



AGENDA
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
SEPTEMBER 21, 2023
101 W. 8TH STREET
6:15 p.m.

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.

WORK SESSION

4:00	1. Downtown Overlay	Information/Discussion
4:30	2. Budget	Information/Discussion
5:15	3. Airport Board Joint Work Session	Information/Discussion
5:30	4. Discussion of City Manager Expectations	Information/Discussion

ZOOM INSTRUCTIONS

You are invited to a Zoom webinar. When: Sep 21, 2023 06:00 PM Mountain Time (US and Canada). Topic: 2023/9/21 Regular City Council Meeting. Please click the link to join the webinar: <https://us02web.zoom.us/j/87481568044?pwd=ZU13SXh3a3loRIU2TWM2QU03L3lvUT09> Passcode: 336531 Or One tap mobile: +17193594580,,87481568044# US +12532158782,,87481568044# US (Tacoma) Or Telephone: Dial (for higher quality, dial a number based on your current location): +1 719 359 4580 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 6833 US (San Jose) +1 253 205 0468 US +1 689 278 1000 US +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US Webinar ID: 874 8156 8044 International numbers available: <https://us02web.zoom.us/j/87481568044?pwd=ZU13SXh3a3loRIU2TWM2QU03L3lvUT09>

REGULAR SESSION

5. Roll Call
6. Agenda Changes & Conflicts
7. Council Announcements
8. Citizens Appearing Before Council (for items not on the Agenda-comments limited to 3 minutes)
9. Consent Agenda Discussion and/or Action
 - A. September 7, 2023 Council Minutes

ACTIONS AND/OR PRESENTATIONS

10. 27th Street Underpass Update Discussion and/or Action
11. Youth Zone Update Discussion and/or Action
12. Mind Springs Withdrawal Management Facility Update Discussion and/or Action
13. LoVa Trail Update Discussion and/or Action
14. Colorado Open Records Act Online Publication Discussion and/or Action
15. Ordinance 2023-15; Code Amendments to Title 070 Regarding Child Care and Other Minor Changes Discussion and/or Action
16. Ordinance 2023-09; Downtown Design Overlay Discussion and/or Action
17. Council Comments
18. Report from City Administration

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

19. Adjournment

View the City of Glenwood Springs Accessibility Policy at www.cogs.us/ADA/ / Ver el Póliza de Accesibilidad de la Ciudad de Glenwood Springs en www.cogs.us/ADA



City Council
STAFF REPORT
City of Glenwood Springs
September 21, 2023

Agenda Item:	Downtown Overlay
Action Requested:	Consideration of Code Amendments implementing a Downtown Commercial Overlay.
Department:	Economic and Community Development
Presented By:	Danielle Campbell, Hannah Klausman
Strategic Goals:	Provide Efficient and Responsive City Government Preserve and Improve Infrastructure Protect and Preserve our Quality of Life Generate Sustainable Economic Development
Background Info:	The purpose of the District is to enhance the pedestrian-oriented business and service character in the central core to support an active, vibrant street life.

History

The Downtown Overlay District was originally proposed by the Planning and Zoning Commission in 2021. City Council held two work sessions on February 3, 2022, and May 19, 2022, to discuss Planning and Zoning Commission recommendations to implement a Downtown Commercial Overlay District to promote downtown vibrancy. Work Session staff reports are included as attachments to this report. Council requested an additional public outreach meeting in order to elicit more feedback. Staff responded that the item would need to wait until 2023 due to the project workload. Council more recently requested this item be brought back to Council for initial review and direction to be able to proceed with the public engagement meeting with Council. On February 2, 2023, Council directed staff to move forward with a public engagement meeting specifically to provide information on how the public generally feels about an overlay district, restricting uses, and the size of the district within downtown. Two public meetings were held on April 26, 2023. Since the public meetings, Council has had two evening meetings and three work sessions amending the Downtown Design Overlay.

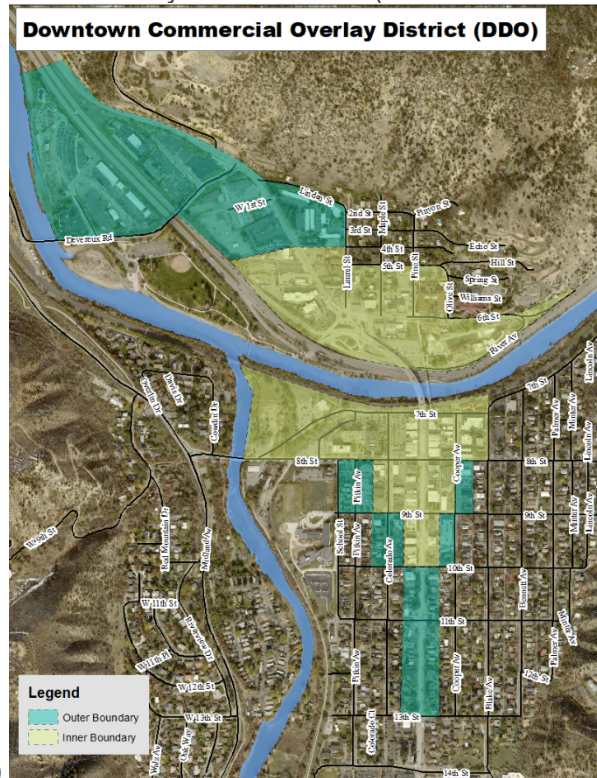
2023 Meeting Summaries

1. April 26, 2023 Public Meeting Takeaways:

- Majority supported regulating uses. However, did not support regulating the square footage of the ground floor of that use.
- Majority preferred seeing a medium to larger overlay district.
- Majority supported regulating building forms to encourage diverse uses in downtown.
- People want to see a walkable downtown with a safe, clean, attractive atmosphere and a distinct sense of place.
- General support for a diversity of businesses that serve residents and visitors. This included restaurants, retail, and attractions (art classes, etc.)

2. June 1st Council Meeting Summary: Council Meeting and Work Session, staff received direction on the proposed overlay boundary, threshold, allowed uses, and exemptions.

- **Boundary:** Council directed staff to expand the overlay and create an additional buffer to the overlay. Throughout the staff report the buffer will be referred to as the outer boundary and the central boundary will be referred to as the inner boundary. The intent of the “inner” boundary would have more extensive regulation regarding the allowed uses on the ground floor. However, the expanded “outer” boundary would allow all personal services & professional offices in addition to the allowed uses within the inner boundary on the ground floor. See map below of the Council's recommended boundary from June 1st. (This has since



changed.)

- **Building Form:** Council directed staff to require that the allowed uses must be at least fifty percent (50%) of the ground floor area facing the street with a primary entrance.
- **Uses:** Council directed staff to limit allowed ground floor uses within the inner boundary and expand uses within the outer boundary. The intent is to retain and foster Glenwood Character and the authenticity of local downtown businesses.
 - "Inner" Boundary Allowed Uses:
 - Food and Beverage Establishments
 - Retail
 - Recreation and Entertainment, Indoor
 - Personal Services for the following:
 - Beauty/barber shops
 - Shoe repair, Alterations
 - Spas/Massage
 - Personal Grooming
 - "Outer" Boundary Allowed Uses:
 - Food and Beverage Establishments
 - Retail

- Recreation and Entertainment, Indoor
 - Professional Office
 - All Personal Services
 - **Special Permit:** Uses that are not approved would be required to submit a Special Use Permit.
 - **Threshold:** Council directed staff to increase the residential remodel threshold to be greater than twenty-five (25) percent as originally proposed. The intent of this change is to preserve existing residential and to not prohibit the ability for residential property owners to update units as needed.
 - **Exemptions:** Council directed staff to include tragic events to be exempt, and remove institutions as allowed use on the ground floor. See additional details below.
 - **Tragic Event:** Any building severely impacted by a tragic event such as a fire that will need to be remodeled or rebuilt. The reconstructed building would be allowed to continue as the previous use as long as built architecturally similar to the original structure.
 - **Institutions:** Remove institutions as an exemption from ground floor use.
 - **Historical Significance:** Local landmarks and buildings with historical significance will be exempt from overlay.
- 3. June 15 Council Meeting Summary:** Staff and the public presented concerns of the overlay. These concerns are expanded upon within the issues section of this staff report if they were not resolved during the June 15th Council meeting.
- **Boundary Overlay:** The intent of the overlay is to transition uses that enhance the vibrancy by regulating uses that adhere to the pedestrian-oriented streetscape. Incorporating past 11th Street for the overlay could provide a burden to businesses and property owners due to the required parking standards for commercial uses and the lack of space to develop parking on Grand Avenue from 11th to 13th. In addition, the streetscape beyond 11th Street is auto-oriented, fostering businesses and residences that align with that design currently. Council approved Staff's recommendation to decrease the overlay on Grand Avenue from 13th to 11th. Parking Constraints on 6th Street.



4. July 6th Council Worksession: Council addressed concerns of the thresholds and Inner boundary of the overlay. Council requested an additional Worksession and first reading in August.

• **Council provided consensus on the following:**

- Council directed staff to include the street frontage of 8th street within the Inner Boundary.
- Providing increasing flexibility in parking requirements outside of the GID within the Overlay
- Providing Special Use permits for applicants who do not fit the approved requirements of the overlay.
- Threshold of applicability of development on vacant land and Change of Use Permit

• **Council did not reach consensus on the following:**

- Thresholds of applicability for non-residential properties
- Inner Overlay Boundary

5. August 17 Worksession: Council reviewed several boundaries and requested a staff recommendation for Overlay. In addition gave direction to simplify for implementation.

Issues:

Council has received public concerns regarding overlay implementation, including the following.

- Boundary
- Restrictive options of allowed uses within the boundaries of existing buildings.
- Large squarefootage of allowed uses on the ground floor

Staff has provided a new approach to help mitigate these issues while still achieving the desired intent of the overlay.

Fiscal Impact:	The City may see increased retail businesses generating additional sales tax in the downtown area. No major increase in sales tax generation for the City is expected.
Legal Review:	Legal has been involved in the discussion.
Staff Recommendation:	Staff recommends considering the adoption of the Overlay as proposed in Exhibit A and the Proposed Boundary Map. Both documents can be found within the item packet.

Exhibit A

070.020.180 Downtown Commercial Overlay (DDO) District

(a) General Provisions.

(1) Purpose. The Downtown Commercial Overlay district is intended to promote downtown vibrancy and pedestrian engagement, with an emphasis on walkability and active ground-floor uses. The DDO district allows for retail, food and beverage establishments, indoor recreation and entertainment, and specific personal and professional services as listed.

(2) Applicability.

a. General.

b. The overlay standards shall apply to:

1. New Business Licenses
2. Development on vacant land.
3. Demolished buildings when the demolition involves more than 80% of the ground floor area of the existing structure.

(3) Exemptions. This section shall not apply to the following:

a. Parks and Open Space

b. Deed Restricted Housing including resident occupancy and/or affordability at or below 100% of Area Median Income.

c. Nonconforming structures that have been damaged or destroyed by fire or other causes may be restored pursuant to Section 070.010.070(d);

d. Buildings on the National Historic Registry or Local Landmark that have existing residential on the ground floor.

(b) Uses. In addition to uses listed in Table 030.1: Table of Allowed Uses for the base zoning, the overlay includes the following list of allowed uses for the ground-floor uses.

(1) Area. Approved uses must be open to the public. All other uses allowed within the base zone district would apply to non-ground-floor areas.

(2) Existing building. Any existing building within the overlay district.

a. New businesses that are approved uses can be located anywhere on the ground floor.

b. Existing businesses that are approved uses located on the ground floor cannot be replaced with non-approved uses.

c. Existing businesses that are not approved uses cannot expand on the ground floor

(3) Demolished gutted buildings or new development. Any development on vacant land and gutted buildings involving more than 80% of the ground floor area being demolished or the entire building.

a. 75% of the building's linear street frontage must be an approved use.

b. Any new buildings wider than 100' must be designed to read as a series of buildings no wider than 50' with a street-facing public entrance. Public entrances must be a minimum of 10' apart. If a building

exceeds a width of 100 feet, it must exhibit architectural distinctiveness, achieving this through one of the following methods:

1. Façade material or color changes must occur every 50' or less.
2. Recessed public entrances with a minimum depth of 3' and a maximum depth of 5'.

(4) Permitted Uses

- a. Food and beverage establishments
- b. Retail
- c. Recreation and Entertainment, Indoor
- d. Personal Services, specifically:
 1. Beauty/barber shops,
 2. Shoe repair, Alterations
 3. Spas/Massage

(5) Parking areas. 100% of off-street surface parking is required to occur behind the rear wall of the primary building. This shall only apply to development of vacant land, or demolished building properties.

- a. Cumulative Maximum Reduction for Parking Alternatives. The maximum reduction of required off-street parking spaces by any single parking alternative or combination of parking alternatives outlined in Section 070.040.060(e) shall be fifty (50) percent for development within the entire overlay boundary.

(6) Base Zoning District Uses. Uses allowed in the base zoning district and not listed in (1) or (2) above, proposed for the ground floor within the overlay boundary shall be considered through a Special Use Permit review process. (Subsection 070.060.050(e))

(c) Standards. All Dimensional and lot standards shall follow the base zoning district standards.

070.040.060 Off-Street Parking and Loading.

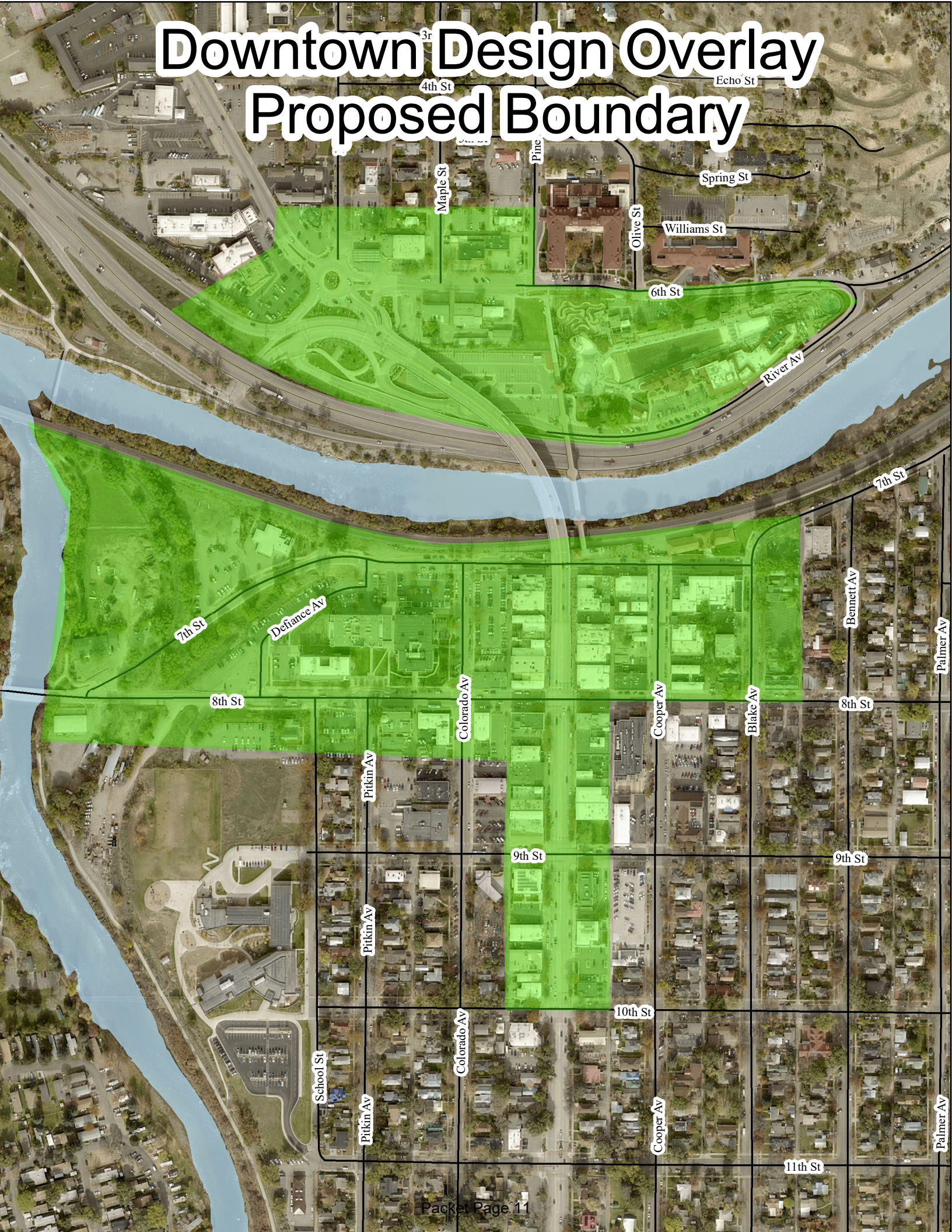
...

(d) *Number of Off-Street Parking Spaces Required.*

- (1) *Minimum Number of Off-Street Parking Spaces Required.* The number of off-street parking spaces required shall be pursuant to the corresponding use type in Table 030.1: Table of Allowed Uses.
- (2) *Accessible Parking.* The number and design of accessible parking spaces shall be pursuant to the International Building Code as adopted in the Municipal Code and the American Disabilities Act, as amended.
- (3) *Maximum Parking Spaces Allowed.* In nonresidential and mixed-use districts, uses shall not provide off-street parking spaces in an amount more than one hundred twenty-five (125) percent of the minimum parking spaces required pursuant to Table 030.1: Table of Allowed Uses, unless:
 - a. The use is "automotive sales or leasing" or "transit terminal or station;"
 - b. The applicant submits a parking demand study to the Director pursuant to Subsection 070.040.060(c)(5);
 - c. The proposed development has unique or unusual characteristics such as high sales volume per floor area or low parking turnover, that create a demand exceeding the maximum ratio and that typically does not apply to comparable uses, with authorization from the Director; and

-
- d. Additional landscaping is provided in an amount equal to the percentage above the maximum parking ratio allowed.
 - (e) *Parking Alternatives*. The developer of a property may submit an application to the Director requesting consideration of alternatives to the off-street parking spaces required by Table 030.1: Table of Allowed Uses, pursuant to the following standards:
 - (1) *Cumulative Maximum Reduction for Parking Alternatives*. The maximum reduction of required off-street parking spaces by any single parking alternative or combination of parking alternatives in this Section shall be thirty (30) percent except as allowed for in Section 070.020.180 Downtown Commercial Overlay District.

Downtown Design Overlay Proposed Boundary





2024 BUDGET

SEPTEMBER 21, 2023

DRAFT

Draft Budget 2024 for 9-21-2023 Work Session

Table of Contents

	<u>Page #</u>
General Fund	3
City Council and Administration	8
Community Center	9
City Clerk	10
Human Resources	11
Finance	12
Information Technology	12
Municipal Court	13
Legal	14
Non-Departmental	14
Facilities	15
Recreation	16
Police	17
Community Development	18
Engineering	19
Building Inspection	20
Streets and Alleys	21
Parks and Cemetery	22
Capital Projects	24
Acquisition and Improvement (A&I)	31

GENERAL FUND

	2020 Actual	2021 Actual	2022 Actual	2023 Forecast	2024 Budget
Revenue	\$21,394,869	\$22,045,307	\$24,210,302	\$25,029,272	\$27,654,358
Expenditures	<u>(\$18,132,356)</u>	<u>(\$21,165,255)</u>	<u>(\$23,057,812)</u>	<u>(\$27,495,758)</u>	<u>(\$27,654,927)</u>
Change in Fund Balance	\$3,262,513	\$880,052	\$1,152,490	(\$2,466,486)	(\$569)
Beginning Fund Balance	\$6,475,416	\$9,737,929	\$10,617,981	\$11,770,471	\$9,303,985
Ending Fund Balance	\$9,737,929	\$10,617,981	\$11,770,471	\$9,303,985	\$9,303,416

Fund Balance Reserves:

*Airport Road (Restricted)	(\$86,000)	(\$86,000)	(\$86,000)	(\$86,000)	(\$86,000)
*Affordable Housing (Restricted)	(\$26,984)	(\$26,984)	(\$26,984)	(\$26,984)	(\$26,984)
*In Lieu Housing Fee (Restricted)	(\$71,382)	(\$71,382)	(\$71,382)	(\$71,382)	(\$71,382)
*In Lieu Sidewalk Fee (Restricted)	(\$3,520)	(\$3,520)	(\$3,520)	(\$3,520)	(\$3,520)
Tourism Impact Costs (7.5% of Tourism Revenue)		(\$109,851)	(\$233,605)	(\$360,306)	(\$491,556)
Mine Expansion Opposition	(\$1,000,000)	(\$1,000,000)	(\$1,000,000)	(\$1,000,000)	(\$1,000,000)
Employee Retention Reserve	\$0	(\$1,000,000)	(\$1,000,000)	(\$1,000,000)	(\$1,000,000)
*Available Fund Balance after restricted reserves	\$9,550,043	\$10,430,095	\$11,582,585	\$9,116,099	\$9,115,530
% of budgeted 2024 expenses +5%; does not included Restricted Reserves shaded in gray	45.1%	45.2%	42.1%	33.0%	31.4%

Cash Balance as of 12/31/2022 \$13,059,100

General Fund Expenditures by Department 2021 Actual to 2024 Budget

Expenditure growth is a result of upward pressure on wages, benefits, utilities, technology, insurance, and maintenance and repair costs. It is important to note that actuals in 2021 and 2022 are not an apples and apples comparison to budget numbers in 2023 and 2024. The primary reason is that budgets assume we are fully staffed, actuals account for the fact that some positions are open for at least a portion of the year.

