, and roadway assets (like signs, pavement markings, etc) are all additional data that can be used to help prioritize projects that meet the most needs of the community and the safety issues identified.

Emphasis Area 3: Education, Collaboration, and Communication

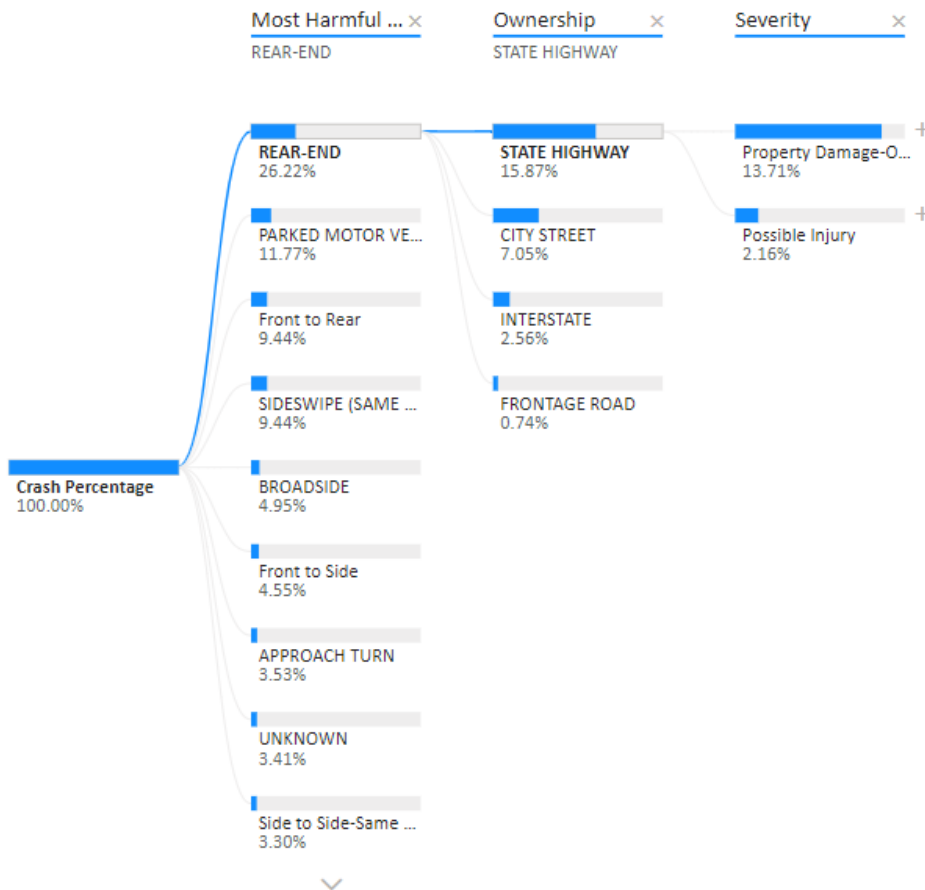
Eighty-one (81) crashes were rear end crashes many of which occurred during the peak traffic and events. Consideration of using permanent changeable message signs to keep the traffic informed about incidents or delays.

Pedestrian safety PSAs in the community in both English and Spanish to remind drivers and pedestrians the rules of the road. This could be done in conjunction with community groups, public health, employers, and schools.



Crash Data Summary

Tree Diagram Diagnosis



CHOOSE PROVEN SOLUTIONS

[FHWA's Proven Safety Countermeasures](#) include many low-cost strategies to improving safety and reducing risk on roadways. There are many low-cost countermeasures such as signing and pavement marking that can increase the visibility for both pedestrians and drivers as well as heighten their awareness for safe locations to be crossing the roadway. Leading pedestrian intervals at signalized intersections also allows for the pedestrians to be more visible and allowing them to have the right of way in advance of the vehicles. It also allows for re-timing to ensure pedestrians have ample time to cross the roadway regardless of their ability.