	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Revised	2024 Budget	2024 Budget Increase from 2021 Actual		
112 - Council & Administration	\$841,459	\$742,741	\$755,359	\$803,726	\$789,049	\$835,273	\$79,914	11%	Asst CM moved to Grants in Finance
113 - Community Center	\$2,397,948	\$1,777,736	\$1,706,199	\$2,209,015	\$2,469,035	\$2,761,622	\$1,055,423	62%	Increase in PT wages
114 - City Clerk	\$440,394	\$416,064	\$461,474	\$560,144	\$548,546	\$776,625	\$315,151	68%	Increase in insurance premiums
115 - Human Resources	\$294,379	\$321,181	\$363,922	\$226,084	\$394,883	\$378,769	\$14,847	4%	2022 top position open all year
116 - Finance	\$1,199,992	\$1,228,850	\$983,973	\$1,072,081	\$1,163,917	\$1,460,579	\$476,606	48%	Added PAYT FTE and Grants Specialist
117 - Information Technology	\$794,547	\$804,115	\$884,017	\$1,047,585	\$1,092,426	\$1,268,049	\$384,032	43%	Tech, help desk and security audit
118 - Municipal Court	\$170,240	\$217,138	\$240,108	\$241,912	\$317,824	\$357,008	\$116,900	49%	Increase in software and Prof Svcs
119 - Legal	\$520,149	\$382,220	\$348,615	\$350,144	\$400,000	\$440,000	\$91,385	26%	Under budget in 2021 and 2022
120 - Non-Departmental	\$984,364	\$1,759,318	\$953,590	\$1,383,305	\$1,189,367	\$1,479,919	\$844,077	89%	Consolidate dues, TIF, utilities increase
121 - Facilities	\$170,566	\$195,570	\$548,601	\$644,459	\$743,651	\$824,778	\$276,177	50%	FTE, Part time, master plan,
122 - Recreation	\$355,435	\$233,945	\$511,492	\$538,965	\$885,768	\$1,020,661	\$509,169	100%	Part time, supplies, master plan
131 - Police	\$3,970,884	\$3,450,251	\$4,007,344	\$4,764,854	\$4,854,134	\$5,565,076	\$1,557,732	39%	Assumes fully staffed in 2024
141 - Community Development	\$709,117	\$528,664	\$814,771	\$989,325	\$1,062,565	\$1,129,305	\$314,534	39%	Engineer, housing implementation
144 - Engineering & Administration	\$602,755	\$542,251	\$600,706	\$817,209	\$877,596	\$837,735	\$237,029	39%	Safe roads for all in prof svcs
145 - Building Inspection	\$260,411	\$257,925	\$280,235	\$304,240	\$378,418	\$352,900	\$72,665	26%	Increases in salaries and benefits
153 - Streets & Alleys	\$1,137,378	\$998,302	\$1,177,129	\$1,367,212	\$1,488,844	\$1,420,628	\$243,499	21%	Salary savings, decrease in electric budget
154 - Parks & Cemetery	\$1,217,776	\$1,323,510	\$1,577,934	\$1,848,056	\$2,190,048	\$2,398,180	\$820,246	52%	Maintenance, PT wage increase, health ins
999 - Transfer To Fire And Fire Equip	\$5,060,842	\$2,956,095	\$5,033,474	\$3,765,749	\$4,264,863	\$4,437,820	(\$595,654)	-12%	2021 included revenue payback to C.P.
Total	\$21,128,635	\$18,135,877	\$21,248,944	\$22,934,067	\$25,110,934	\$27,744,927	\$6,495,983	31%	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01 GENERAL FUND - 00						
0100020-41110	PROPERTY TAXES	\$2,167,010	\$2,263,317	\$2,256,613	\$3,011,284	
0100020-41120	DELINQUENT PROPERTY TAXES	\$21	\$2,220	\$2,000	\$2,000	
0100020-41150	SPECIFIC OWNERSHIP	\$161,366	\$170,170	\$150,000	\$175,000	
0100020-41160	SPECIAL ASSESSMENTS	\$37,799	\$39,073	\$30,000	\$40,000	
0100020-41210	GENERAL SALES TAX	\$9,138,009	\$10,068,657	\$10,063,290	\$11,312,136	2022 Actual with 7% increase in 2023 and 5% in 2024
0100020-41310	USE TAX	\$342,805	\$542,344	\$527,027	\$542,345	Set at 2022 Actual
0100020-41710	FRANCHISE FEES				\$230,000	Increase from 3% to 4% and add broadband
		\$179,441	\$229,413	\$210,000	\$42,368	Add Broadband at 3%
	TOTAL FRANCHISE FEES	\$179,441	\$229,413	\$210,000	\$272,368	
		\$12,026,451	\$13,315,195	\$13,238,930	\$15,355,133	
01 GENERAL FUND - 00						
0100060-41220	AUDIT REVENUE	\$115,161	\$40,834	\$121,622	\$120,000	
0100060-43510	INTEREST	(\$16,159)	(\$62,555)	\$125,000	\$350,000	Increased interest rates
0100060-43520	POLICE CONFISCATED ASSETS	\$268	\$319	(\$0)	\$250	
0100060-43630	MINERAL LEASE	\$266,693	\$441,849	\$300,000	\$450,000	
0100060-43650	MISCELLANEOUS LEASE	\$53,399	\$71,855	\$50,000	\$75,000	
0100060-43710	CONTRIBUTIONS/DONATIONS	\$11,646	\$3,925	(\$0)	\$5,000	
0100060-43810	INTERFUND COST SERVICE	\$2,601,786	\$2,704,023	\$2,706,972	\$2,788,181	3% over 2023 budget
0100060-43910	OTHER ENTITIES	\$40,100	\$50,045	\$40,000	\$50,000	
0100060-43920	INSURANCE REIMBURSEMENT	\$145,990	\$53,742	\$50,000	\$50,000	
0100060-44110	SALE OF ASSETS	\$10,399	\$56,248	\$10,000	\$10,000	
0100060-44120	CASH OVER/SHORT	(\$14)	\$1,274	(\$0)	(\$0)	
0100060-44130	MISCELLANEOUS	\$33,440	\$56,220	\$30,000	\$30,000	
		\$3,262,708	\$3,417,779	\$3,433,594	\$3,928,431	
01 GENERAL FUND - 00						
0100040-42210	STATE & COUNTY SALES TAX	\$449,217	\$450,710	\$485,000	\$450,000	
0100040-42220	CIGARETTE TAXES	\$64,694	\$43,579	(\$0)	(\$0)	
0100040-42230	HIGHWAY USE TAX	\$322,383	\$307,939	\$300,000	\$325,000	
0100040-42240	SEVERENCE TAX	\$3,936	\$197,967	\$150,000	\$150,000	
0100040-42270	COUNTY ROAD & BRIDGE	\$10,727	\$12,410	(\$0)	(\$0)	
0100040-42310	GRANTS	\$349,826	\$634,962	\$2,845,903	\$350,000	
		\$1,200,783	\$1,647,567	\$3,780,903	\$1,275,000	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01 GENERAL FUND - 00						
0100070-43840	ALLOCATED ORGANIZATIONAL COST	\$503,071	\$513,132	\$473,850	\$514,500	3% of Electric fees for service
0100070-43850	ALLOCATED ORGANIZATIONAL WA/W	\$190,000	\$240,528	\$265,800	\$285,000	3% of Water and Wastewater Fees
0100070-43860	INTERFUND FRANCHISE - ELECTRIC	\$503,071	\$513,132	\$473,850	\$514,500	3% of Electric Fees for Service
0100070-43870	INTERFUND FRANCHISE - WA/WW	\$190,000	\$240,528	\$265,800	\$285,000	3% of Water and Wastewater Fees
0100070-44315	TRANSFER FROM A & I	\$1,420,000	\$1,420,000	\$1,807,535	\$1,400,000	Community Center subsidy.
					\$120,000	Employee Housing
					\$100,000	Community Events
					\$200,000	Parks Maintenance
	TOTAL TRANSFER FROM A & I	\$1,420,000	\$1,420,000	\$1,807,535	\$1,820,000	
0100070-44320	TRANSFER FROM DDA	(\$0)	\$100,000	(\$0)	(\$0)	
0100070-44330	TRANSFER FROM OTHER FUNDS	(\$0)	(\$0)	(\$0)	\$150,000	Transfer from Trash Hauling Enterprise Fund (Pay as you Throw) for program overhead.
0100070-44350	TRANSFER FROM TOURISM FUND	(\$0)	\$50,000	\$169,201	\$128,256	7.5% in reserve to offset the cost of tourism
					\$50,000	This \$50,000 is part of the FAB grant funds and is transferred to the General Fund to assist with the costs of major events including the 4th of July and New Year's.
	TOTAL TRANSFER FROM TOURISM FUND	(\$0)	\$50,000	\$169,201	\$178,256	
0100070-44355	TRANSFER FROM MARIJUANA TAX FU	\$185,000	\$200,000	\$260,000	\$110,000	Down from \$360,000 in 2023
0100070-44395	TRANSFER FROM TOBACCO TAX FUND	\$750,000	\$400,000	\$750,000	\$625,000	Transfer to General Fund for
		\$3,741,142	\$3,677,320	\$4,466,036	\$4,482,256	
01 GENERAL FUND - 10 GENERAL GOVERNMENT						
0110030-42140	SALES TAX/BUSINESS LICENSES	\$81,025	\$72,525	\$40,000	\$40,000	
0110030-42150	LIQUOR LICENSES	\$59,372	\$43,885	\$70,000	\$50,000	
		\$140,397	\$116,410	\$110,000	\$90,000	
01 GENERAL FUND - 10 GENERAL GOVERNMENT						
0110050-42420	CREDIT CARD CONVENIENCE FEES	\$726	\$760	(\$0)	(\$0)	
0110050-42650	VENDORS FEE	(\$0)	(\$0)	(\$0)	\$100,000	Administrative fee from Pay as You Throw
		\$726	\$760	(\$0)	\$100,000	
01 GENERAL FUND - 20 PUBLIC SAFETY						
0120030-42160	DOG LICENSES	\$25	\$45	(\$0)	(\$0)	
		\$25	\$45	(\$0)	(\$0)	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01 GENERAL FUND - 20 PUBLIC SAFETY						
0120050-42414	POLICE FINES	\$92,845	\$107,066	\$115,000	\$135,000	
0120050-42415	VEHICLE INSPECTION FEES	\$640	\$2,035	\$800	\$2,500	
0120050-42416	COURT FEES	\$25,133	\$29,101	\$40,000	\$30,000	
0120050-42417	PARKING FEES & FINES	\$19,864	\$23,564	\$20,000	\$30,000	
0120050-42418	IMPOUND FEES	\$4,262	\$4,541	\$4,000	\$5,000	
		\$142,743	\$166,307	\$179,800	\$202,500	
01 GENERAL FUND - 25 COMMUNITY/ECONOMIC DEVELOPMENT						
0125030-42110	BUILDING PERMITS	\$261,934	\$256,955	\$300,000	\$300,000	
0125030-42120	VENDOR PERMITS	\$800	\$3,565	\$1,000	\$1,500	
0125030-42170	CONTRACTOR'S LICENSES	\$28,882	\$31,644	\$25,000	\$30,000	
		\$291,616	\$292,164	\$326,000	\$331,500	
01 GENERAL FUND - 25 COMMUNITY/ECONOMIC DEVELOPMENT						
0125050-42411	LEGAL FEES	(\$0)	(\$0)	\$10,000	(\$0)	
0125050-42412	PLAN CHECK AND RECORD FEE	\$141,498	\$139,052	\$150,000	\$150,000	
0125050-42430	PLANNING FEES	\$49,584	\$8,934	\$40,000	\$50,000	
0125050-42434	PUBLIC ART FEES	(\$0)	\$5,128	(\$0)	\$10,000	
0125050-42960	FEE IN LIEU - SIDEWALK	(\$0)	\$4,000	(\$0)	(\$0)	
0125050-44500	BUILDING CLEARING ONLINE	(\$0)	\$200	(\$0)	(\$0)	
		\$191,083	\$157,314	\$200,000	\$210,000	
01 GENERAL FUND - 30 PUBLIC WORKS						
0130050-42410	ENGINEERING FEES	\$11,445	\$15,044	\$10,000	\$15,000	
0130050-42431	DOWNTOWN TRASH FEE	\$45,900	\$51,325	\$50,000	\$50,000	
		\$57,345	\$66,369	\$60,000	\$65,000	
01 GENERAL FUND - 35 CULTURE AND RECREATION						
0135050-42413	CEMETERY FEES	\$8,281	\$14,394	(\$0)	\$7,000	
0135050-42419	PARK RENTALS/BOAT RAMP FEES	\$80,597	\$62,754	\$50,000	\$84,000	
0135050-43210	RECREATION FEES	\$26,577	\$40,152	\$312,360	\$183,238	
0135050-43260	ART CENTER FEES	\$52,453	\$64,479	\$71,052	\$87,300	
0135050-43310	COMMUNITY CENTER FEES	\$822,380	\$1,171,296	\$1,046,500	\$1,253,000	
		\$990,288	\$1,353,074	\$1,479,912	\$1,614,538	
		\$22,045,307	\$24,210,302	\$27,275,175	\$27,654,358	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01 GENERAL FUND - 100 CITY COUNCIL						
01100-51110	REGULAR EMPLOYEES	\$86,400	\$85,400	\$86,400	\$86,400	Mayor (1) \$1,200 per month Councilors (6) \$1,000 per month each
01100-51250	FICA CONTRIBUTIONS	\$6,742	\$6,693	\$7,800	\$6,610	
01100-51270	UNEMPLOYMENT COMPENSATION	\$264	\$175	\$300	\$173	
01100-51280	WORKERS' COMPENSATION	\$71	\$89	\$90	\$110	
01100-51610	SUPPLIES	\$2,759	\$1,025	\$5,000	\$2,500	
01100-51710	PROFESSIONAL SERVICES	\$0	\$19,513	\$20,000	\$20,000	Facilitation and Miscellaneous
01100-52210	PROFESSIONAL DEVELOPMENT	\$4,098	\$8,074	\$7,000	\$14,000	
01100-52410	PROFESSIONAL DUES AND MEMBERSH	\$0	\$14,045	\$0	\$0	
01100-52420	ORGANIZATIONAL DUES AND MEMBER	\$0	\$5,075	\$0	\$0	
01100-52810	OTHER OPERATING EXPENSE	\$2,565	\$11,178	\$10,000	\$10,000	Council Meetings and non-professional development travel
					\$10,000	Community Outreach
	TOTAL OTHER OPERATING EXPENSE	\$2,565	\$11,178	\$10,000	\$20,000	
TOTAL 100 - CITY COUNCIL		\$102,900	\$151,267	\$136,590	\$149,793	
01 GENERAL FUND - 112 ADMINISTRATION						
01112-51110	REGULAR EMPLOYEES	\$517,026	\$531,125	\$556,770	\$495,362	City Manager Chief Operating Officer Executive Assistant - City Manager Public Information Officer (25%)
01112-51210	HEALTH INSURANCE PREMIUMS	\$86,857	\$68,540	\$81,780	\$67,733	
01112-51220	LONG TERM DISABILITY	\$1,115	\$940	\$1,250	\$995	
01112-51230	BASIC LIFE INSURANCE	\$1,223	\$966	\$1,378	\$1,237	
01112-51250	FICA CONTRIBUTIONS	\$35,784	\$36,577	\$42,043	\$37,896	
01112-51260	RETIREMENT CONTRIBUTIONS	\$42,347	\$37,200	\$38,471	\$34,676	
01112-51270	UNEMPLOYMENT COMPENSATION	\$1,475	\$1,042	\$1,560	\$991	
01112-51280	WORKERS' COMPENSATION	\$2,346	\$647	\$600	\$750	
01112-51360	EMPLOYEE ONBOARDING	\$108	\$0	\$0	\$0	
01112-51410	UTILITIES	\$313	\$950	\$0	\$1,140	20% over 2022 actual.
01112-51610	SUPPLIES	\$2,291	\$5,034	\$2,500	\$5,000	
01112-51710	PROFESSIONAL SERVICES	(\$173,985)	\$10,636	\$7,227	\$17,000	Communication tools such as Canvas Pro, Survey Monkey, Archive Social Garfield Clean Energy (\$12,000)
01112-51920	RENT/LEASE - EQUIPMENT	\$1,580	\$5,165	\$3,800	\$5,200	
01112-52110	PUBLIC NOTICES	\$244	\$0	\$0	\$0	
01112-52210	PROFESSIONAL DEVELOPMENT	\$7,438	\$10,380	\$6,000	\$7,500	
01112-52410	PROFESSIONAL DUES AND MEMBERSH	\$24,863	\$4,565	\$0	\$0	
01112-52420	ORGANIZATIONAL DUES AND MEMBER	\$9,060	\$17,736	\$40,000	\$0	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01112-52440	PROFESSIONAL SUBSCRIPTION	\$3,756	\$243	\$0	\$0	
01112-52810	OTHER OPERATING EXPENSE	\$3,841	\$5,035	\$8,000	\$10,000	
TOTAL 112 - ADMINISTRATION		\$567,680	\$736,781	\$791,379	\$685,480	
01 GENERAL FUND - 113 COMMUNITY CENTER						
01113-51110	REGULAR EMPLOYEES	\$546,348	\$646,278	\$664,171	\$748,536	Parks And Recreation Director Program & Events Coordinator Community Center Maintenance & Ice Rink Supervisor Parks & Rec Administrator Community Center Manager Fitness And Wellness Supervisor Aquatics Specialist - Safety And Maintenance Aquatics Supervisor Aquatics Specialist - Programming Guest Service Representative (2) NEW
01113-51120	PART-TIME EMPLOYEES	\$313,511	\$621,686	\$800,000	\$837,375	Accounts for 20% increase in 2023 to PT wages.
01113-51140	OVERTIME	\$439	\$145	\$3,000	\$1,500	
01113-51210	HEALTH INSURANCE PREMIUMS	\$175,481	\$192,083	\$202,008	\$309,960	
01113-51220	LONG TERM DISABILITY	\$1,512	\$1,717	\$1,516	\$2,368	
01113-51230	BASIC LIFE INSURANCE	\$1,323	\$1,459	\$1,680	\$1,916	
01113-51250	FICA CONTRIBUTIONS	\$64,605	\$95,036	\$51,000	\$123,551	
01113-51260	RETIREMENT CONTRIBUTIONS	\$35,137	\$32,733	\$42,710	\$52,399	
01113-51270	UNEMPLOYMENT COMPENSATION	\$2,438	\$2,550	\$2,450	\$1,497	
01113-51280	WORKERS' COMPENSATION	\$30,983	\$28,125	\$22,000	\$30,000	
01113-51360	EMPLOYEE ONBOARDING	\$1,690	\$1,555	\$5,000	\$2,500	
01113-51380	UNIFORM ALLOWANCE	\$0	\$350	\$0	\$350	
01113-51410	UTILITIES	\$209,841	\$237,024	\$282,250	\$282,750	Community Center and Ice Rink: Natural gas, water/sewer, electric, trash, landfill, communications, satellite.
01113-51610	SUPPLIES	\$35,422	\$58,759	\$62,500	\$53,000	
01113-51710	PROFESSIONAL SERVICES				\$11,825	Statistically Valid Survey, \$30k split between Facilities, Recreation, Community Center, and Parks
		\$0	\$492	\$1,000	\$6,000	Contracted instructors
TOTAL PROFESSIONAL SERVICES		\$0	\$492	\$1,000	\$17,825	
01113-51810	MAINTENANCE & REPAIR	\$64,811	\$96,625	\$150,000	\$95,000	Building
					\$2,500	Landscaping
					\$5,000	Fuel
					\$9,195	Fleet
TOTAL MAINTENANCE & REPAIR		\$64,811	\$96,625	\$150,000	\$111,695	
01113-51920	RENT/LEASE - EQUIPMENT	\$2,844	\$3,203	\$4,000	\$4,000	
01113-52120	EMPLOYMENT POSTING	\$325	\$337	\$1,000	\$0	
01113-52130	SPECIAL EVENT POSTING	\$0	\$0	\$0	\$1,000	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01113-52140	PROCUREMENT ADVERTISING	\$27	\$0	\$0	\$0	
01113-52210	PROFESSIONAL DEVELOPMENT	\$3,993	\$7,278	\$8,000	\$10,000	
01113-52410	PROFESSIONAL DUES AND MEMBERSH	\$955	\$1,088	\$2,500	\$2,500	
01113-52610	TECHNOLOGY	\$14,659	\$13,858	\$16,500	\$18,500	RecTrac, When I Work, music licensing, PayTrac, website
01113-52710	CREDIT CARD FEES	\$447	\$0	\$1,000	\$1,000	
01113-52810	OTHER OPERATING EXPENSE	\$238	\$4,585	\$0	\$0	
01113-53310	COMMUNITY CENTER EXPENSE	\$190,586	\$174,599	\$144,750	\$56,400	Aquatics
					\$4,500	Climbing Wall
					\$37,500	Community Center
					\$12,500	Fitness
					\$20,500	Ice Rink
					\$7,500	Kid Kare
					\$8,500	Rental
TOTAL COMMUNITY CENTER EXPENSE		\$190,586	\$174,599	\$144,750	\$147,400	
TOTAL 113 - COMMUNITY CENTER		\$1,697,614	\$2,221,567	\$2,469,035	\$2,761,622	
01 GENERAL FUND - 114 CITY CLERK						
01114-51110	REGULAR EMPLOYEES	\$84,239	\$92,294	\$111,320	\$121,277	City Clerk Assistant To City Clerk/Muni Court (50%)
01114-51140	OVERTIME	\$30	\$41	\$1,000	\$2,000	
01114-51210	HEALTH INSURANCE PREMIUMS	\$13,473	\$24,715	\$44,784	\$53,622	
01114-51220	LONG TERM DISABILITY	\$206	\$208	\$323	\$412	
01114-51230	BASIC LIFE INSURANCE	\$166	\$170	\$302	\$316	
01114-51250	FICA CONTRIBUTIONS	\$6,511	\$6,760	\$7,724	\$9,431	
01114-51260	RETIREMENT CONTRIBUTIONS	\$2,996	\$4,373	\$7,068	\$8,489	
01114-51270	UNEMPLOYMENT COMPENSATION	\$250	\$179	\$375	\$242	
01114-51280	WORKERS' COMPENSATION	\$720	\$123	\$150	\$250	
01114-51360	EMPLOYEE ONBOARDING	\$10	\$21	\$0	\$0	
01114-51410	UTILITIES	\$633	\$904	\$500	\$1,085	
01114-51610	SUPPLIES	\$265	\$514	\$1,000	\$1,000	
01114-51710	PROFESSIONAL SERVICES	\$17,762	\$31,190	\$25,000	\$25,000	Document management
01114-51920	RENT/LEASE - EQUIPMENT	\$1,450	\$1,296	\$1,500	\$1,500	
01114-52110	PUBLIC NOTICES	\$9,060	\$10,094	\$15,000	\$15,000	
01114-52210	PROFESSIONAL DEVELOPMENT	\$0	\$0	\$2,500	\$3,000	
01114-52810	OTHER OPERATING EXPENSE	\$2,608	\$2,089	\$5,000	\$2,500	
01114-53510	PROPERTY INSURANCE	\$120,902	\$153,064	\$135,000	\$220,414	
01114-53520	LIABILITY AND CASUALTY INSURA	\$160,936	\$166,032	\$162,000	\$239,087	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01114-53530	DAMAGE CLAIMS	\$0	\$4,028	\$0	\$0	
01114-53540	DEDUCTIBLES PAID	\$13,000	\$26,016	\$8,000	\$30,000	
01114-53550	OTHER INSURANCE	\$9,934	\$15,759	\$10,000	\$20,000	
01114-53610	ELECTIONS	\$15,233	\$20,274	\$10,000	\$22,000	
TOTAL 114 - CITY CLERK		\$460,383	\$560,144	\$548,546	\$776,625	

01 GENERAL FUND - 115 HUMAN RESOURCES

01115-51110	REGULAR EMPLOYEES	\$221,468	\$147,132	\$228,062	\$210,000	Human Resources Administrator Human Resources Generalist Human Resources Assistant
01115-51140	OVERTIME	\$38	\$0	\$0	\$0	
01115-51210	HEALTH INSURANCE PREMIUMS	\$45,429	\$19,055	\$70,992	\$74,484	
01115-51220	LONG TERM DISABILITY	\$545	\$181	\$662	\$738	
01115-51230	BASIC LIFE INSURANCE	\$442	\$159	\$571	\$361	
01115-51250	FICA CONTRIBUTIONS	\$15,981	\$5,432	\$15,825	\$16,065	
01115-51260	RETIREMENT CONTRIBUTIONS	\$14,830	\$5,061	\$14,480	\$14,700	
01115-51270	UNEMPLOYMENT COMPENSATION	\$620	\$146	\$641	\$435	
01115-51280	WORKERS' COMPENSATION	\$277	\$232	\$300	\$300	
01115-51320	AWARDS	\$710	\$969	\$600	\$1,000	
01115-51340	WELLNESS PROGRAM	\$1,008	\$36	\$1,000	\$150	
01115-51360	EMPLOYEE ONBOARDING	\$0	\$1,241	\$0	\$0	
01115-51410	UTILITIES	\$337	\$447	\$0	\$536	
01115-51610	SUPPLIES	\$288	\$581	\$0	\$500	
01115-51710	PROFESSIONAL SERVICES	\$55,460	\$35,862	\$50,000	\$50,000	Employers Council SHRM Benefits consultants
01115-51920	RENT/LEASE - EQUIPMENT	\$1,450	\$751	\$3,500	\$1,500	
01115-52120	EMPLOYMENT POSTING	\$1,290	\$1,172	\$750	\$2,000	
01115-52210	PROFESSIONAL DEVELOPMENT	\$1,214	\$0	\$3,000	\$2,500	
01115-52410	PROFESSIONAL DUES AND MEMBERSH	\$0	\$0	\$1,500	\$1,500	
01115-52420	ORGANIZATIONAL DUES AND MEMBER	\$0	\$6,600	\$0	\$0	
01115-52810	OTHER OPERATING EXPENSE	\$353	\$1,029	\$3,000	\$2,000	
TOTAL 115 - HUMAN RESOURCES		\$361,741	\$226,084	\$394,883	\$378,769	