Proven Safety Countermeasures

SPEED MANAGEMENT



**Speed Safety
Cameras**



Variable Speed Limits



**Appropriate Speed
Limits for All Road Users**

ROADWAY DEPARTURE



Wider Edge Lines



**Enhanced Delineation
for Horizontal Curves**



**Longitudinal Rumble
Strips and Stripes on
Two-Lane Roads**



SafetyEdgeSM



**Roadside Design
Improvements at
Curves**



Median Barriers

INTERSECTIONS



**Backplates with
Retroreflective
Borders**



**Corridor Access
Management**



**Dedicated Left- and
Right-Turn Lanes at
Intersections**



**Reduced Left-Turn
Conflict Intersections**



Roundabouts



**Systemic Application
of Multiple Low-Cost
Countermeasures at
Stop-Controlled
Intersections**



**Yellow Change
Intervals**

PEDESTRIANS/BICYCLES



**Crosswalk Visibility
Enhancements**



Bicycle Lanes



**Rectangular Rapid
Flashing Beacons
(RRFB)**



**Leading Pedestrian
Interval**



**Medians and Pedestrian
Refuge Islands in Urban
and Suburban Areas**



**Pedestrian Hybrid
Beacons**



**Road Diets (Roadway
Reconfiguration)**



Walkways

CROSSCUTTING



**Pavement Friction
Management**



Lighting



Local Road Safety Plans



Road Safety Audit

FHWA-SA-21-082

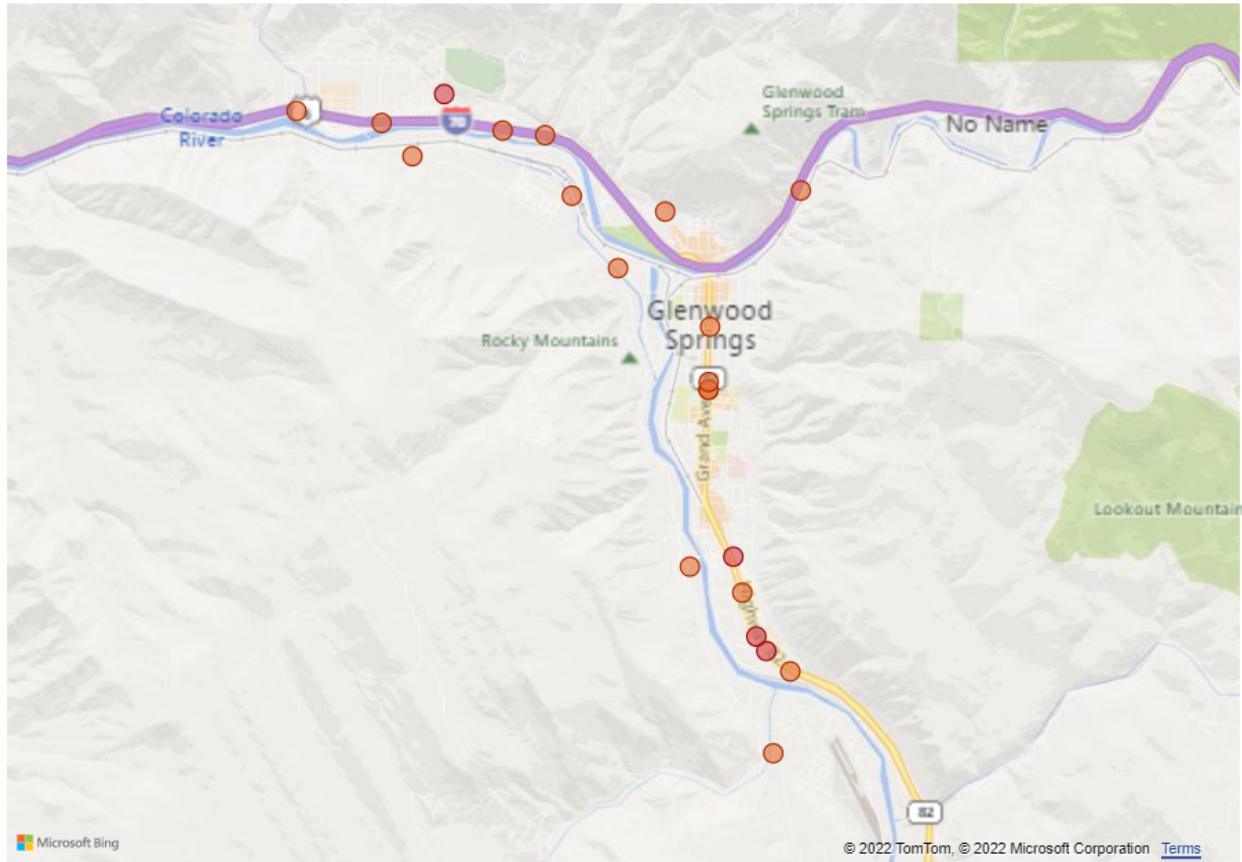
Safer Roads
Ahead

PROJECT IDENTIFICATION

- W 6th Street – West of Laurel St
- W Wulfson Road and Midland Ave
- Devereaux Rd
- Signals on Grand Ave (ped timing, number of signals, progression/timing)