01 GENERAL FUND - 116 FINANCE

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01116-51110	REGULAR EMPLOYEES	\$522,397	\$556,542	\$659,993	\$854,338	Finance Director Utilities/Payroll Manager Accounting Specialist - AP and Sales Tax Accounting Manager Accounting Specialist - Utilities And Sales Tax Controller Implementation Support Specialist Customer Service Representative-Utility Billing Accounting Specialist-Water And Recycling Grants Specialist
01116-51210	HEALTH INSURANCE PREMIUMS	\$130,434	\$164,553	\$189,252	\$219,425	
01116-51220	LONG TERM DISABILITY	\$1,450	\$1,715	\$1,496	\$2,681	
01116-51230	BASIC LIFE INSURANCE	\$1,254	\$1,474	\$1,613	\$2,164	
01116-51250	FICA CONTRIBUTIONS	\$38,361	\$44,535	\$45,791	\$65,357	
01116-51260	RETIREMENT CONTRIBUTIONS	\$35,464	\$36,737	\$41,900	\$59,804	
01116-51270	UNEMPLOYMENT COMPENSATION	\$1,483	\$1,189	\$1,572	\$1,708	
01116-51280	WORKERS' COMPENSATION	\$761	\$617	\$800	\$800	
01116-51360	EMPLOYEE ONBOARDING	\$4,020	\$45	\$0	\$1,000	
01116-51610	SUPPLIES	\$84,998	\$83,830	\$85,000	\$55,000	Less postage expense for utility billing
01116-51710	PROFESSIONAL SERVICES	\$99,651	\$118,192	\$75,000	\$120,000	Sales Tax auditor Financial auditor
01116-51920	RENT/LEASE - EQUIPMENT	\$11,010	\$12,538	\$12,000	\$13,000	
01116-52120	EMPLOYMENT POSTING	\$546	\$0	\$0	\$0	
01116-52210	PROFESSIONAL DEVELOPMENT	\$40	\$0	\$4,000	\$10,000	
01116-52410	PROFESSIONAL DUES AND MEMBERSH	\$335	\$235	\$500	\$2,502	Government Finance Officers Association and Colorado Government Finance Officers Association including budget and audit awards
01116-52420	ORGANIZATIONAL DUES AND MEMBER	\$170	\$0	\$0	\$0	
01116-52710	CREDIT CARD FEES	\$1,374	\$2,860	\$0	\$2,800	
01116-52750	TREASURER'S FEES	\$44,229	\$45,830	\$45,000	\$48,000	
01116-52810	OTHER OPERATING EXPENSE	\$1,632	\$1,190	\$0	\$2,000	
TOTAL 116 - FINANCE		\$979,609	\$1,072,081	\$1,163,917	\$1,460,579	

01 GENERAL FUND - 117 INFORMATION TECHNOLOGY

01117-51110	REGULAR EMPLOYEES	\$398,252	\$447,347	\$500,335	\$444,450	IT Manager System Administrator Network/Systems Administrator I GIS Administrator (50%) IT Support Specialist Asset Management Specialist (57.14%)
01117-51140	OVERTIME	\$0	\$6	\$0	\$0	
01117-51150	STANDBY AND CALLBACK PAY	\$5,601	\$0	\$0	\$10,000	
01117-51210	HEALTH INSURANCE PREMIUMS	\$79,079	\$89,238	\$110,040	\$99,862	
01117-51220	LONG TERM DISABILITY	\$1,123	\$1,119	\$741	\$1,463	
01117-51230	BASIC LIFE INSURANCE	\$943	\$952	\$1,243	\$1,139	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01117-51250	FICA CONTRIBUTIONS	\$29,881	\$32,293	\$34,717	\$34,000	
01117-51260	RETIREMENT CONTRIBUTIONS	\$34,588	\$25,020	\$31,767	\$31,112	
01117-51270	UNEMPLOYMENT COMPENSATION	\$1,133	\$857	\$1,253	\$888	
01117-51280	WORKERS' COMPENSATION	\$502	\$458	\$500	\$500	
01117-51360	EMPLOYEE ONBOARDING	\$0	\$41	\$0	\$0	
01117-51410	UTILITIES	\$114,566	\$115,946	\$146,000	\$139,135	20% over 2022 actual.
01117-51610	SUPPLIES	\$11,042	\$17,424	\$21,000	\$25,000	
01117-51710	PROFESSIONAL SERVICES	\$12,420	\$58,518	\$0	\$80,000	Security and procedure audit and documentation
01117-52120	EMPLOYMENT POSTING	\$0	\$79	\$1,000	\$1,000	
01117-52140	PROCUREMENT ADVERTISING	\$35	\$0	\$0	\$0	
01117-52210	PROFESSIONAL DEVELOPMENT	\$1,509	\$1,202	\$28,000	\$25,000	
01117-52410	PROFESSIONAL DUES AND MEMBERSH	\$0	\$353	\$330	\$30,000	City-wide Sophos and security training, Office 365, Active Directory training, Azure Training
01117-52420	ORGANIZATIONAL DUES AND MEMBER	\$0	\$0	\$0	\$20,000	Info-tech membership fees
					\$5,000	Regional user group membership
TOTAL ORGANIZATIONAL DUES AND MEMBER		\$0	\$0	\$0	\$25,000	
01117-52610	TECHNOLOGY	\$189,725	\$252,909	\$214,500	\$317,000	Licensing fees for Sophos, Office 365, phone system, domain renewals, Geographic Information Systems (GIS), ArGIS user licenses, Docusign/contract management system, aerial photography for GIS, server and hardware maintenance.
01117-52810	OTHER OPERATING EXPENSE	\$1,903	\$3,823	\$1,000	\$2,500	
TOTAL 117 - INFORMATION TECHNOLOGY		\$882,303	\$1,047,585	\$1,092,426	\$1,268,049	
01 GENERAL FUND - 118 MUNICIPAL COURT						
01118-51110	REGULAR EMPLOYEES	\$85,446	\$84,546	\$100,940	\$106,945	Court Administrator Assistant To City Clerk/Muni Court (50%)
01118-51120	PART-TIME EMPLOYEES	\$0	\$0	\$10,000	\$0	
01118-51140	OVERTIME	\$30	\$41	\$0	\$2,000	
01118-51210	HEALTH INSURANCE PREMIUMS	\$15,161	\$13,996	\$22,884	\$43,566	
01118-51220	LONG TERM DISABILITY	\$261	\$231	\$293	\$363	
01118-51230	BASIC LIFE INSURANCE	\$221	\$193	\$269	\$0	
01118-51250	FICA CONTRIBUTIONS	\$6,548	\$6,349	\$7,004	\$8,334	
01118-51260	RETIREMENT CONTRIBUTIONS	\$3,336	\$3,761	\$6,409	\$7,486	
01118-51270	UNEMPLOYMENT COMPENSATION	\$251	\$168	\$275	\$214	
01118-51280	WORKERS' COMPENSATION	\$93	\$73	\$100	\$100	
01118-51360	EMPLOYEE ONBOARDING	\$10	\$0	\$0	\$0	
01118-51610	SUPPLIES	\$1,745	\$530	\$10,000	\$5,000	
01118-51710	PROFESSIONAL SERVICES	\$125,302	\$130,836	\$140,000	\$147,000	Judge and prosecutor
01118-51920	RENT/LEASE - EQUIPMENT	\$580	\$1,120	\$1,000	\$1,000	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01118-52410	PROFESSIONAL DUES AND MEMBERSH	\$22	\$0	\$0	\$0	
01118-52420	ORGANIZATIONAL DUES AND MEMBER	\$0	\$22	\$0	\$0	
01118-52810	OTHER OPERATING EXPENSE	\$13	\$46	\$8,650	\$5,000	
01118-52840	COURT SERVICES (YOUTH)	\$0	\$0	\$10,000	\$30,000	Youthzone
TOTAL 118 - MUNICIPAL COURT		\$239,017	\$241,912	\$317,824	\$357,008	
01 GENERAL FUND - 119 LEGAL						
01119-51710	PROFESSIONAL SERVICES	\$348,615	\$350,144	\$400,000	\$440,000	10% Increase from 2023 Budget
TOTAL 119 - LEGAL		\$348,615	\$350,144	\$400,000	\$440,000	
01 GENERAL FUND - 120 NON-DEPARTMENTAL						
01120-51275	EMPLOYEE HOUSING GRANT	\$120,000	\$120,000	\$120,000	\$120,000	
01120-51410	UTILITIES	\$108,586	\$118,787	\$115,000	\$132,910	20% over 2022 actual.
01120-51710	PROFESSIONAL SERVICES	\$75,528	\$62,882	\$75,300	\$20,000	Graphic design and video production
					\$75,000	Mandated virtual disability implementation, Spanish translation, interpretation, meeting facilitation, video captions
					\$1,500	Misc. website hosting and text message allocation for website
TOTAL PROFESSIONAL SERVICES		\$75,528	\$62,882	\$75,300	\$96,500	
01120-51810	MAINTENANCE & REPAIR	\$1,549	\$2,137	\$12,500	\$5,000	Fleet
01120-52420	ORGANIZATIONAL DUES AND MEMBER	\$0	\$0	\$0	\$350	These memberships are consolidated to this line item if it is of value to the entire organization.
						Downtown Colorado
					\$7,000	Employers Council
					\$6,000	Aspen International Foundation
					\$1,000	Club 20
					\$7,000	Colorado Association Municipal Utilities
					\$5,000	Associated Governments of Northwest Colorado (AGNC)
					\$3,700	Glenwood Springs Chamber Association
					\$6,000	Colorado Communities for Climate Change
					\$9,000	Northwest Colorado Council of Governments (COGS)
					\$3,700	Colorado Association of Ski Towns
					\$13,189	Colorado Municipal League (CML)
TOTAL ORGANIZATIONAL DUES AND MEMBER		\$0	\$0	\$0	\$61,939	
01120-52510	GRANTS	\$177,006	\$300,150	\$0	\$0	
01120-52810	OTHER OPERATING EXPENSE	\$2,709	\$2,450	\$21,000		Equipment for public information officer
					\$20,000	Placeholder for implementation of bonuses paid to employees that speak spanish
TOTAL OTHER OPERATING EXPENSE		\$2,709	\$2,450	\$21,000	\$20,000	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01120-52815	SALES TAX REFUNDS	\$301	\$0	\$3,000	\$0	
01120-52820	TIF TO DDA	\$126,779	\$419,443	\$486,486	\$502,220	5% over 2023 forecast
01120-52825	ECONOMIC INCENTIVE REBATE	\$89,902	\$68,882	\$81,081	\$101,350	Assumes \$250,000 across all funds
01120-52845	MINE OPPOSITION	\$50,835	\$31,003	\$50,000	\$50,000	Special Counsel for mining rights, projects, lobbying, grant administration.
01120-52865	MISC REFUNDS	\$0	\$288	\$0	\$0	
01120-52885	CITY MGR DISCRETIONARY	\$59,961	\$171,567	\$200,000	\$200,000	Includes 10 Sunlight Ski Passes (\$12,100)
01120-53720	YOUTH EDUCATIONAL PROGRAMMING	\$43,750	\$75,000	\$25,000	\$100,000	Valley Marijuana Council recommended these funds be "used for education, prevention, and/or treatment of substance abuse and related mental health needs in the community, with a strong tendency toward youth.

TOTAL 120 - NON-DEPARTMENTAL	\$856,907	\$1,372,589	\$1,189,367	\$1,389,919
-------------------------------------	-----------	-------------	-------------	-------------

01 GENERAL FUND - 121 FACILITIES

01121-51110	REGULAR EMPLOYEES	\$292,579	\$343,677	\$372,457	\$419,243	Facilities Superintendent Custodian II Maintenance Tech Custodian I (2) Maintenance Tech Custodial Supervisor
01121-51120	PART-TIME EMPLOYEES	\$0	\$0	\$70,000	\$89,000	2 year round PT custodians, 1 seasonal custodian.
01121-51150	STANDBY AND CALLBACK PAY	\$227	\$0	\$0	\$0	
01121-51210	HEALTH INSURANCE PREMIUMS	\$113,807	\$118,433	\$126,840	\$122,892	
01121-51220	LONG TERM DISABILITY	\$852	\$989	\$1,081	\$1,426	
01121-51230	BASIC LIFE INSURANCE	\$720	\$843	\$941	\$1,083	
01121-51250	FICA CONTRIBUTIONS	\$21,472	\$24,796	\$25,844	\$38,880	
01121-51260	RETIREMENT CONTRIBUTIONS	\$17,428	\$18,821	\$23,648	\$29,347	
01121-51270	UNEMPLOYMENT COMPENSATION	\$815	\$661	\$1,050	\$1,525	
01121-51280	WORKERS' COMPENSATION	\$3,355	\$9,522	\$3,400	\$5,000	
01121-51360	EMPLOYEE ONBOARDING	\$20	\$30	\$0	\$0	
01121-51410	UTILITIES	\$0	\$974	\$2,200	\$2,200	
01121-51610	SUPPLIES	\$12,067	\$11,309	\$21,250	\$12,250	
01121-51710	PROFESSIONAL SERVICES	\$0	\$8,750	\$15,000	\$15,000	Contracted services for assistance with janitorial
					\$3,532	Statistically Valid Survey, \$30k split between Facilities, Recreation, Community Center, and Parks
	TOTAL PROFESSIONAL SERVICES	\$0	\$8,750	\$15,000	\$18,532	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01121-51810	MAINTENANCE & REPAIR				\$34,500	City Hall elevator and miscellaneous maintenance
					\$30,000	Downtown elevator and parking garage
					\$4,000	Equipment and fuel
					\$3,000	Waste Water elevator
		\$79,473	\$98,963	\$77,400	\$4,000	Fleet
	TOTAL MAINTENANCE & REPAIR	\$79,473	\$98,963	\$77,400	\$75,500	
01121-52120	EMPLOYMENT POSTING	\$294	\$0	\$0	\$0	
01121-52210	PROFESSIONAL DEVELOPMENT	\$39	\$1,090	\$1,500	\$2,500	
01121-52410	PROFESSIONAL DUES AND MEMBERSH	\$0	\$163	\$500	\$0	
01121-52610	TECHNOLOGY	\$0	\$5,441	\$540	\$5,400	When I Work, VueWorks
01121-52810	OTHER OPERATING EXPENSE	\$0	(\$2)	\$0	\$0	
	TOTAL 121 - FACILITIES	\$543,146	\$644,459	\$743,651	\$824,778	
01 GENERAL FUND - 122 RECREATION						
01122-51110	REGULAR EMPLOYEES	\$160,815	\$214,024	\$272,702	\$290,781	Recreation Manager Arts Supervisor Athletics Supervisor Community & Therapeutic Recreation Supervisor
01122-51120	PART-TIME EMPLOYEES	\$62,053	\$70,582	\$70,000	\$188,956	Marketing Coordinator Community Engagement Coordinator Recreation Coordinator Art Coordinator Athletic Staff Art Instructors Adaptive Program Instructors Community Engagement Coordinator
01122-51210	HEALTH INSURANCE PREMIUMS	\$43,892	\$41,593	\$53,004	\$71,208	
01122-51220	LONG TERM DISABILITY	\$484	\$651	\$376	\$989	
01122-51230	BASIC LIFE INSURANCE	\$404	\$567	\$302	\$745	
01122-51250	FICA CONTRIBUTIONS	\$17,072	\$21,616	\$8,985	\$36,699	
01122-51260	RETIREMENT CONTRIBUTIONS	\$10,947	\$6,678	\$8,220	\$20,355	
01122-51270	UNEMPLOYMENT COMPENSATION	\$663	\$567	\$545	\$582	
01122-51280	WORKERS' COMPENSATION	\$3,603	\$4,058	\$4,100	\$5,000	
01122-51360	EMPLOYEE ONBOARDING	\$1,801	\$873	\$1,000	\$1,000	
01122-51410	UTILITIES	\$7,809	\$15,085	\$15,050	\$19,500	Community Art Center: natural gas, water/sewer, electric, trash, communications.
01122-51610	SUPPLIES	\$1,544	\$8,518	\$32,250	\$16,000	
01122-51710	PROFESSIONAL SERVICES	\$100,166	\$38,125	\$93,700	\$4,371	Statistically Valid Survey, \$30k split between Facilities, Recreation, Community Center, and Parks
					\$75,000	Contracted instructors
	TOTAL PROFESSIONAL SERVICES	\$100,166	\$38,125	\$93,700	\$79,371	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01122-51810	MAINTENANCE & REPAIR	\$6,619	\$5,175	\$5,000	\$6,000	Community Art Center: Fire sprinkler inspections, fire extinguisher inspections, HVAC, plumbing, landscaping
					\$6,000	Fleet
	TOTAL MAINTENANCE & REPAIR	\$6,619	\$5,175	\$5,000	\$12,000	
01122-51920	RENT/LEASE - EQUIPMENT	\$18	\$269	\$0	\$0	
01122-52120	EMPLOYMENT POSTING	\$129	\$258	\$500	\$500	
01122-52210	PROFESSIONAL DEVELOPMENT	\$563	\$2,854	\$6,000	\$6,000	
01122-52410	PROFESSIONAL DUES AND MEMBERSH	\$113	\$663	\$800	\$800	
01122-52610	TECHNOLOGY	\$5,599	\$6,219	\$13,500	\$9,500	RecTrac, When I Work, music licensing, PayTrac, website
01122-52710	CREDIT CARD FEES	\$0	\$0	\$500	\$500	
01122-52810	OTHER OPERATING EXPENSE	\$934	\$115	\$0	\$0	
01122-52860	SPECIAL EVENTS	\$58,663	\$62,042	\$150,000	\$150,000	Includes New Years Eve Celebration, Independence Day Celebration, and under the bridge summer entertainment series.
01122-53310	RECREATION PROGRAMMING	\$24,337	\$29,497	\$125,634	\$81,500	Gear library, athletics, community and therapeutic recreation, rentals.
01122-53360	ART CENTER PROGRAMS	(\$7)	\$9,240	\$23,600	\$28,675	
	TOTAL 122 - RECREATION	\$508,219	\$539,269	\$885,768	\$1,020,661	
01 GENERAL FUND - 131 POLICE						
01131-51110	REGULAR EMPLOYEES	\$2,218,971	\$2,680,072	\$2,973,750	\$3,187,203	Chief of Police Police Lieutenant (2) Patrol Sergeant (4) Police Sergeant Code Enforcement Officer (2) Police Officer I (6) Police Officer II (5) Police Corporal (7) Crime Analyst/Records Supervisor Senior Police Records Technician Police Records Clerk (2) Community Outreach Specialist
01131-51140	OVERTIME	\$42,005	\$62,113	\$50,000	\$62,000	
01131-51150	STANDBY AND CALLBACK PAY	\$30,576	\$40,210	\$30,000	\$40,000	
01131-51210	HEALTH INSURANCE PREMIUMS	\$520,861	\$523,408	\$665,460	\$704,264	
01131-51220	LONG TERM DISABILITY	\$5,780	\$6,296	\$5,134	\$9,591	
01131-51230	BASIC LIFE INSURANCE	\$4,692	\$5,432	\$7,392	\$7,957	
01131-51240	FPPA DEATH AND DISABILITY INS	\$40,851	\$58,098	\$57,556	\$83,692	
01131-51250	FICA CONTRIBUTIONS	\$31,601	\$38,715	\$40,631	\$47,693	
01131-51260	RETIREMENT CONTRIBUTIONS	\$164,992	\$171,210	\$196,147	\$230,244	
01131-51265	POLICE/FIRE RETIREMENT CONTRIB	\$174,043	\$210,121	\$210,158	\$237,326	
01131-51270	UNEMPLOYMENT COMPENSATION	\$6,383	\$5,655	\$8,050	\$6,326	
01131-51280	WORKERS' COMPENSATION	\$79,485	\$68,635	\$80,000	\$80,000	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01131-51310	TUTION REIMBURSEMENTS	\$1,194	\$0	\$0	\$0	
01131-51360	EMPLOYEE ONBOARDING	\$2,288	\$4,786	\$5,000	\$3,000	
01131-51410	UTILITIES	\$27,045	\$28,620	\$35,000	\$34,280	
01131-51610	SUPPLIES	\$85,569	\$84,154	\$50,000	\$90,000	
01131-51710	PROFESSIONAL SERVICES	\$158,625	\$169,478	\$75,056	\$145,000	
01131-51810	MAINTENANCE & REPAIR	\$114,064	\$206,311	\$94,000	\$50,000	Equipment
					\$130,000	Fleet
	TOTAL MAINTENANCE & REPAIR	\$114,064	\$206,311	\$94,000	\$180,000	
01131-51920	RENT/LEASE - EQUIPMENT	\$3,872	\$3,093	\$6,300	\$4,000	
01131-51940	RENT/LEASE - VEHICLES	\$5,666	\$0	\$0	\$0	
01131-52120	EMPLOYMENT POSTING	\$5,400	\$2,649	\$5,000	\$3,000	
01131-52210	PROFESSIONAL DEVELOPMENT	\$61,991	\$117,100	\$45,000	\$95,000	
01131-52410	PROFESSIONAL DUES AND MEMBERSH	\$2,024	\$1,729	\$2,500	\$10,000	
01131-52420	ORGANIZATIONAL DUES AND MEMBER	\$2,574	\$41	\$2,500	\$1,500	
01131-52440	PROFESSIONAL SUBSCRIPTION	\$262	\$150	\$0	\$500	
01131-52510	GRANTS	\$66,509	\$56,916	\$80,000	\$60,000	
01131-52610	TECHNOLOGY	\$29,586	\$136,377	\$65,000	\$150,000	
01131-52810	OTHER OPERATING EXPENSE	\$41,990	\$20,079	\$15,000	\$40,000	
01131-52835	COMMUNITY OUTREACH	\$3,239	\$4,979	\$3,000	\$7,000	
01131-53240	LABORATORY	\$110	\$74	\$500	\$500	
01131-53830	INVESTIGATIONS	\$5,602	\$8,731	\$6,000	\$10,000	
01131-53840	ANIMAL CONTROL	\$13,167	\$10,000	\$15,000	\$10,000	
01131-53860	FIREARMS	\$44,329	\$22,126	\$25,000	\$25,000	
01131-59520	CAPITAL OUTLAY	\$0	\$17,549	\$0	\$0	
TOTAL 131 - POLICE		\$3,995,344	\$4,764,908	\$4,854,134	\$5,565,076	