Crash Location Heat Map

Severity ● Fatal Injury ● Suspected Serious Injury

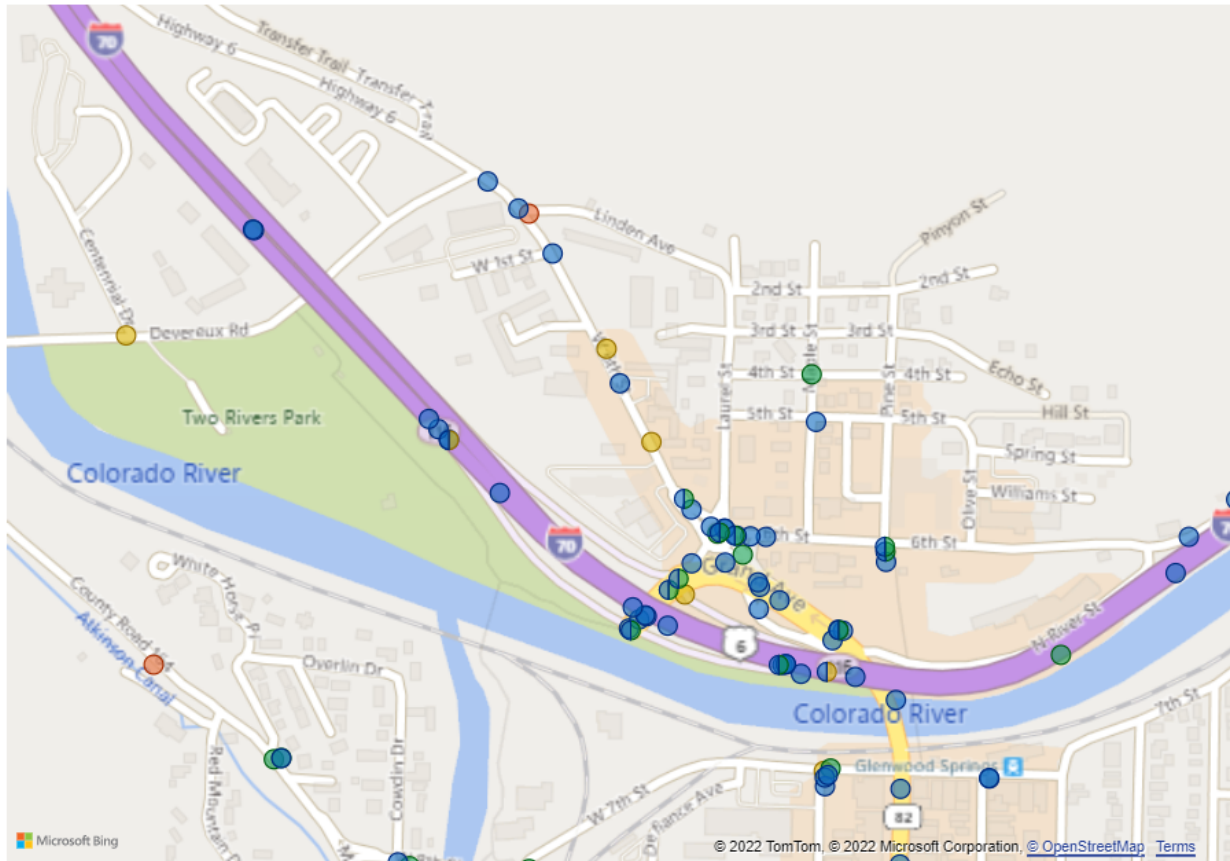


Safer Roads Ahead

Crash Location Heat Map

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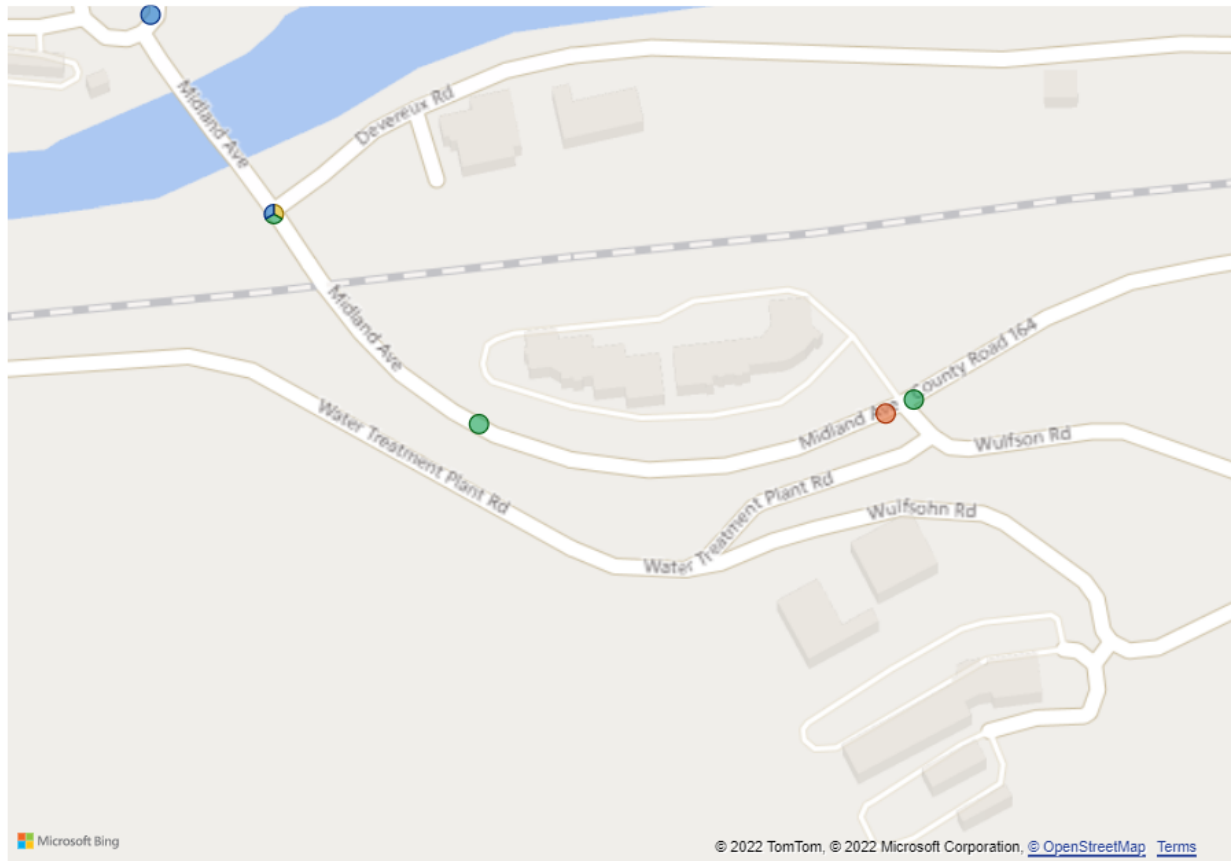
Severity ● Fatal Injury ● Suspected Serious Injury ● Suspected Minor Injury ● Possible Injury ● Property Damage-Only



Safer Roads Ahead

Crash Location Heat Map

Severity ● Fatal Injury ● Suspected Serious Injury ● Suspected Minor Injury ● Possible Injury ● Property Damage-Only



FUNDING OPPORTUNITIES

Local, State, and Federal Funding opportunities should all be pursued for improvements based on the data driven assessment of roadway safety and risks in the City of Glenwood Springs. These safety solutions can be integrated into maintenance projects, programed capital improvement projects, new safety projects, and more

[Colorado DOT Highway Safety Improvement Program \(HSIP\)](#) funding

[USDOT Safety Streets and Roads for All \(SS4A\)](#) funding

[National Highway Transportation Safety Administration \(NHTSA\)](#) funding

[Federal Land Access Program \(FLAP\)](#) funding

[Congestion Mitigation and Air Quality Improvement \(CMAQ\)](#) funding

EVALUATION & IMPLEMENTATION

Describe the process that will be used to evaluate the success of the plan, ensure implementation, and determine when an update is needed.



- How often will the goals be evaluated to measure success?
- When should revision of the plan be considered? (Living Document, every 2 years, etc.)
- Will a committee be formed to meet periodically to oversee implementation?
- Will the County hold any departments accountable for progress on the plan goals?
- Is further involvement needed from safety partners from entities outside the County?

OFFICIAL PLAN ADOPTION

City Engineer

Mayor

City Council



Glenwood Springs Crash Data Summary Template (v4)

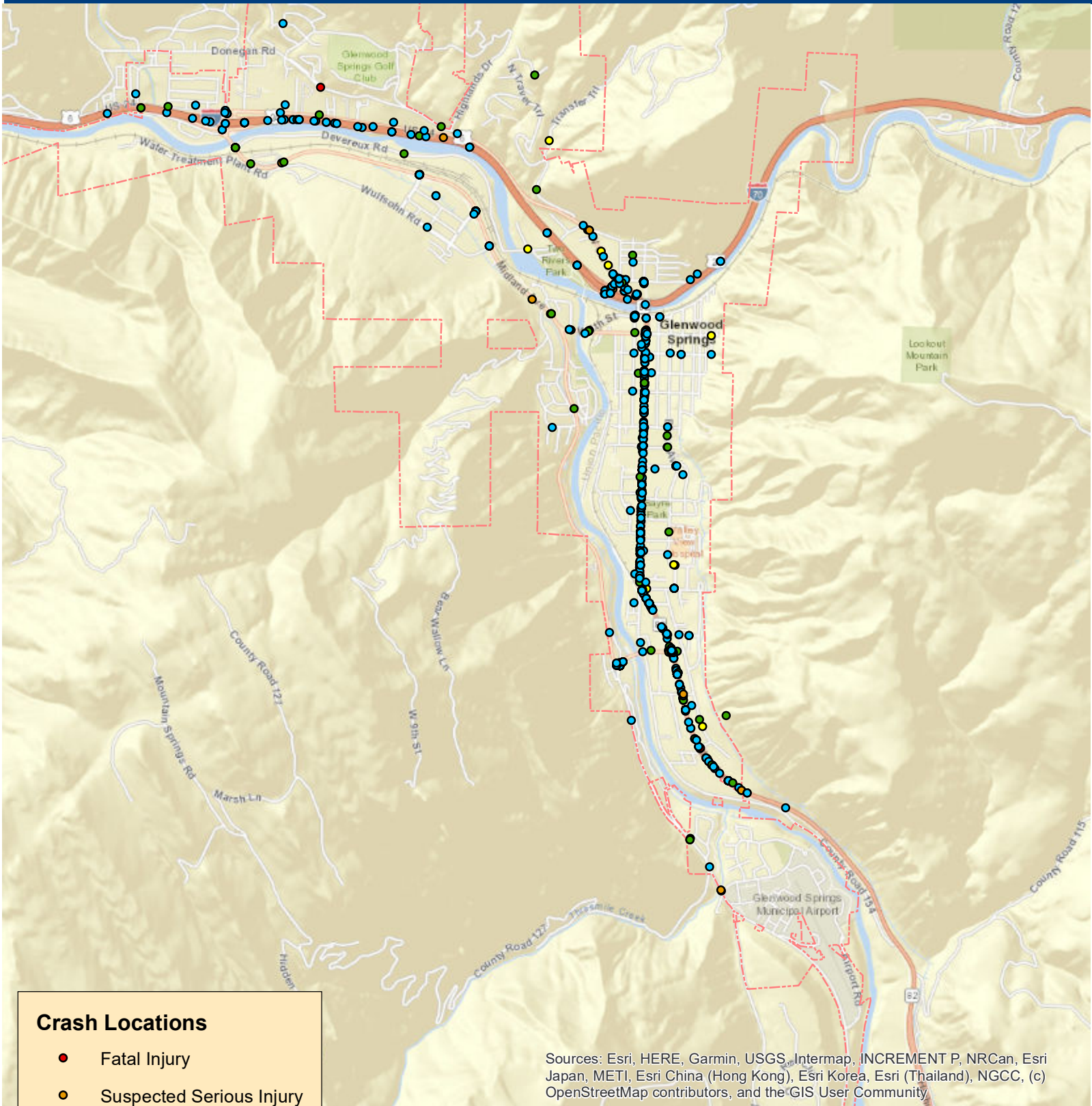
Key Takeaways

Note: Person-level and vehicle-level attributes not available for June 2020-Dec 2021 (some not available for 2013-2016).