01 GENERAL FUND - 141 COMMUNITY DEVELOPMENT

01141-51110	REGULAR EMPLOYEES	\$463,258	\$453,485	\$541,794	\$686,503	Economic/Com Dev Director Planner II Neighborhood Services Specialist (50%) Senior Planner Econ Development Specialist Building Permit Technician (50%) Long Range Principal Planner Development Engineer Housing Manager (50%)
01141-51140	OVERTIME	\$3	\$0	\$0	\$0	
01141-51210	HEALTH INSURANCE PREMIUMS	\$85,729	\$86,990	\$106,644	\$138,272	
01141-51220	LONG TERM DISABILITY	\$1,164	\$1,269	\$1,384	\$2,177	
01141-51230	BASIC LIFE INSURANCE	\$988	\$1,060	\$1,210	\$1,621	
01141-51250	FICA CONTRIBUTIONS	\$34,420	\$33,917	\$33,075	\$52,517	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01141-51260	RETIREMENT CONTRIBUTIONS	\$34,604	\$25,663	\$30,265	\$48,055	
01141-51270	UNEMPLOYMENT COMPENSATION	\$1,329	\$893	\$1,320	\$1,375	
01141-51280	WORKERS' COMPENSATION	\$490	\$1,349	\$900	\$1,250	
01141-51360	EMPLOYEE ONBOARDING	\$60	\$36	\$0	\$0	
01141-51410	UTILITIES	\$680	\$696	\$1,200	\$835	
01141-51610	SUPPLIES	\$2,826	\$5,774	\$10,000	\$10,000	
01141-51710	PROFESSIONAL SERVICES	\$132,023	\$280,159	\$157,273	\$50,000	Economic Development Implementation
					\$20,000	Miscellaneous including graphic design and municipal code administrative support
	TOTAL PROFESSIONAL SERVICES	\$132,023	\$280,159	\$157,273	\$70,000	
01141-51920	RENT/LEASE - EQUIPMENT	\$2,775	\$1,798	\$3,000	\$3,000	
01141-52110	PUBLIC NOTICES	\$1,099	\$3,760	\$2,500	\$2,000	
01141-52120	EMPLOYMENT POSTING	\$1,472	\$295	\$2,000	\$500	
01141-52130	SPECIAL EVENT POSTING	\$690	\$646	\$0	\$1,000	
01141-52210	PROFESSIONAL DEVELOPMENT	\$2,123	\$4,602	\$12,500	\$10,000	
01141-52410	PROFESSIONAL DUES AND MEMBERSH	\$2,408	\$2,626	\$2,000	\$2,500	
01141-52420	ORGANIZATIONAL DUES AND MEMBER	\$490	\$0	\$0	\$0	
01141-52440	PROFESSIONAL SUBSCRIPTION	\$0	\$80	\$0	\$0	
01141-52510	GRANTS	\$40,000	\$40,000	\$78,000	\$40,000	USDA Revolving Loan Fund for Economic Development
					\$20,000	Historic Preservation Grant Match
	TOTAL GRANTS	\$40,000	\$40,000	\$78,000	\$60,000	
01141-52810	OTHER OPERATING EXPENSE	\$3,959	\$7,854	\$27,500	\$7,500	
01141-52855	AFFORDABLE HOUSING	\$0	\$36,375	\$50,000	\$20,000	West Mountain Regional Housing Coalition Membership
					\$10,200	Garfield County Housing Authority Program Management
	TOTAL AFFORDABLE HOUSING	\$0	\$36,375	\$50,000	\$30,200	
TOTAL 141 - COMMUNITY DEVELOPMENT		\$812,589	\$989,325	\$1,062,565	\$1,129,305	

01 GENERAL FUND - 144 ENGINEERING & ADMINISTRATION

01144-51110	REGULAR EMPLOYEES	\$402,568	\$430,546	\$529,681	\$416,646	City Engineer Assistant City Engineer Transportation Engineer Construction Inspector
01144-51140	OVERTIME	\$0	\$34	\$0	\$0	
01144-51210	HEALTH INSURANCE PREMIUMS	\$75,983	\$89,697	\$99,852	\$119,232	
01144-51220	LONG TERM DISABILITY	\$1,141	\$1,203	\$542	\$1,444	
01144-51230	BASIC LIFE INSURANCE	\$985	\$1,047	\$1,075	\$1,214	
01144-51250	FICA CONTRIBUTIONS	\$29,367	\$31,284	\$30,045	\$31,874	
01144-51260	RETIREMENT CONTRIBUTIONS	\$26,238	\$22,952	\$27,821	\$29,166	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01144-51270	UNEMPLOYMENT COMPENSATION	\$1,130	\$826	\$1,280	\$959	
01144-51280	WORKERS' COMPENSATION	\$1,407	\$1,001	\$1,500	\$1,200	
01144-51360	EMPLOYEE ONBOARDING	\$0	\$25	\$0	\$250	
01144-51410	UTILITIES	\$2,955	\$3,132	\$4,200	\$4,000	
01144-51610	SUPPLIES	\$4,307	\$1,129	\$5,000	\$2,500	
01144-51710	PROFESSIONAL SERVICES				\$164,000	Storm Water Survey and City Wide Planning
		\$42,552	\$220,352	\$170,000	\$35,000	Engineering and Survey for 7th Street Parking Lot
					\$15,000	Misc Engineering, Survey or Geotech
	TOTAL PROFESSIONAL SERVICES	\$42,552	\$220,352	\$170,000	\$214,000	
01144-51920	RENT/LEASE - EQUIPMENT	\$2,775	\$4,102	\$0	\$4,000	
01144-52110	PUBLIC NOTICES	\$90	\$0	\$100	\$100	
01144-52120	EMPLOYMENT POSTING	\$0	\$0	\$200	\$200	
01144-52140	PROCUREMENT ADVERTISING	\$0	\$0	\$0	\$250	
01144-52210	PROFESSIONAL DEVELOPMENT	\$4,094	\$4,553	\$6,000	\$7,000	
01144-52410	PROFESSIONAL DUES AND MEMBERSH	\$68	\$0	\$300	\$3,000	
01144-52440	PROFESSIONAL SUBSCRIPTION	\$2,956	\$2,681	\$0	\$0	
01144-52810	OTHER OPERATING EXPENSE	\$574	\$847	\$0	\$700	
	TOTAL 144 - ENGINEERING & ADMINISTRATION	\$599,189	\$815,410	\$877,596	\$837,735	
01 GENERAL FUND - 145 BUILDING INSPECTION						
01145-51110	REGULAR EMPLOYEES	\$192,784	\$206,075	\$246,353	\$229,549	Building Official Building Inspector II Building Permit Technician (50%)
01145-51140	OVERTIME	\$175	\$258	\$0	\$0	
01145-51210	HEALTH INSURANCE PREMIUMS	\$48,047	\$56,015	\$63,804	\$69,258	
01145-51220	LONG TERM DISABILITY	\$542	\$598	\$310	\$720	
01145-51230	BASIC LIFE INSURANCE	\$433	\$441	\$538	\$584	
01145-51250	FICA CONTRIBUTIONS	\$14,140	\$14,918	\$15,153	\$17,561	
01145-51260	RETIREMENT CONTRIBUTIONS	\$12,510	\$13,116	\$13,866	\$16,069	
01145-51270	UNEMPLOYMENT COMPENSATION	\$536	\$402	\$594	\$459	
01145-51280	WORKERS' COMPENSATION	\$1,959	\$3,199	\$3,200	\$2,100	
01145-51360	EMPLOYEE ONBOARDING	\$0	\$10	\$0	\$0	
01145-51410	UTILITIES	\$513	\$528	\$600	\$600	
01145-51610	SUPPLIES	\$3,050	\$3,021	\$2,000	\$5,000	
01145-51710	PROFESSIONAL SERVICES	\$0	\$0	\$20,000	\$0	
01145-51810	MAINTENANCE & REPAIR	\$866	\$1,654	\$5,500	\$5,000	Fleet
01145-52120	EMPLOYMENT POSTING	\$596	\$0	\$500	\$500	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01145-52210	PROFESSIONAL DEVELOPMENT	\$361	\$3,976	\$3,000	\$3,000	
01145-52410	PROFESSIONAL DUES AND MEMBERSH	\$326	\$31	\$1,000	\$500	
01145-52420	ORGANIZATIONAL DUES AND MEMBER	\$145	\$0	\$0	\$0	
01145-52810	OTHER OPERATING EXPENSE	\$2,160	\$0	\$2,000	\$2,000	
TOTAL 145 - BUILDING INSPECTION		\$279,144	\$304,240	\$378,418	\$352,900	

01 GENERAL FUND - 153 STREETS & ALLEYS

01153-51110	REGULAR EMPLOYEES	\$500,636	\$561,810	\$597,122	\$589,378	Streets Superintendent Street Crew Leader Sign Shop Technician II Street Maintenance Operator II (4) Street Operator III (2)
01153-51120	PART-TIME EMPLOYEES	\$0	\$13,745	\$0	\$0	
01153-51140	OVERTIME	\$2,778	\$4,368	\$7,000	\$5,000	
01153-51150	STANDBY AND CALLBACK PAY	\$17,949	\$20,875	\$20,000	\$20,000	
01153-51210	HEALTH INSURANCE PREMIUMS	\$142,215	\$149,028	\$155,880	\$145,356	
01153-51220	LONG TERM DISABILITY	\$1,345	\$1,488	\$1,410	\$1,809	
01153-51230	BASIC LIFE INSURANCE	\$1,118	\$1,273	\$1,178	\$1,365	
01153-51250	FICA CONTRIBUTIONS	\$39,312	\$45,282	\$37,986	\$47,000	
01153-51260	RETIREMENT CONTRIBUTIONS	\$36,625	\$30,878	\$36,422	\$41,255	
01153-51270	UNEMPLOYMENT COMPENSATION	\$1,481	\$1,204	\$1,866	\$1,065	
01153-51280	WORKERS' COMPENSATION	\$23,455	\$24,945	\$25,000	\$25,000	
01153-51290	OTHER EMPLOYEE BENEFITS	\$0	\$2	\$0	\$0	
01153-51360	EMPLOYEE ONBOARDING	\$66	\$71	\$0	\$100	
01153-51380	UNIFORM ALLOWANCE	\$3,106	\$365	\$5,500	\$5,000	
01153-51410	UTILITIES	\$145,584	\$193,834	\$237,000	\$215,000	Includes electric for street lights
01153-51610	SUPPLIES	\$26,921	\$38,745	\$20,320	\$40,000	
01153-51710	PROFESSIONAL SERVICES	\$22,687	\$928	\$6,350	\$9,500	
01153-51810	MAINTENANCE & REPAIR	\$149,334	\$224,604	\$250,000	\$125,000	Equipment
					\$125,000	Fleet
	TOTAL MAINTENANCE & REPAIR	\$149,334	\$224,604	\$250,000	\$250,000	
01153-51920	RENT/LEASE - EQUIPMENT	\$2,550	\$1,797	\$10,000	\$7,500	
01153-51930	RENT/LEASE - BUILDING	\$26,258	\$31,510	\$31,510	\$0	
01153-52210	PROFESSIONAL DEVELOPMENT	\$2,849	\$5,868	\$17,800	\$7,500	
01153-52410	PROFESSIONAL DUES AND MEMBERSH	\$360	\$370	\$0	\$400	
01153-52420	ORGANIZATIONAL DUES AND MEMBER	\$0	\$0	\$0	\$400	
01153-52610	TECHNOLOGY	\$6,980	\$10,121	\$2,500	\$3,500	VueWorks
01153-52810	OTHER OPERATING EXPENSE	\$15,589	\$18,200	\$20,000	\$2,500	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01153-52870	FLOOD CONTROL/HAZARDOUS WASTE	\$0	\$0	\$4,000	\$2,000	
01153-55110	SAFETY PROGRAMS	\$294	\$0	\$0	\$0	
TOTAL 153 - STREETS & ALLEYS		\$1,169,493	\$1,381,310	\$1,488,844	\$1,420,628	

01 GENERAL FUND - 154 PARKS & CEMETERY

01154-51110	REGULAR EMPLOYEES	\$554,968	\$662,606	\$730,820	\$779,584	Parks Superintendent Trails & Open Space Supervisor Downtown Parks and Public Spaces Supervisor Parks Supervisor Maintenance Worker I - Parks Maintenance Worker II - Parks (7) Maintenance Worker III - Parks
01154-51120	PART-TIME EMPLOYEES	\$60,651	\$94,789	\$100,000	\$184,000	Accounts for 20% increase in 2023 to PT wages.
01154-51130	SEASONAL EMPLOYEES	\$43,507	\$42,203	\$0	\$0	
01154-51140	OVERTIME	\$181	\$487	\$1,000	\$0	
01154-51150	STANDBY AND CALLBACK PAY	\$157	\$1,086	\$1,000	\$0	
01154-51210	HEALTH INSURANCE PREMIUMS	\$195,830	\$192,430	\$206,040	\$278,712	
01154-51220	LONG TERM DISABILITY	\$1,484	\$1,821	\$2,121	\$2,647	
01154-51230	BASIC LIFE INSURANCE	\$1,223	\$1,588	\$1,915	\$2,015	
01154-51250	FICA CONTRIBUTIONS	\$49,715	\$59,987	\$50,710	\$73,714	
01154-51260	RETIREMENT CONTRIBUTIONS	\$31,301	\$35,066	\$46,401	\$54,571	
01154-51270	UNEMPLOYMENT COMPENSATION	\$1,891	\$1,602	\$2,021	\$1,560	
01154-51280	WORKERS' COMPENSATION	\$20,697	\$34,655	\$24,000	\$29,000	
01154-51310	TUTORIAL REIMBURSEMENTS	\$0	\$0	\$1,500	\$0	
01154-51360	EMPLOYEE ONBOARDING	\$3,868	\$230	\$500	\$0	
01154-51380	UNIFORM ALLOWANCE	\$4,302	\$729	\$1,950	\$4,200	
01154-51410	UTILITIES	\$301,725	\$301,146	\$235,700	\$59,500	Downtown compactor
					\$254,000	Parks and Parks Building: Natural gas, water/sewer, electric, trash, landfill, communications.
	TOTAL UTILITIES	\$301,725	\$301,146	\$235,700	\$313,500	
01154-51610	SUPPLIES	\$33,142	\$67,625	\$38,490	\$51,585	
01154-51710	PROFESSIONAL SERVICES	\$11,484	\$45,219	\$232,690	\$10,272	Statistically Valid Survey, \$30k split between Facilities, Recreation, Community Center, and Parks
					\$36,000	Tree lighting, trail maintenance assistance from outside groups, CDL randoms.
					\$76,670	Mosquito abatement, park tree care, cemetery mowing.
	TOTAL PROFESSIONAL SERVICES	\$11,484	\$45,219	\$232,690	\$122,942	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
01154-51810	MAINTENANCE & REPAIR				\$175,000	Fleet
					\$11,000	Parks building and equipment maintenance
		\$218,762	\$246,313	\$454,340	\$224,000	Parks, downtown, trails, open space, and Right-of-Way maintenance, landscaping, irrigation, snow removal
					\$25,000	Encampment cleanup on parklands
	TOTAL MAINTENANCE & REPAIR	\$218,762	\$246,313	\$454,340	\$435,000	
01154-51910	RENT/LEASE - LAND	\$0	\$600	\$0	\$0	
01154-51920	RENT/LEASE - EQUIPMENT	\$21,040	\$41,940	\$30,850	\$36,650	Equipment, portalets, and copier.
01154-52120	EMPLOYMENT POSTING	\$1,303	\$258	\$500	\$500	
01154-52140	PROCUREMENT ADVERTISING	\$35	\$0	\$0	\$0	
01154-52210	PROFESSIONAL DEVELOPMENT	\$3,407	\$10,818	\$12,500	\$12,500	Backflow Prevention Assembly Tester , Certified Playground Safety Inspector, Herbicide Applicator
01154-52410	PROFESSIONAL DUES AND MEMBERSH	\$352	\$438	\$500	\$500	
01154-52420	ORGANIZATIONAL DUES AND MEMBER	\$187	\$355	\$0	\$0	
01154-52610	TECHNOLOGY	\$5,392	\$7,584	\$9,500	\$10,000	When I Work, Rainbird, AutoCad, website, VueWorks
01154-52810	OTHER OPERATING EXPENSE	\$1,114	\$369	\$0	\$0	
01154-56210	REPURCHASE OF CEMETERY PLOTS	\$396	\$500	\$5,000	\$5,000	
TOTAL 154 - PARKS & CEMETERY		\$1,568,116	\$1,852,443	\$2,190,048	\$2,398,180	
01 GENERAL FUND - 999 INTERFUND TRANSFERS						
01999-55920	TRANSFER TO A&I	\$100,000	\$0	\$0	\$0	
01999-55925	TRANSFER TO STREET TAX FUND	\$0	\$0	\$2,495,903	\$0	
01999-55930	TRANSFER TO CAPITAL PROJECTS	\$1,377,040	\$0	\$0	\$0	
01999-55960	TRANSFER TO FIRE & EMS	\$2,932,639	\$3,108,304	\$3,349,773	\$1,787,327	Property Tax revenue
					\$1,426,536	Reconcile Fire EMS Fund to Zero
	TOTAL TRANSFER TO FIRE & EMS	\$2,932,639	\$3,108,304	\$3,349,773	\$3,213,863	
01999-55970	TRANSFER TO EMERG SVCS	\$623,795	\$657,445	\$915,090	\$1,223,957	Split 3.5 mills to capital expenses and 2.5 mills to operating expenses.
TOTAL 999 - INTERFUND TRANSFERS		\$5,033,474	\$3,765,749	\$6,760,766	\$4,437,820	
		\$21,005,483	\$23,037,268	\$27,745,758	\$27,654,927	

CAPITAL PROJECTS FUND

	2020 Actual	2021 Actual	2022 Actual	2023 Forecast	2024 Budget
Revenue	\$1,190,479	\$5,280,935	\$3,915,127	\$3,965,241	\$4,566,475
Expenditures	<u>(\$2,232,578)</u>	<u>(\$2,314,443)</u>	<u>(\$3,144,921)</u>	<u>(\$5,165,623)</u>	<u>(\$5,298,468)</u>
Change in Fund Balance	<u>(\$1,851,599)</u>	\$2,966,492	\$770,206	<u>(\$1,200,382)</u>	<u>(\$731,993)</u>
Beginning Fund Balance	\$4,962,401	\$3,110,805	\$6,077,297	\$6,847,503	\$5,647,121
Ending Fund Balance	\$3,110,802	\$6,077,297	\$6,847,503	\$5,647,121	\$4,915,128
Reserves					
Parkland Fees	(\$639,490)	(\$1,136,189)	(\$1,136,189)	(\$270,000)	(\$595,000)
Water Storage Fees	(\$2,290)	(\$2,290)	(\$2,290)	(\$2,290)	(\$2,290)
Public Art (1% of projects)				(\$51,391)	(\$137,697)
Springridge Capital Fees	(\$305,912)	(\$334,786)	(\$334,786)	(\$334,786)	(\$334,786)
Glenwood Park Fees	(\$3,375)	(\$3,375)	(\$3,375)	(\$3,375)	(\$3,375)
Contingency Reserve (FAB)	(\$2,000,000)	(\$2,000,000)	(\$2,000,000)	(\$2,500,000)	(\$2,500,000)
Employee Retention Reserve	\$0	(\$45,000)	(\$45,000)	(\$45,000)	(\$45,000)
Available Reserves	\$159,735	\$2,555,657	\$3,325,863	\$2,440,279	\$1,296,980
Cash Balance as of 12/30/22	\$6,317,272				

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
31 CAPITAL PROJECTS - 00						
3100020-41210	GENERAL SALES TAX	\$3,045,966	\$3,356,177	\$3,354,430	\$3,770,696	2022 Actual with 7% increase in 2023 and 5% in 2024
3100020-41310	USE TAX	\$114,267	\$180,779	\$70,270	\$180,779	Set at 2022 Actual
		<u>\$3,160,232</u>	<u>\$3,536,957</u>	<u>\$3,424,700</u>	<u>\$3,951,475</u>	
31 CAPITAL PROJECTS - 00						
3100060-41220	AUDIT REVENUE	\$38,386	\$13,611	\$40,541	\$40,000	
3100060-42420	CREDIT CARD CONVENIENCE FEES	\$201	\$253	(\$0)	(\$0)	
3100060-43510	INTEREST	\$8,653	(\$31)	\$50,000	\$50,000	
3100060-43710	CONTRIBUTIONS/DONATIONS	\$500	\$500	(\$0)	(\$0)	
3100060-44130	MISCELLANEOUS	\$5,372	\$3,436	(\$0)	(\$0)	
3100060-44325	TRANSFER FROM LANDFILL	\$25,000	(\$0)	\$25,000	\$25,000	
3100060-44385	TRANSFER FROM WA/SW	\$50,000	\$30,000	\$50,000	\$50,000	
3100060-44390	TRANSFER FROM ELECTRIC	\$50,000	(\$0)	\$25,000	\$25,000	
		<u>\$178,112</u>	<u>\$47,770</u>	<u>\$190,541</u>	<u>\$190,000</u>	
31 CAPITAL PROJECTS - 00						
3100040-42310	GRANTS	\$39,978	(\$0)	\$100,000	\$100,000	Community Forestry Grant for Tree Planting, Maintenance and Education
		<u>\$39,978</u>	<u>(\$0)</u>	<u>\$100,000</u>	<u>\$100,000</u>	
31 CAPITAL PROJECTS - 00						
3100070-44370	TRANSFER FROM GENERAL FUND	\$1,377,040	(\$0)	(\$0)	(\$0)	
		<u>\$1,377,040</u>	<u>(\$0)</u>	<u>(\$0)</u>	<u>(\$0)</u>	
31 CAPITAL PROJECTS - 30 PUBLIC WORKS						
3130030-42424	PARKLAND FEES - SPRINGRIDGE	\$28,874	\$5,775	(\$0)	(\$0)	
3130030-42425	PARK LAND FEES	\$496,699	\$324,626	\$500,000	\$325,000	
		<u>\$525,573</u>	<u>\$330,401</u>	<u>\$500,000</u>	<u>\$325,000</u>	
		<u>\$5,280,935</u>	<u>\$3,915,127</u>	<u>\$4,215,241</u>	<u>\$4,566,475</u>	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
31 CAPITAL PROJECTS - 000						
3110-55910	TRANSFER TO FLEET SERVICE				\$35,000	Vehicle for IT Department
		\$0	\$0	\$42,000	\$5,250	15% Processing
	TOTAL TRANSFER TO FLEET SERVICE	\$0	\$0	\$42,000	\$40,250	
3110-59520	CAPITAL OUTLAY	\$0	\$0	\$610,500	\$0	
3110-60000	PROJECTS	\$421,969	\$565,585	\$333,723	\$120,000	(Finance) - Enterprise Resource Program Module 4 - EnerGov for Community Development
					\$150,000	(IT) - Computer Replacement Cycle
					\$60,000	(IT) - Switch Replacement Cycle
					\$45,000	(IT) - City Hall technology upgrades
					\$85,000	(IT) - Server replacement and redundancy project
					\$235,000	(City Hall) - Door lock hardware and security upgrades and modifications in Municipal Court, Community Development, City Manager Suite, Engineering, Human Resources,/City Clerk Suite, and Council Chambers.
	TOTAL PROJECTS	\$421,969	\$565,585	\$333,723	\$695,000	
	TOTAL 000 -	\$421,969	\$565,585	\$986,223	\$735,250	
31 CAPITAL PROJECTS - 000						
3120-55910	TRANSFER TO FLEET SERVICE	\$0	\$0	\$392,220	\$220,000	Marked Patrol Units (3)
					\$33,000	15% Processing
					\$60,000	Fleet Capital Contribution
	TOTAL TRANSFER TO FLEET SERVICE	\$0	\$0	\$392,220	\$313,000	
3120-59520	CAPITAL OUTLAY	\$0	\$0	\$60,000	\$25,000	Special Weapons and Tactics (SWAT) equipment
3120-60000	PROJECTS	\$0	\$8,560	\$49,000	\$40,000	Additions to flock safety camera project
					\$38,000	Body and car camera upgrades
					\$25,000	Police department flooring
	TOTAL PROJECTS	\$0	\$8,560	\$49,000	\$103,000	
	TOTAL 000 -	\$0	\$8,560	\$501,220	\$441,000	
31 CAPITAL PROJECTS - 000						
3130-55910	TRANSFER TO FLEET SERVICE				\$216,000	Streets Trucks
		\$0	\$0	\$322,800	\$32,400	15% Processing
					\$60,000	Fleet Capital Contribution
	TOTAL TRANSFER TO FLEET SERVICE	\$0	\$0	\$322,800	\$308,400	
3130-60000	PROJECTS	\$43,442	\$230,612	\$695,000	\$700,000	Streets shop building
					\$100,000	South Yard Office and Sign Shop Foundation and Move
	TOTAL PROJECTS	\$43,442	\$230,612	\$695,000	\$800,000	
3130-61000	DEPARTMENTAL	\$521	\$0	\$0	\$0	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
TOTAL 000 -		\$43,963	\$230,612	\$1,017,800	\$1,108,400	

31 CAPITAL PROJECTS - 000

3135-55910	TRANSFER TO FLEET SERVICE	\$0	\$0	\$322,600	\$72,600	Parks Replacement Truck - F-250 with Utility Box (replacing #64)
					\$72,600	Parks Replacement Truck - F-250 with Utility Box (replacing #42)
					\$45,000	Parks Replacement Truck - Ford Ranger (replacing #3)
					\$45,000	Community Center Replacement Truck - Ford Ranger with Tommy Gate (replacing #45)
					\$28,530	15% Processing Parks
					\$6,750	15% Processing Community Center
					\$60,000	Fleet Capital Contribution
TOTAL TRANSFER TO FLEET SERVICE		\$0	\$0	\$322,600	\$330,480	
3135-59520	CAPITAL OUTLAY	\$0	\$0	\$493,520	\$14,000	(2) Parks Trails Equipped E-Bikes w/Trailers
					\$24,000	(3) Parks Replacement Trailers
					\$25,000	Community Center fitness equipment replacements
TOTAL CAPITAL OUTLAY		\$0	\$0	\$493,520	\$63,000	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
3135-60000	PROJECTS				\$25,000	Community Center fitness equipment replacements
					\$10,000	Parks standardized signage
					\$100,000	Gregory Park playground replacement
					\$50,000	Wulfsohn trailhead improvements
					\$50,000	Veltus Park upper bathroom repair and remodel
					\$185,000	Community Center Tennis Court lights LED conversion
					\$16,000	Ice Rink bird mitigation
					\$12,000	Aquatic Center deck furniture replacement
					\$25,000	Whitewater deck repair
					\$25,000	RICD water rights planning
					\$50,000	Art Center ADA accessible entrance and door repairs
					\$26,000	Aquatic Center activity pool pump replacement (circulation volute, pump, impeller)
					\$40,000	Community Center ADA doors/openers
					\$20,000	Art Center building signage
		\$455,320	\$983,562	\$2,173,167	\$14,000	(2) Parks Trails Equipped E-Bikes w/Trailers
					\$24,000	(3) Parks Replacement Trailers
					\$300,000	(Rollover) 9th and Cooper Parking Garage Repairs, split with General Improvement District (\$175,000)
					\$450,000	(Rollover) Parks Building Upgrades
					\$200,000	Tree Planting, Maintenance and Education Project (50% funded with USDA Grant)
					\$50,000	12th Street Ditch and Trail Improvements
	TOTAL PROJECTS	\$455,320	\$983,562	\$2,173,167	\$1,672,000	
3135-61000	DEPARTMENTAL	\$127,758	\$0	\$0	\$0	
	TOTAL 000 -	\$583,079	\$983,562	\$2,989,287	\$2,065,480	
31 CAPITAL PROJECTS - 000						
3115-60000	PROJECTS	\$0	\$0	\$30,000	\$0	
	TOTAL 000 -	\$0	\$0	\$30,000	\$0	
31 CAPITAL PROJECTS - 000						
3125-60000	PROJECTS	\$0	\$0	\$0	\$37,000	Improvements required for 6F conversion from Vogelaar Park
					\$75,000	City Hall Suite security upgrades
	TOTAL PROJECTS	\$0	\$0	\$0	\$112,000	
3125-61000	COMM DEV DEPARTMENTAL	\$0	\$0	\$572,000	\$0	
	TOTAL 000 -	\$0	\$0	\$572,000	\$112,000	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
31 CAPITAL PROJECTS - 390 SPECIAL WORKS ACTIVITIES TEAM						
31390-51110	REGULAR EMPLOYEES	\$205,748	\$191,775	\$180,000	\$257,363	Swat Crew Lead Swat Maintenance Specialist (2)
31390-51140	OVERTIME	\$2,041	\$2,003	\$2,000	\$2,000	
31390-51150	STANDBY AND CALLBACK PAY	\$10,050	\$5,849	\$10,000	\$7,500	
31390-51210	HEALTH INSURANCE PREMIUMS	\$37,901	\$32,120	\$33,156	\$47,952	
31390-51220	LONG TERM DISABILITY	\$571	\$519	\$568	\$875	
31390-51230	BASIC LIFE INSURANCE	\$382	\$728	\$504	\$663	
31390-51250	FICA CONTRIBUTIONS	\$17,000	\$15,424	\$13,876	\$19,841	
31390-51260	RETIREMENT CONTRIBUTIONS	\$13,124	\$7,108	\$12,697	\$18,016	
31390-51270	UNEMPLOYMENT COMPENSATION	\$637	\$422	\$580	\$515	
31390-51280	WORKERS' COMPENSATION	\$6,933	\$2,469	\$7,000	\$6,500	
31390-51360	EMPLOYEE ONBOARDING	\$20	\$50	\$0	\$100	
31390-51380	UNIFORM ALLOWANCE	\$1,560	\$0	\$3,000	\$0	
31390-51410	UTILITIES	\$4,038	\$3,950	\$22,700	\$5,000	
31390-51610	SUPPLIES	\$46,134	\$86,822	\$54,020	\$90,000	
31390-51710	PROFESSIONAL SERVICES	\$47,636	\$17,264	\$0	\$10,000	
31390-51810	MAINTENANCE & REPAIR	\$25,682	\$14,309	\$35,000	\$25,000	Fleet
31390-51920	RENT/LEASE - EQUIPMENT	\$0	\$11,905	\$10,000	\$10,000	
31390-51930	RENT/LEASE - BUILDING	\$37,604	\$44,716	\$44,716	\$0	
31390-52110	PUBLIC NOTICES	\$36	\$0	\$0	\$0	
31390-52210	PROFESSIONAL DEVELOPMENT	\$0	\$119	\$0	\$2,500	
31390-52610	TECHNOLOGY	\$5,000	\$0	\$3,500	\$4,500	Radios
31390-52710	CREDIT CARD FEES	\$386	\$953	\$0	\$0	
31390-52810	OTHER OPERATING EXPENSE	\$10,818	\$1,830	\$10,000	\$5,000	
31390-52820	TIF TO DDA	\$42,259	\$139,813	\$162,162	\$167,406	5% over 2023 forecast
31390-52825	ECONOMIC INCENTIVE REBATE	\$38,704	\$22,962	\$27,027	\$33,784	Assumes \$250,000 across all funds
31390-53520	LIABILITY AND CASUALTY INSURA	\$1,776	\$1,728	\$0	\$2,489	
31390-54310	INTERFUND COST OF SERVICE	\$88,031	\$89,791	\$91,587	\$94,334	
31390-55910	TRANSFER TO FLEET SERVICE	\$617,000	\$605,000	\$320,000	\$0	
31390-55925	TRANSFER TO STREET TAX FUND	\$0	\$0	\$180,000	\$0	
31390-59520	CAPITAL OUTLAY	\$0	\$16,973	\$0	\$25,000	
TOTAL 390 - SPECIAL WORKS ACTIVITIES TEAM		\$1,261,070	\$1,316,603	\$1,224,094	\$836,338	
31 CAPITAL PROJECTS - 999 INTERFUND TRANSFERS						
31999-55980	TRANSFER TO OTHER FUNDS	\$0	\$40,000	\$0	\$0	
TOTAL 999 - INTERFUND TRANSFERS		\$0	\$40,000	\$0	\$0	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
		\$2,310,080	\$3,144,922	\$7,320,623	\$5,298,468	

DRAFT

A&I FUND					
	2020 Actual	2021 Actual	2022 Actual	2023 Forecast	2024 Budget
Revenue	\$9,227,712	\$15,359,665	\$8,170,490	\$8,115,619	\$8,882,896
Expenditures	<u>(\$11,654,145)</u>	<u>(\$17,597,254)</u>	<u>(\$9,246,348)</u>	<u>(\$9,062,515)</u>	<u>(\$8,146,390)</u>
Change in Fund Balance	<u>(\$2,426,433)</u>	<u>(\$2,237,589)</u>	<u>(\$1,075,858)</u>	<u>(\$946,896)</u>	\$736,506
Beginning Fund Balance	\$17,253,650	\$14,827,217	\$12,589,628	\$11,513,770	\$10,566,874
Ending Fund Balance	\$14,827,217	\$12,589,628	\$11,513,770	\$10,566,874	\$11,303,380
Reserves:					
Bond Reserve (Restricted)	<u>(\$2,076,314)</u>	<u>(\$2,067,382)</u>	<u>(\$2,067,382)</u>	<u>(\$2,067,382)</u>	<u>(\$2,067,382)</u>
South Bridge	<u>(\$250,000)</u>	\$0	<u>(\$250,000)</u>	<u>(\$500,000)</u>	<u>(\$750,000)</u>
27th Street Underpass		<u>(\$750,000)</u>	<u>(\$750,000)</u>	\$0	\$0
6th Street Reserve	\$0	<u>(\$1,750,000)</u>	<u>(\$1,750,000)</u>	\$0	\$0
Theatre Reserve	<u>(\$704,112)</u>	<u>(\$704,112)</u>	<u>(\$704,112)</u>	<u>(\$704,112)</u>	<u>(\$704,112)</u>
Contingency	<u>(\$3,000,000)</u>	<u>(\$3,000,000)</u>	<u>(\$3,000,000)</u>	<u>(\$3,000,000)</u>	<u>(\$3,000,000)</u>
FAB Grant Reserve	<u>\$0</u>	<u>(\$86,037)</u>	<u>(\$70,815)</u>	<u>(\$70,814)</u>	<u>(\$70,814)</u>
Available Fund Balance	\$8,796,791	\$4,232,097	\$2,921,461	\$4,224,566	\$4,711,072
Cash Balance as of 12/31/22	\$10,176,130				

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
33 ACQUISITION & IMPROVEMENTS - 00						
3300020-41210	GENERAL SALES TAX	\$6,091,931	\$6,712,355	\$6,708,861	\$7,541,338	2022 Actual with 7% increase in 2023 and 5% in 2024
3300020-41310	USE TAX	\$228,534	\$361,558	\$175,677	\$361,558	Set at 2022 Actual
		\$6,320,465	\$7,073,913	\$6,884,538	\$7,902,896	
33 ACQUISITION & IMPROVEMENTS - 00						
3300060-41220	AUDIT REVENUE	\$76,773	\$27,222	\$81,081	\$80,000	
3300060-42310	GRANTS	\$8,355,855	\$859,538	\$5,850,000	\$750,000	\$750,000 grant from Multimodal Transportation and Mitigation Fund.
3300060-42420	CREDIT CARD CONVENIENCE FEES	\$463	\$507	(\$0)	(\$0)	
3300060-43510	INTEREST	\$1,472	\$196,895	\$150,000	\$150,000	
3300060-43710	CONTRIBUTIONS/DONATIONS	\$4,627	\$9,021	(\$0)	(\$0)	
3300060-43910	COST REIMBURSEMENTS	\$500,000	(\$0)	(\$0)	(\$0)	
3300060-43920	INSURANCE REIMBURSEMENT	(\$0)	\$3,392	(\$0)	(\$0)	
3300060-44130	MISCELLANEOUS	\$10	(\$0)	(\$0)	(\$0)	
		\$8,939,200	\$1,096,576	\$6,081,081	\$980,000	
33 ACQUISITION & IMPROVEMENTS - 00						
3300070-44320	TRANSFER FROM DDA	(\$0)	(\$0)	\$450,000	(\$0)	
3300070-44370	TRANSFER FROM GENERAL FUND	\$100,000	(\$0)	(\$0)	(\$0)	
		\$100,000	(\$0)	\$450,000	(\$0)	
		\$15,359,665	\$8,170,490	\$13,415,619	\$8,882,896	

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
33 ACQUISITION & IMPROVEMENTS - 000						
3335-60000	PROJECTS	\$95,556	\$296,804	\$0	\$0	
3335-61000	DEPARTMENT PROJECTS	\$1,359	\$0	\$0	\$0	
TOTAL 000 -		\$96,915	\$296,804	\$0	\$0	

33 ACQUISITION & IMPROVEMENTS - 000

3330-60000	PROJECTS				\$130,000	(Carryover) 8th and Midland Path Connection Design
					\$975,000	(Carryover) 6th Street path to Donegan - includes \$750k million of grant funding that is recognized as a revenue, and adds \$100,000 for design, \$75,000 for subsurface utilities and \$50,000 for right of way
						Project will include \$200,000 from the Water/Wastewater Fund to install piping.
		\$13,298,432	\$4,494,843	\$10,179,004	\$2,100,000	(Carryover) 6th Street construction
						Total Project Includes: -\$1,100,000 Main Street Grant -\$1,000,000 A&I Contribution -\$1,350,000 DDA Budget Contribution
TOTAL PROJECTS		\$13,298,432	\$4,494,843	\$10,179,004	\$3,205,000	
TOTAL 000 -		\$13,298,432	\$4,494,843	\$10,179,004	\$3,205,000	

33 ACQUISITION & IMPROVEMENTS - 300 A&I GENERAL GOVERNMENT

33300-51410	UTILITIES	\$37,087	\$28,842	\$40,000	\$35,000	20% over 2022 actual.
33300-51710	PROFESSIONAL SERVICES	\$28,768	\$35,175	\$70,000	\$30,000	Sales tax auditors
33300-52510	GRANTS	\$186,235	\$252,771	\$195,547	\$0	
33300-52710	CREDIT CARD FEES	\$880	\$1,907	\$1,700	\$0	
33300-52820	TIF TO DDA	\$84,519	\$279,625	\$324,324	\$334,812	5% over 2023 forecast
33300-52825	ECONOMIC INCENTIVE REBATE	\$46,837	\$45,922	\$54,055	\$67,568	Assumes \$250,000 across all funds
33300-53710	CONTRIBUTIONS/DONATIONS	\$97,500	\$85,000	\$142,000	\$25,000	Lower Valley Trail (LoVa) Operations
					\$120,000	Frontier Historical Museum - Contribution has been \$60,000 per year. In 2022 the Museum asked for it to be increased to \$120,000. Council asked the Financial Advisory Board to consider the request, and it recommended funding at \$120,000 in 2023 and 2024.
					\$20,000	Reudi Aquatics
TOTAL CONTRIBUTIONS/DONATIONS		\$97,500	\$85,000	\$142,000	\$165,000	
33300-54310	INTERFUND COST OF SERVICE	\$320,845	\$327,262	\$333,807	\$343,821	
TOTAL 300 - A&I GENERAL GOVERNMENT		\$802,672	\$1,056,504	\$1,161,433	\$976,201	

33 ACQUISITION & IMPROVEMENTS - 302 A&I CULTURE & RECREATION

2024 BUDGET

Account	Account Description	2021 Actual	2022 Actual	2023 Revised Budget	2024 Request	Description
33302-51810	MAINTENANCE & REPAIR	\$0	\$0	\$195,190	\$16,845	Glenwood Meadows Metropolitan Agreement for Debris Flow Basin Maintenance
					\$87,500	Right of Way Tree Maintenance
					\$15,000	Fire Mitigation
					\$50,000	Trail Maintenance
	TOTAL MAINTENANCE & REPAIR	\$0	\$0	\$195,190	\$169,345	
TOTAL 302 - A&I CULTURE & RECREATION		\$0	\$0	\$195,190	\$169,345	
33 ACQUISITION & IMPROVEMENTS - 303 A&I DEBT SERVICE						
33303-53910	PRINCIPAL - BONDS	\$1,335,000	\$1,375,000	\$1,415,000	\$655,000	2018 Sales and Use Tax bonds (\$10 million)
					\$805,000	2019 Sales and Use Tax bonds (\$12.2 million)
	TOTAL PRINCIPAL - BONDS	\$1,335,000	\$1,375,000	\$1,415,000	\$1,460,000	
33303-53930	INTEREST - BONDS	\$642,635	\$601,598	\$529,353	\$237,551	2018 Sales and Use Tax bonds (\$10 million)
					\$278,293	2019 Sales and Use Tax bonds (\$12.2 million)
	TOTAL INTEREST - BONDS	\$642,635	\$601,598	\$529,353	\$515,844	
33303-53960	ADMIN SERVICE FEES	\$1,600	\$1,600	\$0	\$0	
TOTAL 303 - A&I DEBT SERVICE		\$1,979,235	\$1,978,198	\$1,944,353	\$1,975,844	
33 ACQUISITION & IMPROVEMENTS - 999 INTERFUND TRANSFERS						
33999-55980	TRANSFER TO OTHER FUNDS	\$1,420,000	\$1,420,000	\$1,807,535	\$1,400,000	Community Center
					\$120,000	Employee Housing Program
					\$200,000	Downtown Maintenance
					\$100,000	Community Events
	TOTAL TRANSFER TO OTHER FUNDS	\$1,420,000	\$1,420,000	\$1,807,535	\$1,820,000	
TOTAL 999 - INTERFUND TRANSFERS		\$1,420,000	\$1,420,000	\$1,807,535	\$1,820,000	
		\$17,597,254	\$9,246,349	\$15,287,515	\$8,146,390	



City Council
STAFF REPORT
City of Glenwood Springs
September 21, 2023

Agenda Item: Airport Board Joint Work Session

Action Requested: NA

Department: Parks & Recreation

Presented By: Cristi Newton

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: Joint work session between City Council and the Airport Board.

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



City Council
STAFF REPORT
City of Glenwood Springs
September 21, 2023

Agenda Item: Discussion of City Manager Expectations

Action Requested: Council moved to have this as a work session item.

Department: Attorney

Presented By: Karl Hanlon

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: Internal candidate applications are due September 20th at 5:30 pm.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA



City Council
STAFF REPORT
City of Glenwood Springs
September 21, 2023

Agenda Item: September 7, 2023 Council Minutes

Action Requested: September 7, 2023 City Council Minutes

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



MINUTES
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
SEPTEMBER 7, 2023
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. :07 Roll Call

Present: Mayor Wussow, Mayor Pro-Tem Dehm, Councilor Godes, Councilor Zalinski, Councilor Schachter, Councilor Kaup, and Councilor Weimer. Also present were; Steve Boyd, Acting City Manager; Yvette Gustad, Finance Director; Ryan Muse, City Clerk; Matt Langhorst, Director of Public Works; Bryana Starbuck, Public Information Officer; and Karl Hanlon, City Attorney.

Item 5. :08 Agenda changes and conflicts

None.

Item 6. :08 Council Announcements

Comments made by Councilor Zalinski.

Item 7. :09 Citizens Appearing Before Council (for items not on the agenda-comments limited to 3 minutes)

Citizen comments were made.

Comments made by Mayor Wussow and Councilor Zalinski.

Item 8. :18 Consent Agenda

:18 Councilor Kaup moved, seconded by Councilor Schachter, to approve the Consent Agenda.

Motion passed unanimously.

Comments made by Councilor Schachter, Councilor Dehm. Councilor Kaup, and Mayor Wussow.

Item 9. :20 Middle Colorado Watershed Council Update

Paula Stepp, Executive Director and Michael Schuster, Board member of the Middle Colorado Watershed Council presented.

Comments made by Mayor Wussow, Executive Director of the Middle Colorado Watershed Council Paula Stepp, Councilor Schachter, City Attorney Karl Hanlon, and Councilor Kaup.

Item 10. :35 Code Amendments to Title 070 Regarding Child Care and Other Minor Changes

James Hardcastle, Long Range Principal Planner presented.

Comments made by Councilor Schachter, Long Range Principal Planner James Hardcastle, Councilor Godes, Mayor Pro-Tem Dehm, and City Attorney Karl Hanlon.

:52 Councilor Godes moved, seconded by Mayor Pro-Tem Dehm, to move the item to the next meeting.

Comments made by Mayor Wussow, City Attorney Hanlon, Councilor Schachter, Councilor Godes, and Mayor Pro-Tem Dehm.

Motion passed unanimously.

Comments made by Mayor Wussow.

Item 11. :58 Update on Emergency Evacuation

Doug Gerald, Deputy Chief for the Glenwood Springs Fire Department presented.

Comments made by Councilor Zalinski, Deputy Fire Chief Doug Gerald, Councilor Schachter, Mayor Wussow, Councilor Kaup, and Public Information Officer Bryana Starbuck.

Item 12. 1:21 South Bridge Update

Ryan Gordon, City Engineer presented.

Comments made by Councilor Kaup, City Engineer Ryan Gordon, and Councilor Godes.

1:32 Mayor Wussow opened the item for public comment.

Public comment was made.

1:35 Mayor Wussow closed the item for public comment.

Comments made by Councilor Godes and City Engineer Ryan Gordon.

1:36 Councilor Godes moved, seconded by Councilor Kaup, to approve the cost of the study for the amount of \$110,000 as indicated in the staff report.

Comments made by Councilor Kaup, Councilor Zalinski, City Attorney Karl Hanlon, and Mayor Wussow.

Motion passed unanimously.

Item 13. 1:42 Strategic Growth Executive Order from Governor Polis

Karl Hanlon, City Attorney presented.

Comments made by Councilor Kaup, City Attorney Karl Hanlon, Councilor Godes, and Mayor Wussow.

Break. 1:56

Item 14. 2:05 Appointment of Acting City Manager and Process for Selection of Permanent Manager

Karl Hanlon, City Attorney presented.

2:09 Councilor Godes moved, seconded by Councilor Zalinski, to accept the recommendation of City Attorney Karl Hanlon to appoint Steve Boyd as the Interim City Manager. As well as have a posting for internal candidates with applications due at 5:30 on September 20th.

Comments made by Councilor Schachter, City Attorney Karl Hanlon, Councilor Godes, Councilor Kaup, Mayor Wussow, Mayor Pro-Tem Dehm, Councilor Zalinski,

2:23 Councilor Godes amended his motion, amendment seconded by Councilor Zalinski, to include adding a work session agenda item to the September 21, 2023 Council meeting to discuss City Manager candidates and/or qualifications.

Comments made by Councilor Weimer, Councilor Schachter, City Attorney Karl Hanlon, Mayor Wussow, and Councilor Godes.

Motion passed unanimously.

Item 15. 2:32 Council Comments

Comments made by Councilor Schachter.

Comments made by Councilor Kaup.

Comments made by Mayor Pro-Tem Dehm.

Comments made by Councilor Zalinski.

Comments made by Councilor Godes.

Comments made by Mayor Wussow, City Attorney Karl Hanlon, Councilor Godes, Councilor Zalinski.

2:40 Council voted 6-1, with Councilor Kaup in dissent, to direct Legal that once the City accepts the deed to the Mulhall property, it is rezoned as non-residential.