- Alcohol- and Drug-Related
 - The percent of crashes in Glenwood Springs involving alcohol- or drug-impaired drivers was 6.5% for 2017-June 2020. This is lower than the 10.3% in Glenwood Springs in 2013-2016, 7.9% in peer cities in 2017-June 2020, and 7.0% Statewide in 2017-June 2020.
- Crash type
 - 10.6% of crashes in Glenwood Springs from 2017-2021 involved a pedestrian. This is overrepresented compared to 4.0% statewide from 2013-2016 and higher than the 8.3% in the peer cities from 2017-2021.
 - 7.5% of crashes in Glenwood Springs from 2017-2021 involved a bicyclist. This is overrepresented compared to 3.0% for bicyclist crashes statewide from 2013-2016 and higher than the 5.4% in the peer cities from 2017-2021.
 - Rear-end crashes in Glenwood Springs decreased from 46.6% in 2013-2016 to 40.7% in 2017-2021, however this is still overrepresented compared to 29.9% statewide and 37.0% in the peer cities in 2017-2021.
- Light Conditions
 - 3.5% of crashes in Glenwood Springs from 2017-2021 occurred in “Dark – Not Lighted” conditions. This is an increase from 1.7% in 2013-2016, but still less than the statewide 7.4% and the peer cities 8.2% in 2017-2021.
- Road Surface Condition
 - 10.1% of Glenwood Springs crashes from 2017-2021 occurred on icy, slushy, or snowy roads. This is higher than 5.9% statewide from 2017-2021, but a decrease from 11.5% in Glenwood Springs in 2013-2016 and 26.3% in peer cities in 2017-2021.
- Roadway Description
 - “At Intersection” crashes in Glenwood Springs increased from 27.6% to 32.7% between the 2013-2016 and 2017-2021 periods. However, “Intersection Related” crashes decreased from 28.2% to 17.1% between the same periods. Combined, “At Intersection,” “Intersection Related,” and “At Driveway Access” crashes decreased from 64.9% to 59.3% between the two periods. This is compared to 63.1% statewide and 60.7% in the peer cities in 2017-2021.
- Alignment
 - 28.1% of crashes in Glenwood Springs from 2017-2021 occurred on a grade, overrepresented compared to 19.6% statewide in 2017-2021 and higher than the 24.1% in peer cities in 2017-2021.
- Motor Vehicle Body Type
 - The “Pickup Truck/Utility Van” type was involved in 22.0% of crashes from 2017-June 2020, overrepresented based on 14.3% from 2013-2016 and 14.3% statewide from 2017-June 2020. This is also higher than the 18.2% in peer cities from 2017-June 2021.
 - The “Passenger Car/Van” type was involved in 36.8% of crashes from 2017-June 2020, overrepresented compared to 26.5% in peer cities from 2017-June 2020 (but lower than

the 45% statewide from 2017-June 2020 and 40.5% in Glenwood Springs from 2013-2016).

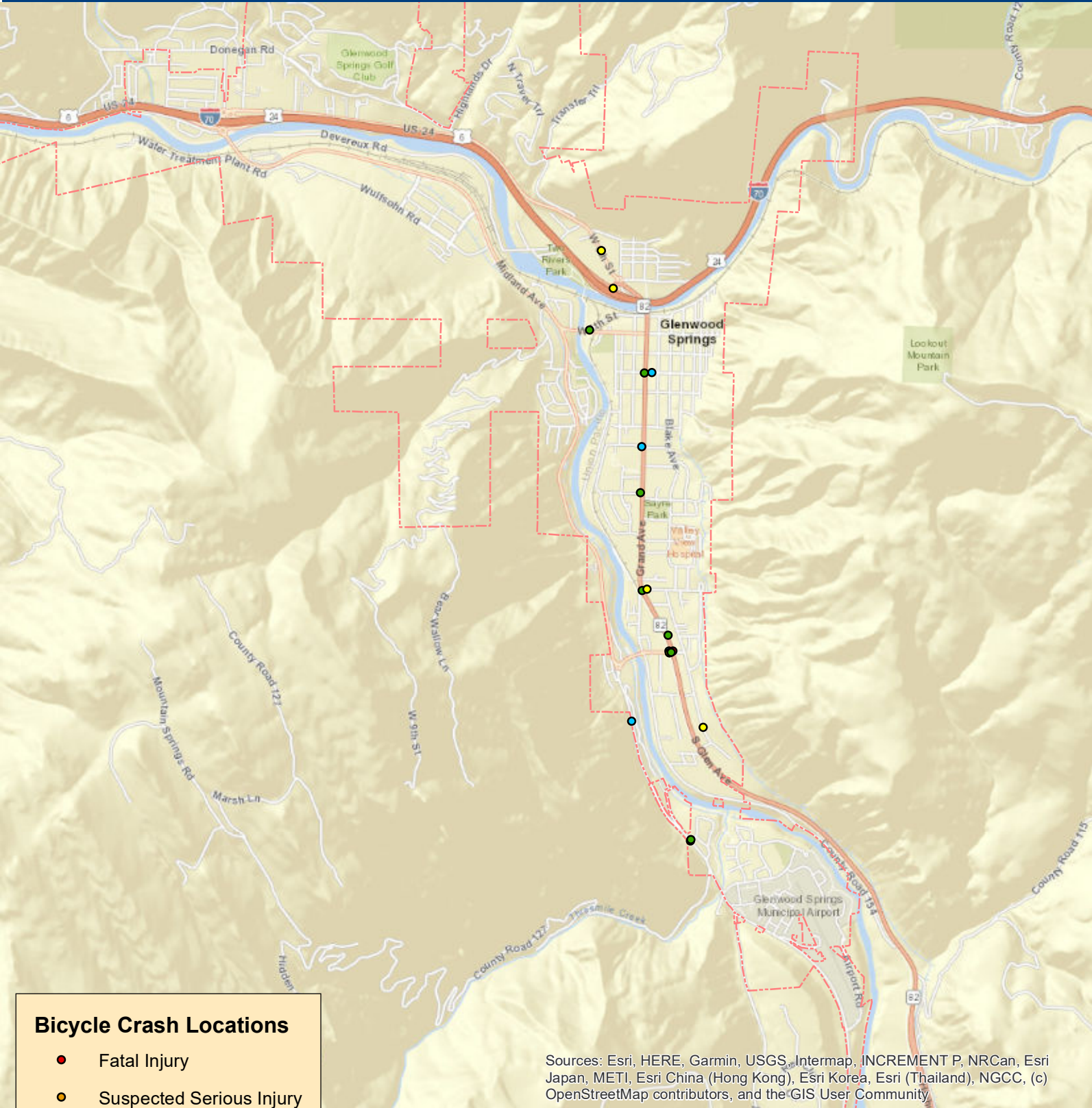
- The "SUV" type was involved in 26.1% of crashes in Glenwood springs from 2017-June 2020, lower than the 40.3% in peer cities from 2017-June 2020.
- Speed Limit
 - 65.3% of crashes in Glenwood Springs from 2017-June 2020 occurred when the speed limit was 25 mph, overrepresented compared to 6.7% statewide and 36.4% in peer cities from 2017-June 2020.
- Motor Vehicle Maneuver
 - 4.6% of crashes in Glenwood Springs from 2017-June 2020 involved a vehicle making a right turn. This is overrepresented compared to 2.3% in peer cities from 2017-June 2020 and higher than 3.1% statewide from 2017-June 2020 (but a decrease from 6.4% in Glenwood Springs from 2013-2016).
- Restraint Use
 - A driver was recorded as "not belted" in 18.0% of Glenwood Springs crashes from 2017-June 2020, overrepresented compared to 12.4% statewide and 12.6% in peer cities from 2017-June 2020.
 - A bicyclist was recorded as not wearing a helmet in 73.3% of Glenwood Springs crashes from 2017-June 2020, overrepresented compared to 55.2% in peer cities and higher than 69.5% statewide from 2017-June 2020.
- Driver Actions
 - A driver was recorded as "preoccupied" in 10.3% of Glenwood Springs crashes, a decrease from 13.9% from 2013-2016 but overrepresented compared to 5.3% in peer cities and 4.7% statewide from 2017-June 2020.

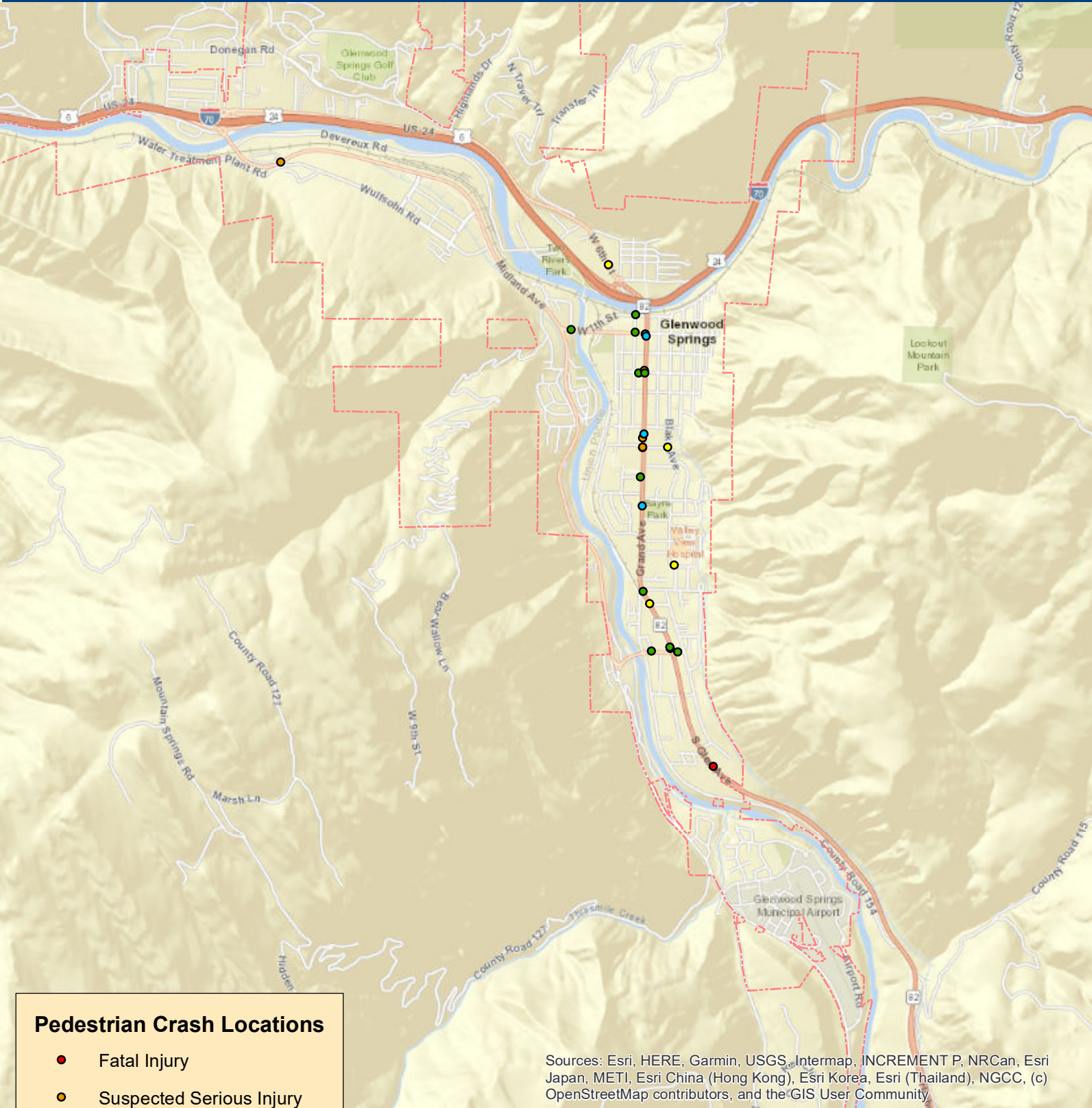


U.S. Department of Transportation

0.1 0.25 0.5 0.75 1 Miles

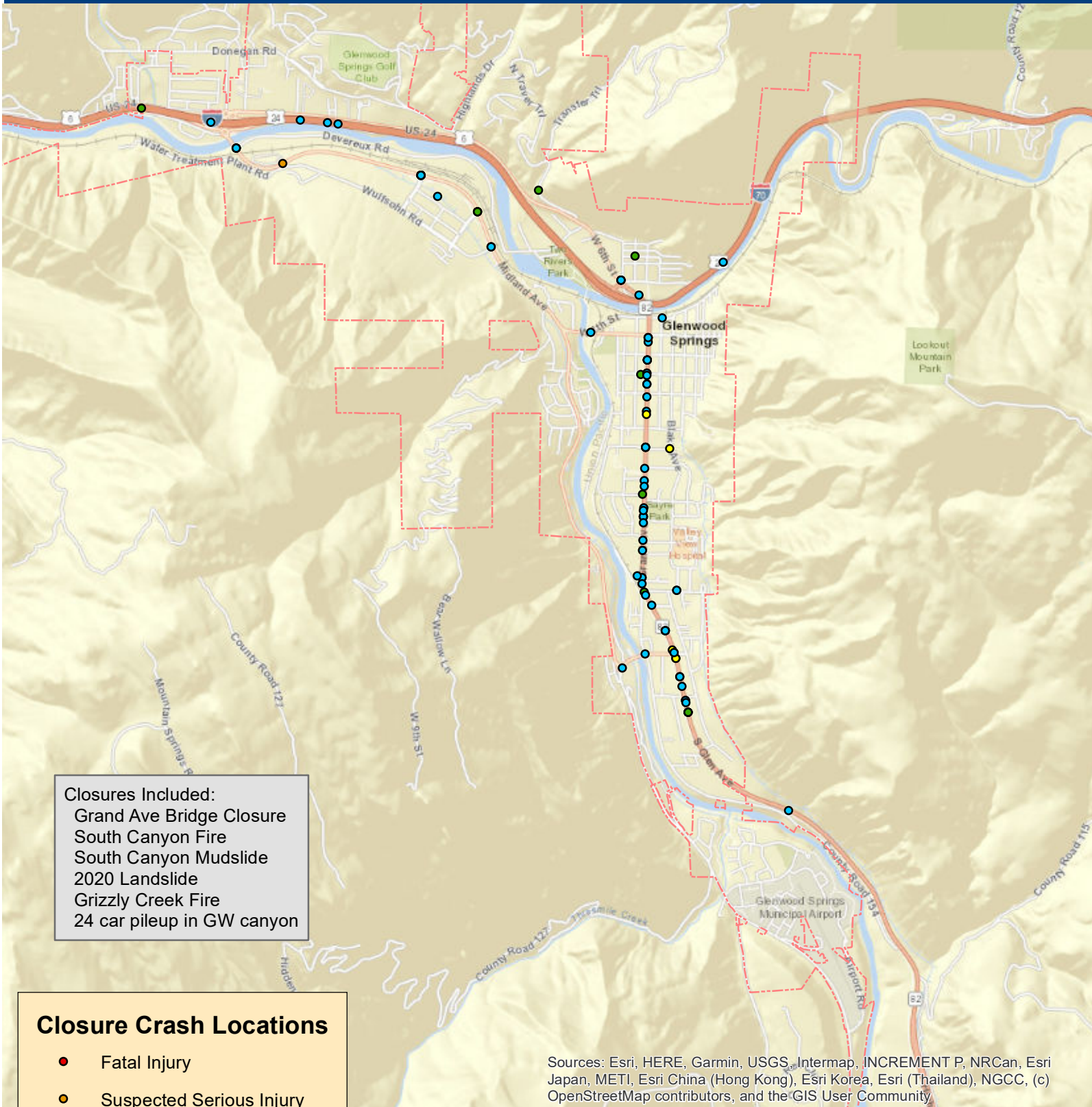






Glenwood Springs Crashes During Closures

4/8/2022





City Council
STAFF REPORT
City of Glenwood Springs
July 7, 2022

Agenda Item:	Ordinance 2022-17; Supplemental Appropriation
Action Requested:	Pass Ordinance 17 amending the 2022 budget appropriation.
Department:	City Administration
Presented By:	Steve Boyd
Strategic Goals:	Provide Efficient and Responsive City Government
Background Info:	This is the budget amendment for the second quarter of 2022. Most of the journal entries are related to the 5% staff wage increase passed on March 24th. We also include things that Council has appropriated after the budget was passed in November and to reallocate things that got into the wrong account number or to improve financial reporting.
Issues:	None
Fiscal Impact:	Detailed in staff report.
Legal Review:	NA
Staff Recommendation:	Passage of Ordinance #17, Series of 2022 amending the budget.

ORDINANCE NO. 17

Series of 2022

**AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS,
COLORADO, AMENDING THE 2022 APPROPRIATION ORDINANCE
TO REFLECT CARRYOVERS FROM THE 2021 BUDGET,
REALLOCATION OF FUNDS, AND EXPENDITURES APPROVED
AFTER SUBMISSION OF THE 2022 BUDGET.**

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED BY TITLE ONLY
THIS 7th DAY OF JULY 2022.

CITY OF GLENWOOD SPRINGS, COLORADO

ATTEST:

Jonathan Godes, Mayor

Ryan Muse, City Clerk

Exhibit A
Ordinance 17, Series of 2022
First Reading July 7, 2022

2023 SALARY INCREASE (5%) APPROVED MARCH 24, 2022

Object Code =>	Regular Employees	FICA Contributions	Retirement Contributions	401a	FPPA	Life	LTD	Total
	05111	51250	51260	51265	51240	51230	51220	
01112 - Administration	\$27,479	\$2,102	\$1,924			\$69	\$13	\$31,587
01113 - Recreation	\$71,095	\$5,439	\$2,108			\$84	\$76	\$78,802
01114 - City Clerk	\$5,049	\$386	\$353			\$15	\$16	\$5,819
01115 - Human Resources	\$10,343	\$791	\$724			\$29	\$33	\$11,920
01116 - Finance	\$29,929	\$2,290	\$2,095			\$81	\$75	\$34,469
01117 - IT	\$22,691	\$1,736	\$1,588			\$62	\$37	\$26,114
01118 - Municipal Court	\$4,578	\$350	\$320			\$13	\$15	\$5,276
01121 - Facilities	\$16,891	\$1,292	\$1,182			\$47	\$54	\$19,467
01122 - Arts	\$5,873	\$449	\$411			\$15	\$19	\$6,767
01131 - Police	\$140,105	\$2,032	\$9,807	\$10,508	\$2,878	\$370	\$257	\$165,956
43133 - Fire and EMS	\$124,891	\$2,431	\$8,042	\$8,392	\$3,241	\$309	\$283	\$147,588
01141 - Comm Dev	\$21,618	\$1,654	\$1,513			\$60	\$69	\$24,914
01144 - Engineering	\$19,872	\$1,520	\$1,391			\$54	\$27	\$22,865
01145 - Building	\$9,904	\$758	\$693			\$27	\$15	\$11,397
01154 - Parks	\$33,144	\$2,536	\$2,320			\$96	\$106	\$38,201
21211 - Water Admin	\$20,310	\$1,554	\$1,422			\$45	\$20	\$23,351
24220 - Electric Admin	\$11,324	\$866	\$793			\$24	\$26	\$13,033
22227 - Broadband	\$34,257	\$2,621	\$2,293			\$89	\$83	\$39,343
24230 - Electric Admin	\$37,717	\$2,885	\$2,640			\$106	\$48	\$43,396
24245 - Elec Cust Accts	\$7,045	\$539	\$493			\$20	\$23	\$8,120
31390 - SWAT	\$9,069	\$694	\$635			\$25	\$28	\$10,452
21410 - Water Treatment	\$13,402	\$1,025	\$938			\$37	\$43	\$15,445
21420 - Transmission	\$14,444	\$1,105	\$1,011			\$40	\$46	\$16,646
21430 - WW Treatment	\$13,071	\$1,000	\$915			\$35	\$42	\$15,063
21440 - WW Collection	\$13,133	\$1,005	\$919			\$37	\$42	\$15,136
29610 - Landfill Admin	\$36,658	\$2,804	\$2,566			\$99	\$96	\$42,224
64110 - Fleet	<u>\$42,636</u>	<u>\$3,262</u>	<u>\$2,985</u>			<u>\$109</u>	<u>\$61</u>	<u>\$49,053</u>
Total	\$796,529	\$45,125	\$52,084	\$18,900	\$6,118	\$1,998	\$1,653	\$922,406
Total by Fund								
General Fund	\$483,555							
Water Fund	\$85,642							
Broadband Fund	\$39,343							
Electric Fund	\$64,550							
Capital Projects Fund	\$10,452							
Landfill Fund	\$42,224							
Fire EMS	\$147,588							
Fleet Fund	<u>\$49,053</u>							
	\$922,406							

Exhibit A
Ordinance 17- Series of 2022
First Reading July 7, 2022

<u>GENERAL FUND</u>		\$5,000		
Aspen International Mtn Foundation	\$5,000	01120 - 52420 City Manager Discretionary	Contribution approved June 9	
<u>BUS TAX FUND</u>		\$230,000		
Increase in RFTA Labor Cost	\$80,000	18170 - 56510 Fixed Labor Costs		
Increase in Direct Labor Costs	\$80,000	18170 - 56510 Direct Labor Costs		
Increase in Mileage Costs	\$50,000	18170 - 56530 - Direct Mileage Costs	RFTA Agreement Approved June 2	
Increase in Allocated Capital Costs	\$20,000	18170 - 56555 Allocated Capital Costs		
<u>CAPITAL PROJECTS FUND</u>		\$465,000		
Police Department Glass	\$25,000	3110 - 60000	Replacement of Reception Area Security Glass	
Airport Tree Removal	\$40,000	31999 - 55980 Transfer to Other Funds	Added to loan to Airport Fund below, approved 6/2	
<u>AIRPORT FUND</u>		\$200,000		
Tree Removal	\$200,000	3300060 - 43910 Cost Reimbursements	Added to loan from Capital Projects above, approved 6/2	
<u>A&I FUND</u>				
<u>Revenues</u>		\$200,000		
From RFTA	\$200,000	3300060 - 43910 Cost Reimbursements	Repairs to 8th St Retaining Wall, Reimbursment from RFTA	
<u>Expenditures</u>		\$347,620		
South Bridge Amendment #9	\$347,620	3330 - 60000	Approved 9-16-21	
<u>DDA FUND</u>		\$117,660		
6th Street Construction	(\$175,000)	86180 - 55920 Transfer to A&I	No 6th St Construction in 2022 so no Transfer from DDA	
6th Street Design	\$250,000	86180 - 51710 Professional Services	Carryover from 2021 budget for design	
6th Street Design	\$42,660	86180 - 51710 Professional Services	Cover overage for \$292,660 design contract	
<u>FIRE EQUIPMENT REPLACEMENT FUND</u>		\$65,000		
Scheduled fire vehicle replacement	\$65,000	71134 - 59520 Capital Outlay	Delivery of Field Vehicle in 2022 instead of 2023	
<u>BROADBAND FUND</u>		(\$400,000)		
Bucket Truck	(\$400,000)	22999 - 55910 Transfer to Fleet	So....\$200,000 was originally budgeted from the Broadband Fund that should have been in the Electric Fund for a bucket truck. We made the correction in the Q1 amendment but your COO put a plus where there should have been a minus - so the mistake actually doubled. Oops. This fixes that and at the end of the day leaves \$200,000 in Electric and \$0 in Broadband for the truck which is what Council passed in November 2021.	
<u>ELECTRIC FUND</u>		\$400,000		
Bucket Truck	\$400,000	24999 - 55910 Transfer to Fleet		