Comments made by Mayor Wussow, Councilor Godes, Councilor Schachter, and Police Chief Joseph Deras.

Item 16. 2:43 Report from City Administration

No comments made by Acting City Manager Steve Boyd.

Comments made by City Attorney Karl Hanlon.

Comments were made by Councilor Kaup, Mayor Wussow, and Councilor Schachter regarding an incoming correspondence.

Item 17. 2:46 Adjournment

2:46 Councilor Kaup moved, seconded by Councilor Schachter, to adjourn.

Motion passed unanimously.



City Council
STAFF REPORT
City of Glenwood Springs
September 21, 2023

Agenda Item: 27th Street Underpass Update

Action Requested: Update on project status

Department: Engineering

Presented By: Ryan Gordon

Strategic Goals: Preserve and Improve Infrastructure

Background Info: NA

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA



City Council
STAFF REPORT
City of Glenwood Springs
September 21, 2023

Agenda Item:	Youth Zone Update
Action Requested:	Each year, Youth Zone presents an update of activities to Council.
Department:	City Administration
Presented By:	Steve Boyd
Strategic Goals:	Protect and Preserve our Quality of Life
Background Info:	Currently, the City works together with Youth Zone regarding juvenile offenders seen by the Municipal Court. When a juvenile is recommended by Judge Mauer and Prosecutor Collins to seek retribution, the City uses Youth Zone for those services.
Issues:	NA
Fiscal Impact:	They are currently paid \$300 per juvenile. The money comes from the Municipal Court budget.
Legal Review:	NA
Staff Recommendation:	NA

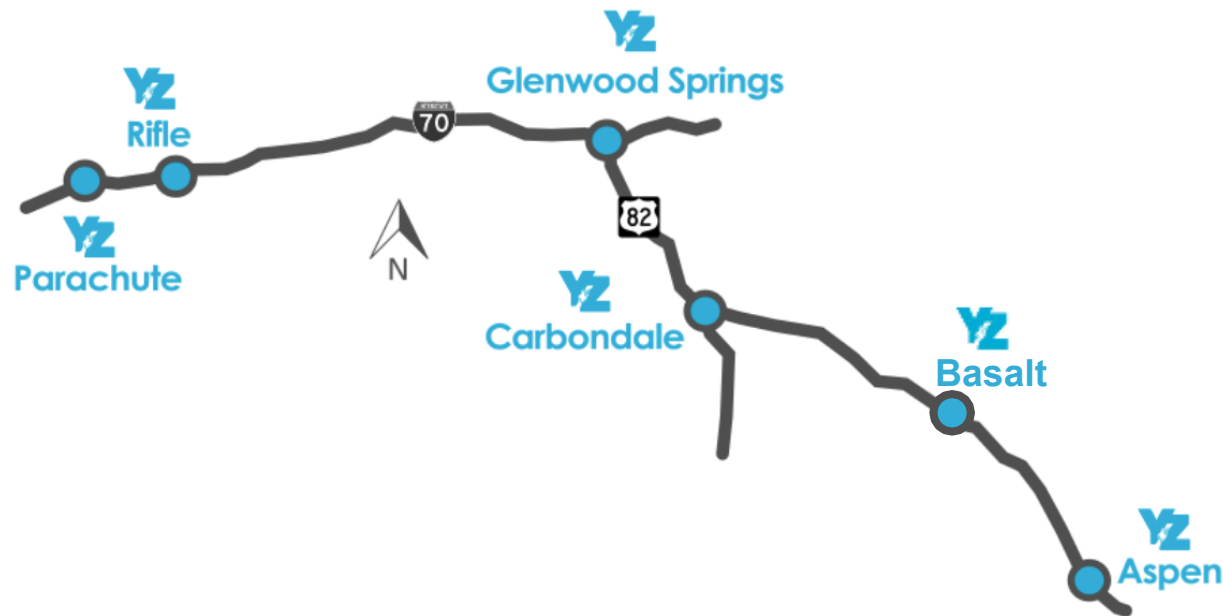
YouthZone

Fiscal Year 23-24

Glenwood Springs



9th Judicial District and YouthZone



Our organization serves a very diverse and expansive region, encompassing Pitkin, Garfield, Rio Blanco, and Eagle counties.

MISSION

YouthZone provides comprehensive assessment and advocacy to inspire healthy relationships between youth, families, and communities.

VISION

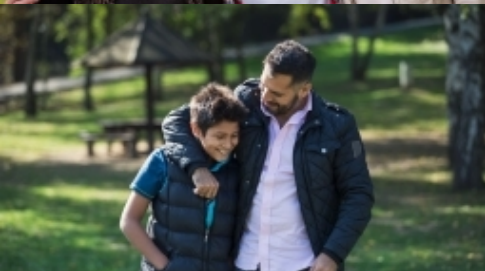
Hopeful Youth, Strong Families, & Safe Communities

CORE VALUES

Inspire with Integrity, No judgements, Stewardship and believe in Possibilities, Inclusiveness, Restoration and Encouragement



PROGRAMS & SERVICES



Youth Services

Assessments – Youth and Family
Youth Advocacy - Case Management
Counseling – Individual
Substance Use Counseling & Education
Restorative Justice
Victim/Offender Mediation
Teen Groups
Useful Public Service
Deferred Sentencing Programs through Courts
Diversion
Life Skills Classes
Youth Coaching
CYDC Detention Screening 9th District

Parent Support

Parent Consultation
Parent Education
Family Mediation

[Online Referral Form](#)

www.youthzone.com

COST AND SCOPE OF SERVICES

- \$150 fee per family to initiate services
- Average overall cost per youth is \$2,000
- In FY22-23, YouthZone provided 488 assessments to 397 unique youth
- Approximately 1500 additional community members served
- Anticipated numbers stable next year



GLENWOOD SPRINGS

- 68 unique clients
- 70% male, 30% female
- 53% Caucasian, 41% Latino, 3% African American, 2% Multiracial, 2% Native American
- 69% court referrals, 19% school and law enforcement referrals, 13% other
- Possession of Marijuana, Assault/Battery, Criminal Trespass and Counseling remain most common reasons for referral
- 98% non-reoffense rate and 85% successful completion rate
- 24% reported improvement in at least one survey area

Contact:

Jami Hayes, Executive Director

970-309-4634

Glenwood Springs Office

970-945-9300

Rifle Office

970-625-3141

Donations to support our work can be made at:

www.youthzone.com



City Council
STAFF REPORT
City of Glenwood Springs
September 21, 2023

Agenda Item:	Mind Springs Withdrawal Management Facility Update
Action Requested:	Mind Springs Withdrawal Management Facility Update
Department:	City Administration
Presented By:	Steve Boyd
Strategic Goals:	Provide Efficient and Responsive City Government Protect and Preserve our Quality of Life
Background Info:	At the September 15, 2022 Council meeting, Mind Springs Chief Executive Officer John Sheehan committed to giving an annual update including how the funding was being allocated and progress on the building.
Issues:	NA
Fiscal Impact:	On October 6, 2022, the City approved up to \$100,000 per year. The 2024 draft budget has this split equally between the Marijuana and Tobacco Tax Funds. This motion included Councilor Stepp sitting on the Governing Board.
Legal Review:	NA
Staff Recommendation:	Staff defers to Council.



New Withdrawal Management Unit

Traci Harris
Substance Use Disorder Director

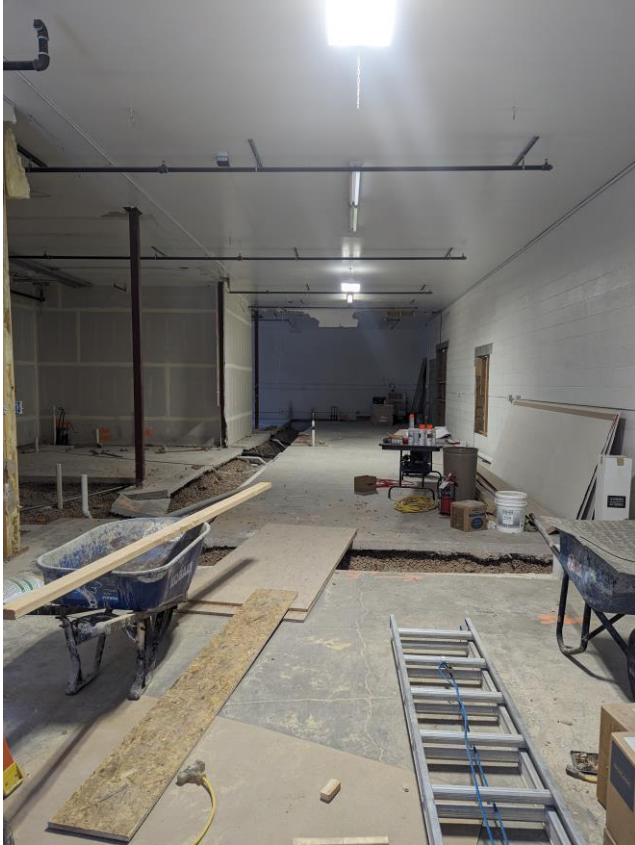


Progress Updates

- ☐ The Withdrawal Management (WM) unit will have (8) beds, (5) male and (3) female beds
- ☐ WM is a medically monitored level of care (3.7)
- ☐ Construction team is currently working on plumbing and electric
- ☐ Target date for completion is Spring 2024, dependent on construction



Construction Progress



Benefits of Medically Monitored Level of Care

- ❑ SAMHSA has identified the 3.7WM level of care as a best practice to support the medical needs of clients.
- ❑ Medications and medical staff on-site to support the physiological symptoms of withdrawal- safer, more humane, and increase the chances of engagement in long term recovery.
- ❑ Decreased reliance on higher cost services such as emergency departments and hospital, decreased burden on law enforcement by having an appropriate setting for direct drop off/referral.
- ❑ Long term sustainability due to the billing codes associated resulting in less financial impact to municipalities for operational expenses



Progress on Funding

- ❑ Have secured approximately 1,137,480.00 of the funding for the Capital Build.
- ❑ Are requesting approximately 240,000.00 of the budget allocated to operating dollars for fiscal year 2023 to be switched to the capital budget.
- ❑ This leaves approximately 460,000.00 left to raise, we are working on multiple grants and a targeted giving campaign.



Garfield County Admissions to GJ Detox

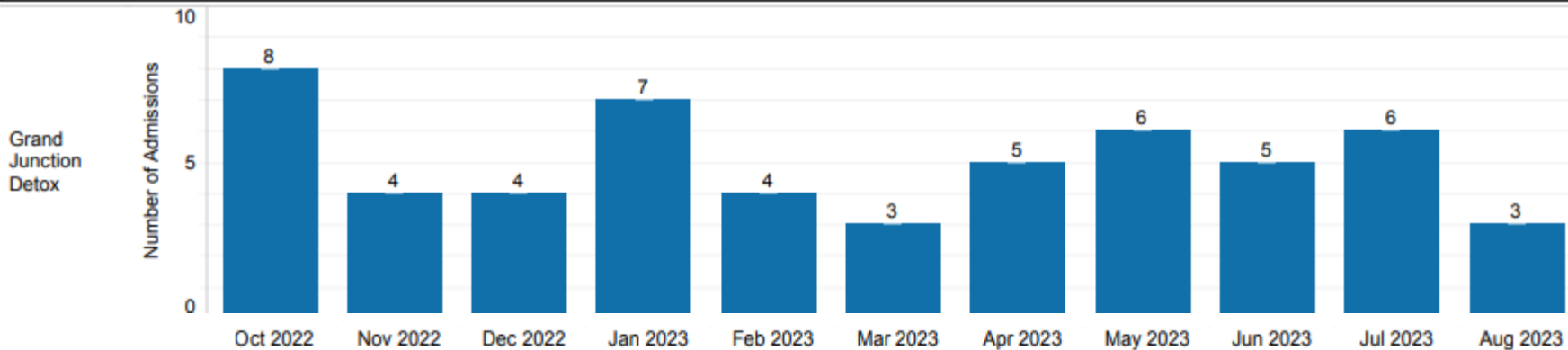
Detox Statistics

Current Month Filter
Don't Show Current Month

Client County
Garfield County

Grand Junction Detox No Service

Detox Admissions



**Mind Springs Health
Glenwood Springs Detox
Capital Budget**

CATEGORY	AMOUNT	BILLED	REMAINING	NOTES
General Requirements				
Architectural - Prints	n/a	Billed		Completed by Davis Partnership Architect - already paid by MSH Completed by Davis Partnership Architect - already paid by MSH
Engineering/Structural	n/a	Billed		
Building Permit	n/a	Billed		
Sanitary- Porta Potty	\$	3,500.00	\$ - \$	3,500.00
Construction Dumpster	\$	8,000.00	\$ - \$	8,000.00
Construction/Final Clean	\$	2,500.00	\$ - \$	2,500.00
Total	\$	14,000.00	\$ - \$	14,000.00
Site Work				
Demo and Removal of existing garage roll up door and exterior double door	\$	11,500.00	\$ - \$	11,500.00
Excavation for new sewer line installation	\$	75,000.00	\$ - \$	75,000.00
Demo and Removal of existing Interior Walls	\$	11,500.00	\$ - \$	11,500.00
Temp heating	\$	12,500.00	\$ - \$	12,500.00
Total	\$	110,500.00	\$ - \$	110,500.00
Concrete				
Concrete cut, demo, and removal for new plumbing underground and window	\$	29,500.00	\$ - \$	29,500.00
Concrete Repair	\$	15,250.00	\$ - \$	15,250.00
CMU Repair	\$	26,500.00	\$ - \$	26,500.00
Total	\$	71,250.00	\$ - \$	71,250.00
Structural Steel/Wood				
Allowance for structural reinforcement at new openings areas	\$	15,000.00	\$ - \$	15,000.00
Total	\$	15,000.00	\$ - \$	15,000.00
Woods and Plastic				
Framing Labor	\$	35,500.00	\$ - \$	35,500.00
Frame Materials	\$	15,000.00	\$ - \$	15,000.00
Finish Carpentry	\$	14,500.00	\$ - \$	14,500.00
Finish Materials	\$	8,500.00	\$ - \$	8,500.00
Millwork	\$	7,500.00	\$ - \$	7,500.00
Common Labor	\$	20,000.00	\$ - \$	20,000.00
Total	\$	101,000.00	\$ - \$	101,000.00
Thermal and Moisture Protection				
Waterproof new Curbs for RTU	\$	8,500.00	\$ - \$	8,500.00
Insulation/Building	\$	14,500.00	\$ - \$	14,500.00
Roof Replacement	\$	44,200.00	\$ - \$	44,200.00
Total	\$	67,200.00	\$ - \$	67,200.00
Doors and Windows				
Wood Doors-Interior and Hardware	\$	55,000.00	\$ - \$	55,000.00
Exterior Entry Doors	\$	9,500.00	\$ - \$	9,500.00
Storefront Door Assemblies	\$	9,500.00	\$ - \$	9,500.00
Total	\$	74,000.00	\$ - \$	74,000.00
Finishes				
Drywall Materials/Labor	\$	35,900.00	\$ - \$	35,900.00
Tile	\$	42,500.00	\$ - \$	42,500.00
Grid Ceiling	\$	24,500.00	\$ - \$	24,500.00
Interior Painting/Staining	\$	24,500.00	\$ - \$	24,500.00
Sheet Vinyl/Lvt Flooring	\$	24,440.00	\$ - \$	24,440.00
Vinyl Cove Base	\$	3,500.00	\$ - \$	3,500.00
Total	\$	155,340.00	\$ - \$	155,340.00
Specialties				
Toilet/Bath Accessories	\$	3,500.00	\$ - \$	3,500.00
Total	\$	3,500.00	\$ - \$	3,500.00
Appliances/Equipment				
Toaster X3	\$	300.00	\$ - \$	300.00
Washer/Dryer	\$	2,500.00	\$ - \$	2,500.00
Refrigerator X3	\$	4,500.00	\$ - \$	4,500.00
Undercounter Refrigerator	\$	1,000.00	\$ - \$	1,000.00
Countertop Icemaker X3	\$	18,000.00	\$ - \$	18,000.00
Microwave X3	\$	1,500.00	\$ - \$	1,500.00
Total	\$	27,800.00	\$ - \$	27,800.00
Furnishings				
Cabinets	\$	95,000.00	\$ - \$	95,000.00
Solid Surface Countertops	\$	95,000.00	\$ - \$	95,000.00
Total	\$	237,300.00	\$ - \$	237,300.00
Mechanical				
Plumbing	\$	136,000.00	\$ - \$	136,000.00
Plumbing Fixtures	\$	20,000.00	\$ - \$	20,000.00
Fire Suppression Monitoring System	\$	16,500.00	\$ - \$	16,500.00
Fire Suppression System	\$	55,500.00	\$ - \$	55,500.00
Heating and Cooling HVAC	\$	97,500.00	\$ - \$	97,500.00
Total	\$	325,500.00	\$ - \$	325,500.00
Electrical				
Services and Distributions	\$	197,520.00	\$ - \$	197,520.00
Upgrade Electrical Transformer	\$	85,000.00	\$ - \$	85,000.00
Low Voltage/Alarm System Wiring/Trim Out	\$	12,500.00	\$ - \$	12,500.00
Total	\$	295,020.00	\$ - \$	295,020.00
Contingency				(Minimum 10%)
Total	\$	1,497,410.00	\$ - \$	1,497,410.00
General Conditions, OH, Supervisor, & Profit	\$	344,720.20	\$ - \$	344,720.20
Total Construction Costs	\$	1,842,130.20	\$ - \$	1,842,130.20
Project Revenue				
ARPA Garfield County	\$	700,000.00	\$ 700,000.00	Awarded, funding project fully to October
MSH - General fund	\$	285,550.00	\$ 285,550.00	Paid to date

COAC - AG Infrastructure Share	\$	500,000.00	\$	-	SUBMITTED- Garfield County primary. Did not receive funding in August.
RMHP- HB19-1287	\$	250,000.00	\$	151,930.00	Working to re-apply.
Garfield County - MOU 2023 dollars switched to capital	\$	100,000.00	\$	100,000.00	Partial Award (98,070.00 not awarded)
Valley View- MOU 2023 dollars - switched to capital	\$	100,000.00	\$	100,000.00	Request to move 100k originally earmarked for operations to capital budget
City of Rifle- MOU 2023 dollars switched to capital	\$	40,000.00	\$	40,000.00	
Boettcher Foundation	\$	200,000.00	\$	-	Was not awarded- can reapply, will debriefed with funder on 7/6
Gates Family Foundation	\$	200,000.00	\$	-	Application due September 1
El Pomar Foundation	\$	100,000.00	\$	-	Application submitted August 21st. Board meets August 25th.
Daniels Fund	\$	200,000.00	\$	-	Next grant Cycle in Feb of 2024
Anschutz Family Foundation	\$	10,000.00	\$	-	Next grant cycle January 2024.
Total Funding	\$	2,685,550.00	\$	1,377,480.00	
Outstanding Deficit				\$	464,650.20

**Mind Springs Health
Glenwood Springs Detox
Outfitting & Initial Operations Budget**

CATEGORY	AMOUNT	BILLED	REMAINING	NOTES
Start-Up Operations				
Furnishings				
Beds-8	\$ 12,000.00	\$ 12,000.00	\$ -	MSH In Kind Match- 8 beds
Nightstands/Wardrobes- 8	\$ 10,400.00	\$ 10,400.00	\$ -	MSH In Kind Match- 8 nightstands and wardrobes
Table and Chairs (11 x 16 Space)- 2 tables, 8 chairs	\$ 4,555.09	\$ -	\$ 4,555.09	
Clean linen room wire shelving with cover	\$ 300.00	\$ -	\$ 300.00	
Covered linen rolling cart	\$ 200.00	\$ -	\$ 200.00	
EVS- Rolling metal wired shelves	\$ 275.00	\$ -	\$ 275.00	
EVS- Cart	\$ 185.00	\$ -	\$ 185.00	
Med Room: 8 1/2 by 7 - Med Cart	\$ 275.00	\$ -	\$ 275.00	
Furnishings - Moving bedroom furniture to location	\$ 1,407.80	\$ -	\$ 1,407.80	
IT Equipment				
Computers, Phones, Camera Equipment	\$ 17,331.00	\$ 8,755.00	\$ 8,576.00	MSH In Kind Match
Wifi Access Points (2) with (3) Year License	\$ 1,890.30	\$ 1,890.30	\$ -	MSH In Kind Match
Supplies				
Sanitary Supplies	\$ 2,307.11	\$ -	\$ 2,307.11	
Medical and Other Supplies	\$ 4,412.08	\$ -	\$ 4,412.08	Includes (1) BAL machine, (1) vitals tower, (1) wheelchair, (1) walker, (1) AED
Client Scrubs	\$ 370.95	\$ -	\$ 370.95	
Pharmacy				
Medication Start-Up Inventory Purchase	\$ 1,559.36	\$ -	\$ 1,559.36	
Cleaning				
Initial clean	\$ 195.00	\$ -	\$ 195.00	Extra, on top of first month's cleaning charge
Start-Up Programing				
Initial Staffing Cost				
Recruiting	\$ 6,000.00	\$ -	\$ 6,000.00	
Sign-On bonuses	\$ 79,000.00	\$ -	\$ 79,000.00	
Onboarding	\$ 89,264.12	\$ -	\$ 89,264.12	
ALL Outfitting & Initial Operations Costs	\$ 231,927.81	\$ 33,045.30	\$ 198,882.51	
Project Revenue Request				
Local Contributing Entities- MOU 2023 Operating Dollars	\$ 136,500.00	\$ 136,500.00	\$ -	
MSH- In Kind Contributions	\$ 33,045.30	\$ 33,045.30	\$ -	
Total Funding	\$ 169,545.30	\$ 169,545.30		
Outstanding Deficit			\$ 29,337.21	

**Mind Springs Health
Glenwood Springs Detox
Proforma - 12 Months
Fiscal Year 2024**

	4 Beds	5 Beds	6 Beds	Notes
OPERATING INCOME				
State Funding	\$ 219,000	\$ 273,750	\$ 328,500	
Medicaid	\$ 1,221,144	1,526,430	1,831,716	
Commercial Insurance	\$ 215,496	215,496	215,496	
Local Contributing Entities - MOU 2024	\$ 376,500	376,500	376,500	
FMLD Grant	\$ 200,000	\$ 200,000	\$ 200,000	
TOTAL REVENUE	\$ 2,232,140	\$ 2,592,176	\$ 2,952,212	
OPERATING EXPENSES				
SALARIES AND BENEFIT				
Salaries	813,548	813,548	813,548	
Payroll Taxes	62,236	62,236	62,236	
Benefits	244,064	244,064	244,064	
Total Salaries and Benefits	1,119,848	1,119,848	1,119,848	
DIRECT COSTS				
Client Food	73,000	91,250	109,500	
Client Supplies and Purchased Services	6,720	8,400	10,080	
Client Laboratory	19,200	24,000	28,800	
Client Pharmacy	9,600	12,000	14,400	
Total Direct Costs	108,520	135,650	162,780	
OTHER OPERATING EXPENSES				
Contract - Janitorial	67,260	70,800	74,340	
Operational Overhead*	120,000	120,000	120,000	* Mortgage/insurance/utilities/depreciation, calculated based on 1/5 of the total building space
Admin Purchased Services	88,800	88,800	88,800	
Education	10,000	10,000	10,000	
Equip Leases	8,400	8,400	8,400	
Insurance	9,000	9,000	9,000	

Supplies	4,000	4,000	4,000
Recruiting	61,500	61,500	61,500
IT Licenses, Software, Etc.	55,000	55,000	55,000
Total Other Operating Expense	423,960	427,500	431,040
OTHER COSTS			
QC, Medical Records, Etc.	109,920	109,920	109,920
Corp Overhead Allocation	480,000	480,000	480,000
Total Other Costs	589,920	589,920	589,920
Total Operating Costs	2,242,248	2,272,918	2,303,588
Net Income	\$ (10,108)	\$ 319,258	\$ 648,624



City Council
STAFF REPORT
City of Glenwood Springs
September 21, 2023

Agenda Item: LoVa Trail Update

Action Requested: NA

Department: City Administration

Presented By: Steve Boyd

Strategic Goals:

Background Info: Executive Director Jeanne Golay will be here to provide an update on progress and next steps for this project.

Issues: NA

Fiscal Impact: Unknown at this time.

Legal Review: NA

Staff Recommendation: NA

GLENWOOD SPRINGS CITY COUNCIL

9/21/23

LOVA TRAIL UPDATE

Jeanne Golay, Executive Director

Thank you for your continued support of LoVa. We are excited to cut the ribbon next month on the first segment of trail to be built in over a decade. The “Meet Me In The Middle” (MMITM) project has built 700 linear feet of trail extending from the West Glenwood Springs Sanitation District toward South Canyon. Once completed, there will be just 2 miles remaining to connect to South Canyon and the City’s 2,000 acres of public land there.

The project is largely funded by the first-ever partnership grant awarded by the Garfield County Mineral Lease District (GCFMLD) in 2019. The partnership is made up of LoVa, the City of Glenwood Springs, the Town of New Castle and the Roaring Fork Transportation Authority (RFTA). Garfield County later joined the effort with an additional contribution to meet the final budget.

While only a short distance in length, this project is a good example of the type of construction required to get to, and through, South Canyon. The steep, narrow bank of the Colorado River leaves little room to build, requiring up to 15-foot-high retaining walls. The other major expense to build in the corridor is traffic control, since construction takes place right next to, or over the guardrail on the shoulder of the interstate highway. An entire lane closure was required for over 90 days.

A ribbon-cutting ceremony is set for Wednesday, October 11 to celebrate this milestone. After that, LoVa will continue to seek collaborative relationships in pursuit of grant funding to get to South Canyon and beyond. Besides South Canyon, our other area of focus is the “Coal Ridge Trail”, connecting the towns of New Castle and Silt to Coal Ridge High School along Highway 6. The entire master plan vision of the LoVa Trail is a 47-mile non-motorized trail from west Glenwood Springs to the Garfield County line near DeBeque. While we don’t have specific alignments for the whole thing, there are obvious areas that are a good fit for multiple uses- recreation, transportation, commuting, adaptive access, safe routes to school for children, pursuit of healthy lifestyles, etc.

The Lower Valley Trail Association (LoVa) was formed in 1999 by a group of citizens who were concerned with preserving public access to the Colorado River. A large residential development had been approved near Silt which would have removed public access to a large stretch of the northern riverbank. In the end, it wasn’t built but the group realized the importance of creating a Master Plan and getting ahead of future developments by securing public easements wherever possible and outlining a continuous, non-motorized path.

In the early 2000s, LoVa created a Master Plan, incorporated as a 501(c)-3 non-profit and began to collaborate with local municipalities. With Garfield County as the applicant, they received

grant funding for trail design and engineering of the ~3 miles from west Glenwood Springs to South Canyon. Those plans have been sitting on the shelf for over 15 years and are the foundation of the MMITM project's design.

In 2008, the very first trail project was built by Garfield County, a short 650-foot segment over Mitchell Creek, along an easement granted by the Sanitation District to the west end of their property. In 2011 a second segment was built from the historic bridge at South Canyon, eastward for about 2,000 linear feet. In 2014 the County was awarded nearly \$2 million in grant funding to connect these 2 segments. When the bids came in higher than original estimates and additional funding was needed, they cancelled the project and returned the grant.

Several factors led to this development, not least of which was steadily increasing construction costs throughout the prior decade. The Great Recession impacted funding sources, as well as a policy shift away from trails by County leadership. In 2016 the LoVa Trail was named #3 on then-Governor Hickenlooper's "Colorado The Beautiful: 16 in 2016" list of regionally-significant trail projects in the state. While the distinction was largely ceremonial and lacked any funding commitment, it validated the importance of the LoVa Trail. Hickenlooper is an avid road cyclist and shared his vision of a "Trans-Colorado Trail" where one could travel from Kansas to Utah on a safe, separated path. Although the bike path through Eagle County is not quite complete and there are still a few sections where one must ride on the shoulder of Highway 6, Glenwood Springs has the dubious distinction of being the first place one must ride on the Interstate in order to continue west.

Meanwhile, at the west end of South Canyon, New Castle had received a planning grant in 2017 for a feasibility study and identified a preferred alignment from Canyon Creek to New Castle. And in 2019, prior to award of the GCFMLD grant, the partnership was awarded a \$500,000 construction grant to build a segment of trail through the Canyon Creek interchange area. The Covid Pandemic had a devastating impact on that project, causing years-long delays amid significant staff turnover at CDOT. After 2 grant extensions and multiple redesigns, the project finally went out to bid. The returned bids were 40% - 50% over budget, supply chains were delayed 8 months, and New Castle was forced to cancel the project and return the grant.

Fortunately, the GCFMLD stuck with us and granted generous time extensions to allow the City's engineers and consultant to work things through with CDOT. Completion of "Meet Me In The Middle" is a cause for celebration and optimism. Getting through South Canyon is a challenge, much less connecting all the way to DeBeque, but it can be done with regional collaboration and state- and federal-level support. We hope to apply for the federally funded Federal Lands Access Program (FLAP) which has a 3-year cycle. Local match support will be necessary to compete for this high-value grant. RFTA is a strong partner with approximately \$1 million earmarked for LoVa. New Castle is poised and ready to expand on a new recreation-economy frontier when we get through South Canyon. When that happens, Glenwood Springs will be at the center of 3 of the most desirable, regional recreation corridors in the state.

Thank you again for your support, I look forward to addressing your questions or concerns.

LoVa Trail “Meet Me In The Middle”

Construction phase, summer 2023

Looking east



LoVa Trail “Meet Me In The Middle”

Construction phase, summer 2023

Looking west from the West Glenwood Sanitation District





LoVa Trail “Meet Me In The Middle”
Nearing completion, fall 2023
Looking west





LoVa Trail

**Existing South Canyon
segment looking west**

Completed in 2011

LoVa Trail

**Existing South Canyon
segment looking east**

Completed in 2011



LoVa Trail

Existing South Canyon segment looking west, completed in 2011



LoVa Trail

Existing South Canyon segment looking east, completed in 2011



I-70 through South Canyon

Current conditions





City Council
STAFF REPORT
City of Glenwood Springs
September 21, 2023

Agenda Item: Colorado Open Records Act Online Publication

Action Requested: Discuss whether to post Colorado Open Records Act requests and results on the City website.

Department: City Clerk

Presented By: Karl Hanlon

Strategic Goals: Provide Efficient and Responsive City Government
Protect and Preserve our Quality of Life

Background Info: Currently, CORA requests and results are stored at the Clerks office.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: Staff defers to Council.



City Council
STAFF REPORT
City of Glenwood Springs
September 21, 2023

Agenda Item:	Ordinance 2023-15; Code Amendments to Title 070 Regarding Child Care and Other Minor Changes
Action Requested:	Staff recommends approval of the proposed code amendments with findings and conditions at the end of this staff report.
Department:	Economic and Community Development
Presented By:	Jim Hardcastle
Strategic Goals:	Generate Sustainable Economic Development
Background Info:	Childcare Uses

News articles in the Post Independent (Fredregill, 2022) over the last year and a half have illustrated the already high cost of childcare has risen dramatically, and availability of open spots for enrollment are sparse. These conditions have made daycare services prohibitive for many families. Northwest Colorado Council of Governments (NWCCOG) reported a family with an infant and a 4-year-old in full-time care could expect to pay about;

- \$27,000 annually, or
 - about 33% of Colorado's annual median income (AMI) of \$72,000 (Fredregill, 2022),
 - roughly 35% of Garfield County's 2021 AMI at \$77,212 (www.census.gov), and
 - 38% of 2021 AMI in Glenwood Springs at \$69,728 (www.census.gov).

An additional aspect to affordability is highlighted in a 2021 report from the U.S. Department of Treasury that cited workers who struggle with childcare needs can experience significant impacts to their career, missing promotion opportunities and even the loss of a job.

Another article (Lassalle, 2023) notes childcare pre-registration lists have included the names of 250 children or more with some waiting over two years. Additionally, Fredregill reported (2022) that Garfield County's licensed capacity for infants is about 8% of the county's infant population. Further, the licensed capacity in Garfield County can serve about 23% of the county's toddler population. Childcare services in Glenwood Springs have clients that travel as far as Parachute and Carbondale from the City.

Fredregill, I. (2022, February 21) A crisis of care: No winners in Western Slope's child care dilemma. Post Independent. <https://www.postindependent.com/news/no-winners-in-western-slopes-child-care-dilemma/>

Lassalle, L (2023, March 5) Report sheds light on child care capacity gap across the Aspen-to-Parachute region. <https://aspenjournalism.org/report-sheds-light-on-child-care-capacity-gap-across-the-aspen-to-parachute-region/>

All other code text amendments

The remainder of the proposed code text amendments are concerning errors and omissions that require correction and provisions that warrant clarification for the smooth operation and use of the Municipal Code Title Section 070.

The Planning & Zoning commission reviewed the above items at their July 25, 2023 regular meeting where Commissioner Waller motioned to Approve as proposed with staff recommendations on page #6 (of the staff report), and a second from Commissioner Cowan. Motion passes unanimously 7-0.

In a regular session, City Council heard the above ordinance amendments, Ordinance #2023-15 at a public hearing on September 7, 2023, and continued the public hearing to the regular agenda on September 21, 2023. At September 7, 2023 Councilperson Schachter indicated a need based on the zoning map being permitted in RH because of density, parking issues, and proximity to residential areas,

Issues:

Proposed changes to Code sections:

1. 070.030.020, Table 030.1 Table of Allowed Uses

Reasoning: Encourage Child Care organizations within the City of Glenwood Springs and align with State legislation passed in 2021.

Changes in Code: Adjusting “Special Use Permit Required” for certain Child Care uses to allow “Permitted by right” in some Zone Districts and Use Specific Standards:

In 2021 session the legislature passed HB21-1222 (Exhibit C) which requires local governing authorities to “treat family child care homes as residential property use in the application of local regulations,” including zoning, land use, development, fire & safety, sanitation, and building code regulations.

- The law provides that “local governing authorities shall not impose any additional regulations governing family child care homes that do not also apply to other residential properties.”
- The law does preserve some local authority and allows local governments to, “on a case-by-case basis,” prohibit or manage the traffic and parking related to, two large family child care homes immediately adjacent to one another.

2. 070.20.020(c), Table 20.4. Summary of Other Nonresidential Dimensional Standards.

Reasoning: Ordinance 15 of 2020 changed the required ratio of landscaping in the Light Industrial (I1) and River Industrial (I2) zone districts. However, in 2020 these changes were not reflected in the zone district summary table that is Section 070.20.020(c). This housekeeping change would cause the summary table to match the zone district profile pages.

Change in Code: Should say 10% minimum landscaping area for I1 and I2, does not match the I1 and I2 specific page. Ord 15 of 2020.

3. 070.030.040(d)(1)(d)(3) Accessory dwelling Units.

Reasoning: Any external improvement involving a detached structure, such as a garage, to a historic district would require a landmark alteration certificate from Historic Preservation Commission. Since a board already exists for additional design review in a historic district, accessory dwelling units should not be prohibited but rather individually reviewed by Historic Preservation Commission to ensure compliance and coherence with the historic district. This prohibition of detached accessory dwelling units in a historic district restricts housing. Also, for reference, City does not have any local historic districts currently. Language removal for clarity and ease of processing such requests.

Change in Code: Removal of language “only when they are internal to an existing residential dwelling or existing accessory structure.”

4. 070.40.060(e)(5). Tandem parking.

Reasoning: This change deletes a word that was unintentionally employed twice in a sentence.

Change in Code: Delete first “uses” word to fix an error.

5. 070.50.040(h)(1)(d)(2). Criteria for Reviewing Structure Demolition.

Reasoning: This change improves the clarity of a sentence by removing a word that was unintentionally included in 070.050.040 Landmark Alteration Certificate.

Change in Code: Delete the word “importance” as unnecessary.

6. 070.070.020 - Definitions of Use Categories and Specific Use Types.

Reasoning: UPDATE: At the regular session for this item on September 7, 2023, Council asked about the information below to better understand the differences in allowances within the current three child care uses:

Child care center**Size:** More than 5 children**Scope:** birth-18 years old**Hours:** 24hrs a day**Child day care home, large:****Size:** 7-12 children**Scope:** 2-8 years old & no more

than 2 children less than 2 years old

Hours: 24hrs a day**Child day care home, small:****Size:** 2-6 children**Scope:** birth-18 years old, & no more

than 2 children less than 2 years old,

plus 2 children attending a full day school

Hours: Less than 24hrs a day

Council further inquired about the City of Glenwood Springs Zoning map and where it shows the RH Residential High Density district existing in such areas as north Glenwood, South Blake by Easy Street, and some areas adjacent to downtown. Based on the zoning map Council had serious concerns about child care centers being Permitted by Right in the RH district, and would like to see that remain as Special Use Permit Required, also because of density, parking issues, and proximity to other residential areas, where there will be significant impact for the Child Care Center.

Staff has concluded through analysis of the City zoning map of RH district areas, review of current allowed use categories and their attributes, and considering the crisis City residents face in finding affordable child care over the last several years, there is an alternative proposed to meet the Council's concerns.

By allowing Child Care Centers in the RH district, specifically by creating two new Child Care Center uses; Child Care Center, large (more than twelve (12) children), and Child Care Center, small (up to twelve (12) children), which will differentiate between a higher and lower intensity usage and based on the existing home facility child allowance numbers, these concerns regarding potential negative impact to adjacent neighborhoods may be relieved.

New child care Code categories:

Current Child Care Center has been divided into two different categories, **Child Care Center, large**, and **Child Care Center, small**.

- **Child Care Center, large** would allow twelve (12) children or more, apply all other use descriptions in the current Child Care Center as it currently exists, and be managed as a Special Use Permit Required use in all residential districts, thus minimizing the potential negative impacts a larger facility might have on all surrounding residential neighborhoods.
- **Child Care Center, small** would be nearly the same but would be limited to twelve (12) children and be allowed as a Permitted by Right use in the RH Residential High Density and RT Residential Transitional districts. The anticipated benefits will allow a provider to operate a smaller and less negatively impactful commercial child care facility, making it possible to provide child care outside of a home setting to serve the community.

Additionally, current use categories, Child Day Care Home, Large and Child Day Care Home, Small have been combined to create **Family Child Care Home**.

- **Family Child Care Home** allows up to twelve (12) children. An occupied residence in which a qualified person or persons who live in the home provide child care for twelve (12), this change has been made to match with state regulations and make it easier for these services

The full description of proposed changes are found in in Exhibit A to this ordinance amendment.

7. 070.70.030. Definition of "porch:"

Reasoning: The word "protection" was unintentionally used instead of "projection" in this definition, therefore replacing it with the correct word will improve clarity.

Changes in Code: The word "protection" should be "projection."

Fiscal Impact:

Unknown at this time.

Legal Review: Legal has reviewed the language and confirmed compliance with State legislation for child care services.

Staff Recommendation: Review Process

Per section 070.060.040(c) of the Municipal Code, These Code amendment changes were reviewed by Planning & Zoning Commission which recommended approval at their Regular meeting on July 25, 2023. Following Planning & Zoning Commission recommendation, City Council shall review the Code amendment application and approve, approve with conditions, or deny the amendment. City Council may also remand the Code amendment application back to the Director or the Planning Commission for further consideration. Staff analysis is in bold.

The proposed Code amendment changes:

I. Are consistent with the Comprehensive Plan and other City policies;

The proposed code revisions and amendments to the existing Code sections upholds the goals of the Comprehensive Plan Update 2023 and other City policies.

- Preserve Glenwood’s character while maintaining livability and increasing the vibrancy and commercial success of the Downtown and throughout Glenwood Springs.
- Promote long-term, sustainable, and diverse economic development.
- Provide equitable and diverse housing for the entire community.

II. Do not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;

The proposed code revisions and amendments to the existing Code do not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code.

III. Are necessary to address a demonstrated community need;

The proposed code revisions and amendments to the existing Code address previous language errors and provide clarification as well as items which seek to allow additional flexibility for childcare facilities.

IV. Are necessary to respond to substantial changes in conditions and/or policy; and

The proposed code revisions and amendments to the existing Code observe deficiencies and address necessary changes in existing Code.

V. Are consistent with the general purpose and intent of this Code.

The proposed code revisions and amendments to the existing Code are in line with the purpose and intent of the Code.

Action Item:

Consideration of code text amendments to Municipal Code Title 070 including Sections related to:

1. 070.030.020 Table of allowed uses 030.1
2. 070.070.020 - Definitions of Use Categories and Specific Use Types
3. 070.20.020(c), Table 20.4 Summary of Other Nonresidential Dimensional Standards
4. 070.030.040(d)(1)(d)(3) Accessory Dwelling Units.
5. 070.40.060(e)(5) Tandem parking
6. 070.50.040(h)(1)(d)(2) Criteria for Reviewing Structure Demolition.
7. 070.70.030 All Other Terms Defined. Porch

Staff Recommendation: Staff recommends APPROVAL of the text amendments with the following suggested findings:

SUGGESTED FINDINGS

The proposed code revisions to the various Code Sections in Title 070:

- I. Are consistent with the Comprehensive Plan and other City policies;
- II. Do not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
- III. Are necessary to address a demonstrated community need;
- IV. Are necessary to respond to substantial changes in conditions and/or policy; and
- V. Are consistent with the general purpose and intent of this Code.

ORDINANCE NO. 15

Series of 2023

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SECTIONS OF TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE.

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, Title 070 of the Municipal Code serves as the Development Code for the City; and

WHEREAS, Referencing numerous newspaper articles and studies regarding the scarcity childcare in Western Colorado, City Staff has recommended amending Section 070.030.020 of the Code regarding Child Care Centers within the City as set forth on **Exhibit A**; and

WHEREAS, City Staff has also identified necessary amendments to other sections of the Development Code as set forth on **Exhibit A** based on errors and omissions that warrant clarification for the smooth operation and use of Section 070 of the Municipal Code; and

WHEREAS, the Planning Commission recommended adoption of the proposed code changes at its August 22, 2023 meeting; and

WHEREAS, City Council finds and declares that the amendments to the Municipal Code (the “Code”) Title 070 as set forth on **Exhibit A** are proper and necessary to advance the public health, safety, and welfare of the City’s residents.

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. The Sections enumerated in the recitals are hereby amended as set forth on **Exhibit A** attached hereto.

Section 3. The amendments to the aforementioned sections shall become effective on _____.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY THIS ____ DAY OF _____ 2023.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, 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
PUBLICATION THIS ____ DAY OF _____ 2023.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, Mayor

ATTEST:

Ryan Muse, City Clerk

Exhibit A

070.030.020 - Table of Allowed Uses.

...

(e) Table of Allowed Uses.

Table 030.1: Table of Allowed Uses																	
P = permitted by right S = special use permit required Blank = use prohibited																	
	Districts →																
Use Category	Use Type	RR	RL	RM1	RM2	RH	RT	M1	M2	M3	CO	RE	I1	I2	IN	HP	Use-Specific Standards
PUBLIC, INSTITUTIONAL, AND CIVIC USES																	
Adult and Child Care Facilities	Adult day care				S	S	S	P	P	P	P	P			P	S	1 per 300 square feet
	Child care center, large	S	S	S	S	S	S	P	P	P	P	P			S		070.030.030(d)(1) 1 per 250 square feet
	Child care center, small	S	S	S	S	S-P	S-P	P	P	P	P	P			S		070.030.030(d)(1) 1 per 250 square feet
	Family Child day care home, large	S-P	S-P	S-P	S-P	S-P	S-P	P	P	P	P	P				P	070.030.030(d)(2) 3-per dwelling unit Per required residential use
	Child day care home, small	P	P	P	P	P	P	P	P		P	P	S			P	070.030.030(d)(3) 2-per dwelling unit

070.030.030 - Use-Specific Standards.

(d) Public, Institutional, and Civic Uses.

- (1) Child Care Center. A child care center shall comply with the following conditions:
 - a. The applicant shall provide documentation of preliminary approval from the State of Colorado, Department of Human Services; and
 - b. Buffering of play areas through the use of fencing or a landscape screen in compliance with the height restrictions of this Code may be required when play areas are adjacent to residential uses.
- (2) Family child care home (up to twelve (12) children)~~Child Day Care Home, Large~~. A large family child day care home shall comply with the same requirements for a child care center in Paragraph (1)a above.

070.020.020 Summary of Dimensional Standards.

...

(c) *Other Nonresidential Districts.*

Table 020.4: Summary of Other Nonresidential Dimensional Standards					
	RE	I1	I2	IN	HP
Lot Standards					
Lot area, minimum	None	10,000 sf	None	None	5,000 sf
Landscaped area, minimum	10 percent	20 <u>10</u> percent	20 <u>10</u> percent	10 percent	20 percent
Density, maximum	—	—	—	—	- Areas on a lot with slopes up to 20 percent: 1 du/ 5,000 sf - Areas on a lot with slopes greater than 20 percent: see 070.040.020(b).
Setbacks					
Front, minimum	5 feet	20 feet	20 feet	15 feet	15 feet
Front, maximum	60 feet	—	—	—	—
Side, minimum	5 feet	10 feet	5 feet	5 feet	5 feet
Rear, minimum	10 feet	10 feet	10 feet	5 feet	15 feet
Building Standards, Maximum					
Building height	60 feet	40 feet	40 feet	40 feet	27 feet

070.030.040(d)(1)(d)(3) – Accessory Uses and Structure.

(d) Additional Standards for Specific Accessory Uses and Structures.

(1) Accessory Dwelling Units.

- a. Purpose and Intent. The intent of this Subsection is to promote small rental housing units in the form of accessory dwelling units on lots with detached single-family dwellings, to increase the stock of attainable rental housing in the community, use available land more efficiently, and minimize the additional infrastructure that must be provided to support such rental units. These standards are established to minimize impacts to the surrounding residential neighborhoods and the community.
- b. Applicability. These standards apply to all accessory dwelling units. Private covenants, conditions, or restrictions on any development, subdivision, or use of land do not preclude compliance with this Section.
- c. Ownership. An accessory dwelling unit shall not be sold independently of the principal dwelling on the parcel.
- d. Where Permitted.
 1. Accessory dwelling units are allowed in zoning districts according to Table 030.1, Table of Allowed Uses.

2. Accessory dwelling units are allowed within a planned unit development unless specifically identified as a prohibited use by the planned unit development.
3. Accessory dwelling units are allowed by right within a historic district ~~only when they are internal to an existing residential dwelling or existing accessory structure.~~
4. Accessory dwelling units shall only be permitted on a lot where a detached single-family dwelling exists or will be constructed concurrently with the accessory dwelling unit.

070.040.060 Off-Street Parking and Loading.

...

- (e) *Parking Alternatives.* The developer of a property may submit an application to the Director requesting consideration of alternatives to the off-street parking spaces required by Table 030.1: Table of Allowed Uses, pursuant to the following standards:

...

- (5) *Tandem Parking.* Tandem parking is allowed for any residential parking area, and for vehicle sales and leasing uses. The Director may also approve tandem parking for employee parking areas for ~~uses~~ nonresidential uses requiring fewer than ten (10) parking spaces pursuant to Table 030.1: Table of Allowed Uses.

070.050.040 Landmark Alteration Certificate.

...

- (h) *Criteria for Reviewing Structure Demolition.*

- (1) *Review Criteria for Total Demolition.* Applicants requesting a landmark alteration certificate for total demolition must provide data to clearly demonstrate that the situation meets the following four (4) criteria:
 - a. The building is structurally unsound.
 - b. The building cannot be rehabilitated or reused on site to provide for any reasonable beneficial use of the property.
 - c. The building cannot be practically moved to another site in the City.
 - d. The applicant demonstrates that the proposal mitigates to the greatest extent practicable the following:
 1. Any impacts that occur to the visual character of the neighborhood where demolition is proposed to occur; and
 2. Any impact to the historical or architectural significance ~~importance~~ of other buildings located on the property and to adjacent landmarks or contributing buildings within an historic district.
 - e. In the case of archaeological sites, consideration will be given to whether information can be recovered as part of the demolition.

070.070.020 - Definitions of Use Categories and Specific Use Types.

(b)Public, Institutional, and Civic Uses.

...

- (2) Adult and Child Care Facilities. Uses in this category include temporary care facilities on a less than twenty-four-hour basis for adults and children of varying ages. Activities include supervision, education, and recreation for care facility participants. Accessory uses commonly include recreation, personal storage buildings, and parking.
- a. Adult Day Care. A facility, whether in a private home or institutional setting, providing temporary care and supervision for persons eighteen (18) years of age or older. Care is provided for periods of less than twenty-four (24) hours a day and does not include overnight care.
 - b. *Child Care Center, large*. A facility that is maintained for the whole or part of a day for the care of ~~five (5)~~ **twelve (12)** or more children who are eighteen (18) years of age or younger and who are not related to the owner, operator, or manager of the facility, whether such facility is operated with or without compensation for such care and with or without stated educational purposes. The term includes facilities commonly known as day care centers, school-age child care centers, before and after school programs, nursery schools, kindergartens, preschools, day camps, summer camps, and centers for developmentally disabled children and those facilities that give twenty-four-hour care for children and includes those facilities for children under the age of six (6) years with stated educational purposes operated in conjunction with a public, private or parochial college or a private or parochial school; except that the term shall not apply to any kindergarten maintained in connection with a public, private or parochial elementary school system of at least six (6) grades or operated as a component of a school district's preschool program operated pursuant to the Colorado Preschool and Kindergarten Program Act, 22-28-101, et seq. of the Colorado Revised Statutes, as amended. The term shall not include any facility licensed as a family child care home or foster care home.
 - c. *Child Care Center, small*. A facility that is maintained for the whole or part of a day for the care of up to twelve (12) children who are eighteen (18) years of age or younger and who are not related to the owner, operator, or manager of the facility, whether such facility is operated with or without compensation for such care and with or without stated educational purposes. The term includes facilities commonly known as day care centers, school-age child care centers, before and after school programs, nursery schools, kindergartens, preschools, day camps, summer camps, and centers for developmentally disabled children and those facilities that give twenty-four-hour care for children and includes those facilities for children under the age of six (6) years with stated educational purposes operated in conjunction with a public, private or parochial college or a private or parochial school; except that the term shall not apply to any kindergarten maintained in connection with a public, private or parochial elementary school system of at least six (6) grades or operated as a component of a school district's preschool program operated pursuant to the Colorado Preschool and

Kindergarten Program Act, 22-28-101, et seq. of the Colorado Revised Statutes, as amended. The term shall not include any facility licensed as a family child care home or foster care home.

d. Family child care home (up to twelve (12) children). An occupied residence in which a qualified person or persons who live in the home provide child care for twelve (12) or less children who are not related to the person or persons providing the care, as defined and regulated by the Colorado Department of Human Services Child Care Facility Licensing regulations for child care facility licensing. Individual parking standards apply from all correlating residential use.

e. Child Day Care Home, Large. A family child care home that provides care for seven (7) to twelve (12) children. Child care may be provided to children from twenty four (24) months to thirteen (13) years of age. This does not prohibit the care of children ages thirteen (13) to eighteen (18). Care may be provided to no more than two (2) children under the age of two (2) whether or not older siblings are in care.

d. Child Day Care Home, Small. A type of family care home that provides less than twenty four-hour care for two (2) or more children on a regular basis in a place of residence. Children in care are from different family households and are not related to the caregiver. Care may be provided for six (6) children from birth to thirteen (13) years of age with no more than two (2) children under two (2) years of age. This does not prohibit the care of children ages thirteen (13) to 18. Care also may be provided for no more than two (2) additional children of school age attending full-day school. School-age children are children enrolled in a kindergarten program a year before they enter the first grade and children six (6) years of age and older. Residents of the home under twelve (12) years of age who are on the premises and all children on the premises for supervision are counted against the approved capacity, except where specifically indicated otherwise. A family child care licensee may be approved to care for three (3) children under two (2) years of age with no more than two (2) children under twelve (12) months, including the caregiver's own children per the state's requirements.

070.070.030 All Other Terms Defined.

...

Porch. Any gallery, veranda, piazza, portico, or similar ~~protection~~ projection from the main wall of a building and covered by a roof, other than a carport, with no opaque side enclosures (except screens and handrails) that is more than thirty-six (36) inches in height.

Exhibit B

070.070.020 Definitions of Use Categories and Specific Use Types.

...

(b) Public, Institutional, and Civic Uses.

...

- (2) *Adult and Child Care Facilities.* Uses in this category include temporary care facilities on a less than twenty-four-hour basis for adults and children of varying ages. Activities include supervision, education, and recreation for care facility participants. Accessory uses commonly include recreation, personal storage buildings, and parking.
- a. *Adult Day Care.* A facility, whether in a private home or institutional setting, providing temporary care and supervision for persons eighteen (18) years of age or older. Care is provided for periods of less than twenty-four (24) hours a day and does not include overnight care.
 - b. *Child Care Center.* A facility that is maintained for the whole or part of a day for the care of five (5) or more children who are eighteen (18) years of age or younger and who are not related to the owner, operator, or manager of the facility, whether such facility is operated with or without compensation for such care and with or without stated educational purposes. The term includes facilities commonly known as day care centers, school-age child care centers, before and after school programs, nursery schools, kindergartens, preschools, day camps, summer camps, and centers for developmentally disabled children and those facilities that give twenty-four-hour care for children and includes those facilities for children under the age of six (6) years with stated educational purposes operated in conjunction with a public, private or parochial college or a private or parochial school; except that the term shall not apply to any kindergarten maintained in connection with a public, private or parochial elementary school system of at least six (6) grades or operated as a component of a school district's preschool program operated pursuant to the Colorado Preschool and Kindergarten Program Act, 22-28-101, et seq. of the Colorado Revised Statutes, as amended. The term shall not include any facility licensed as a family child care home or foster care home.
 - c. *Child Day Care Home, Large.* A family child care home that provides care for seven (7) to twelve (12) children. Child care may be provided to children from twenty-four (24) months to thirteen (13) years of age. This does not prohibit

the care of children ages thirteen (13) to eighteen (18). Care may be provided to no more than two (2) children under the age of two (2) whether or not older siblings are in care.

- d. *Child Day Care Home, Small.* A type of family care home that provides less than twenty-four-hour care for two (2) or more children on a regular basis in a place of residence. Children in care are from different family households and are not related to the caregiver. Care may be provided for six (6) children from birth to thirteen (13) years of age with no more than two (2) children under two (2) years of age. This does not prohibit the care of children ages thirteen (13) to 18. Care also may be provided for no more than two (2) additional children of school age attending full-day school. School-age children are children enrolled in a kindergarten program a year before they enter the first grade and children six (6) years of age and older. Residents of the home under twelve (12) years of age who are on the premises and all children on the premises for supervision are counted against the approved capacity, except where specifically indicated otherwise. A family child care licensee may be approved to care for three (3) children under two (2) years of age with no more than two (2) children under twelve (12) months, including the caregiver's own children per the state's requirements.

An Act

HOUSE BILL 21-1222

BY REPRESENTATIVE(S) Valdez A. and Van Winkle, Burnett, Caraveo, Carver, Catlin, Cutter, Daugherty, Duran, Esgar, Exum, Gonzales-Gutierrez, Gray, Jackson, Kipp, Lontine, Lynch, McCluskie, McCormick, McLachlan, Michaelson Jenet, Mullica, Ortiz, Pelton, Ransom, Ricks, Sandridge, Sirota, Tipper, Titone, Valdez D., Van Beber, Will, Williams, Woog, Young, Garnett, Amabile, Baisley, Bird, Boesenecker, Froelich, Geitner, McKean, Pico, Snyder, Sullivan, Woodrow; also SENATOR(S) Smallwood and Winter, Bridges, Buckner, Cooke, Danielson, Fields, Ginal, Gonzales, Hisey, Jaquez Lewis, Kirkmeyer, Kolker, Lee, Liston, Moreno, Pettersen, Priola, Rankin, Scott, Simpson, Sonnenberg, Story, Zenzinger, Garcia.

CONCERNING ALIGNING LOCAL GOVERNING AUTHORITY REGULATIONS TO
EXPAND OPPORTUNITIES TO ACCESS CHILD CARE IN FAMILY CHILD
CARE HOMES.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. Legislative declaration. (1) The general assembly finds and declares that:

(a) Colorado has a shortage of licensed, safe, and affordable child

care options, while at the same time there is a growing need for child care in order to bolster the economy and allow parents to work;

(b) Family child care homes provide an essential element of the child care network in both urban and rural parts of the state. In fact, in many counties, there are no licensed child care centers, making family child care homes the only option families have for licensed child care.

(c) Many parents prefer child care that is located in family homes within their neighborhood so their children can experience a home-like environment that is conducive to healthy and safe development.

(2) The general assembly further finds that:

(a) Zoning, land use development, building, and fire standards that vary across the state and that treat family child care homes differently from family residences are difficult for providers to meet, create undue hardship and barriers to entry, and negatively impact the number of providers willing and able to offer licensed child care; and

(b) The child care licensure rules promulgated by the Colorado department of human services provide rigorous protections for children's health and safety, including protective standards relating to fire and life safety, sanitation, and physical environment in family child care homes.

(3) Therefore, the general assembly declares that the regulation of family child care homes throughout the state is a matter of statewide concern and the inconsistent regulation by local governments relating to zoning, land use development, building codes, and fire and life safety hinders the ability of the state department of human services to license and inspect family child care homes and to provide accessible, safe, and affordable licensed child care options for all Colorado parents.

SECTION 2. In Colorado Revised Statutes, 26-6-104.5, **amend** (1) as follows:

26-6-104.5. Compliance with local government zoning regulations - notice to local governments - provisional licensure.

(1) (a) The department shall require any child care facility seeking licensure pursuant to section 26-6-104 to comply with any applicable

zoning AND LAND USE DEVELOPMENT regulations of the municipality, city and county, or county where the facility is situated. Failure to comply with applicable zoning AND LAND USE regulations ~~shall constitute~~ CONSTITUTES grounds for the denial of a license to a facility.

(b) NOTWITHSTANDING SUBSECTION (1)(a) OF THIS SECTION TO THE CONTRARY, THE AVAILABILITY OF SAFE, AFFORDABLE, AND LICENSED FAMILY CHILD CARE HOMES IS A MATTER OF STATEWIDE CONCERN. THEREFORE, PERMITTING FRAGMENTED REGULATION AMONG JURISDICTIONS IMPEDES AND INFRINGES UPON THE DEPARTMENT'S APPROPRIATE AND CONSISTENT LICENSING AND REGULATION OF FAMILY CHILD CARE HOMES THROUGHOUT THE STATE. ACCORDINGLY, LOCAL GOVERNING AUTHORITIES SHALL TREAT FAMILY CHILD CARE HOMES AS RESIDENTIAL PROPERTY USE IN THE APPLICATION OF LOCAL REGULATIONS, INCLUDING ZONING, LAND USE DEVELOPMENT, FIRE AND LIFE SAFETY, SANITATION, AND BUILDING CODES. LOCAL GOVERNING AUTHORITIES SHALL NOT IMPOSE ANY ADDITIONAL REGULATIONS GOVERNING FAMILY CHILD CARE HOMES THAT DO NOT ALSO APPLY TO OTHER RESIDENTIAL PROPERTIES, PROVIDED THAT THE FOREGOING DOES NOT RESTRICT AN AUTHORITY'S ABILITY TO PROHIBIT, ON A CASE-BY-CASE BASIS, THE OPERATION IN IMMEDIATELY ADJACENT RESIDENCES OF TWO OR MORE LARGE FAMILY CHILD CARE HOMES, AS THAT TERM IS DEFINED BY RULES BY THE DEPARTMENT THAT GOVERNS THE OPERATION OF FAMILY CHILD CARE HOMES, OR TO MANAGE THE FLOW OF TRAFFIC AND PARKING RELATED TO ADJACENT LARGE FAMILY CHILD CARE HOMES. RESIDENTIAL USE OF PROPERTY FOR ZONING PURPOSES INCLUDES ALL FORMS OF RESIDENTIAL ZONING AND, SPECIFICALLY, ALTHOUGH NOT EXCLUSIVELY, SINGLE-FAMILY RESIDENTIAL ZONING.

SECTION 3. In Colorado Revised Statutes, 26-6-106, **amend** (1)(a) as follows:

26-6-106. Standards for facilities and agencies - rules.

(1) (a) The department shall prescribe and publish standards for licensing. ~~Such~~ THE standards ~~shall~~ MUST be applicable to the various types of facilities and agencies for child care regulated and licensed by this part 1; except that the department shall prescribe and publish separate standards for the licensing of child placement agencies operating for the purpose of adoptive placement and adoption-related services. The department shall seek the advice and assistance of persons representative of the various types of child care facilities and agencies in establishing ~~such standards. Such~~

~~standards shall~~ THE STANDARDS, INCLUDING THE ADVICE AND ASSISTANCE OF THE DEPARTMENT OF PUBLIC SAFETY AND COUNCILS AND ASSOCIATIONS REPRESENTING FIRE MARSHALS AND BUILDING CODE OFFICIALS IN THE PROMULGATION OF ANY RULES RELATED TO ADEQUATE FIRE PROTECTION AND PREVENTION, AS ALLOWED IN SUBSECTION (2)(e) OF THIS SECTION, IN A FAMILY CHILD CARE HOME. THE STANDARDS MUST be established by rules promulgated by the state board of human services and ~~shall~~ be issued, and published, AND BECOME EFFECTIVE only in conformity with ~~the provisions and procedures specified in article 4 of title 24. C.R.S., and shall become effective only as provided in said article.~~

SECTION 4. Act subject to petition - effective date. This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly; except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless approved by the people at the general election to be held in

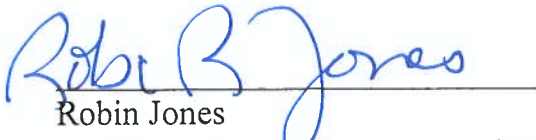
November 2022 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.



Alec Garnett
SPEAKER OF THE HOUSE
OF REPRESENTATIVES



Leroy M. Garcia
PRESIDENT OF
THE SENATE

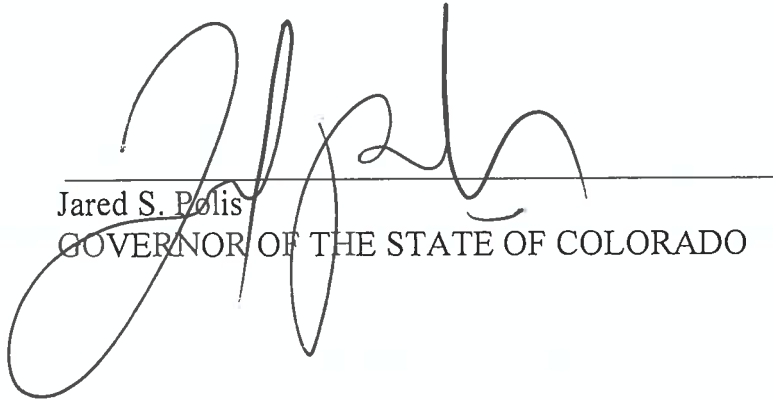


Robin Jones
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES



Cindi L. Markwell
SECRETARY OF
THE SENATE

APPROVED June 7, 2021 at 12:40 pm
(Date and Time)


Jared S. Polis

GOVERNOR OF THE STATE OF COLORADO

Ordinance 2023-15

Title 070

Code Amendments

Regarding Childcare and Other Minor Changes

Thursday, September 21, 2023



Proposed Code Amendments

6. 070.070.020 - Definitions of Use Categories and Specific Use Types.

- Need for child care
- Reducing negative impacts
- State regulation matching
- Changes to the use table and definitions to align with state HB changes
- Child Care Center, small - same zoning as the Family Child Care Home
- **Three (3) “NEW” use definitions**
 - ***Child Care Center, large.***
 - 24 hours a day a day
 - for the care of twelve (12) or more children
 - who are eighteen (18) years of age or younger
 - ***Child Care Center, small.***
 - 24 hours a day a day
 - for the care of less than twelve (12) children
 - who are eighteen (18) years of age or younger
 - **Family Child Care Home**
 - Up to twelve (12) children
 - An occupied residence in which a qualified child care provide lives
 - Defined and regulated by the Colorado Department of Human Services Child Care Facility Licensing regulations for child care facility licensing.
 - Adding other zone districts
 - Individual parking standards apply



Proposed Code Amendments

1. 070.030.020 - Table of Allowed Uses. Changes in Code: Adjusting “Special Use Permit Required” to allow “Permitted by right” in the following Zone Districts and Use Specific Standards:

...
(e) Table of Allowed Uses.

Table 030.1: Table of Allowed Uses																		
P = permitted by right S = special use permit required Blank = use prohibited																		
	Districts →																	
Use Category	Use Type	RR	RL	RM1	RM2	RH	RT	M1	M2	M3	CO	RE	I1	I2	IN	HP	Use-Specific Standards	Required Minimum Parking
PUBLIC, INSTITUTIONAL, AND CIVIC USES																		
Adult and Child Care Facilities	Adult day care				S	S	S	P	P	P	P	P			P	S		1 per 300 square feet
	Child care center, large	S	S	S	S	S	S	P	P	P	P	P			S		070.030.030(d)(1)	1 per 250 square feet
	Child care center, small	S	S	S	S	S-P	S-P	P	P	P	P	P			S		070.030.030(d)(1)	1 per 250 square feet
	Family Child day care home, large	S-P	S-P	S-P	S-P	S-P	S-P	P	P	P	P	P				P	070.030.030(d)(2)	3-per dwelling unit-Per required residential use
	Child day care home, small	P	P	P	P	P	P	P	P		P	P	S			P	070.030.030(d)(3)	2-per dwelling unit



Review Criteria and Analysis

The proposed Code amendment changes:

- I. Are consistent with the Comprehensive Plan and other City policies;
- II. Do not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
- III. Are necessary to address a demonstrated community need;
- IV. Are necessary to respond to substantial changes in conditions and/or policy; and
- V. Are consistent with the general purpose and intent of this Code.



Action Item:

Consideration of code text amendments to Municipal Code Title 070 including Sections related to:

1. **070.030.020** Table of allowed uses 030.1 (concerning Childcare centers & Child day care home, large)
2. **070.20.020(c)** Table 20.4 Summary of Other Nonresidential Dimensional Standards
3. **070.030.040(d)(1)(d)(3)** Accessory Dwelling Units.
4. **070.40.060(e)(5)** Tandem parking
5. **70.50.040(h)(1)(d)(2)** Criteria for Reviewing Structure Demolition.
6. **070.070.020(b)(2)** - Definitions of Use Categories and Specific Use Types.
7. **070.70.030** All Other Terms Defined. Porch



Staff Recommendation

Staff recommends **APPROVAL** of the text amendments with the following suggested findings:

Suggested Findings

The proposed code amendments:

- I. Are consistent with the Comprehensive Plan and other City policies;
- II. Do not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
- III. Are necessary to address a demonstrated community need;
- IV. Are necessary to respond to substantial changes in conditions and/or policy; and
- V. Are consistent with the general purpose and intent of this code.



Ordinance 2023-15

Title 070

Code Amendments

Regarding Childcare and Other Minor Changes

Thursday, September 21, 2023



Background

- High cost of childcare has risen dramatically
- Availability of open spots for enrollment are sparse
- A family with an infant and a 4-year-old in full-time care could expect to pay about;
\$27,000 annually, or
 - 33% of **Colorado's** 2021 annual median income (AMI) of \$72,000,
 - 35% of **Garfield County's** 2021 AMI at \$77,212, and
 - 38% of **Glenwood Springs'** 2021 AMI in at \$69,728.
- **Workers who struggle with childcare needs;**
 - can experience significant impacts to their career,
 - miss promotion opportunities, and
 - even the loss of a job.



Background

- 250 children or more wait-list over two years
- Garfield County's licensed capacity;
 - can serve 8% of the county's infant population.
 - can serve 23% of the county's toddler population.
- Childcare services in Glenwood Springs have clients as far as Parachute and Carbondale.
- All other code text amendments:
 - The remainder of the proposed code text amendments are concerning errors and omissions that require correction and provisions that warrant clarification for the smooth operation and use of the Municipal Code Title Section 070.
 - The Planning & Zoning commission reviewed these item at their July 25, 2023 regular meeting where Commissioner Waller motioned to Approve as proposed with staff recommendations on page #6 (of the staff report), and a second from Commissioner Cowan. Motion passes unanimously 7-0.



Proposed Code Amendments

1. 070.030.020 - Table of Allowed Uses.

Child care center

Size: More than 5 children

Scope: birth-18 years old

Hours: 24hrs a day

Child day care home, large:

Size: 7-12 children

Scope: 2-8 years old & no more than 2 children less than 2 years old

Hours: 24hrs a day

Child day care home, small:

Size: 2-6 children

Scope: birth-18 years old, & no more than 2 children less than 2 years old, plus 2 children attending a full day school

Hours: Less than 24hrs a day

- Zoning map - RH High Density District in north Glenwood, South Blake by Easy Street, and some areas adjacent to downtown., among several others.
- Council has serious concerns about child care centers being Permitted by Right in the RH Residential High Density district, and would like to see that remain as Special Use Permit Required,
 - Concerns surround density, parking issues, and proximity to other residential areas, where there will be significant impact for the Child Care Center.

Staff has concluded through analysis of the City zoning map of RH Residential High Density district areas, review of current allowed uses, and considering the crisis the City's residents face in finding affordable child care that there could be an alternative to the Council's concern.

- By allowing Child Care Centers in the RH district and specifically by creating two new Child Care Center uses based on the existing facility allowance, Child Care Center, large, & Child Care Center, small, these concern may be relieved.

Child Care Center, large would allow twelve (12) children or more and for all other use descriptions as in the current Child Care Center as it currently exists and be managed as a Special Use Permit Required use in all residential districts, thus minimizing the negative impacts a larger facility might have on all surrounding residential neighborhoods.

Child Care Center, small would be nearly the same but would diverge by being managed as a Permitted by Right use and allowing a smaller population, up to twelve (12) children, to be cared for and for the provider to operate a smaller and less negatively impactful commercial child care facility, making it possible to provide child care outside of a home setting and serve the community in this existing child care facility crisis.



Proposed Code Amendments

- 070.030.020 - Table of Allowed Uses.** Changes in Code: Adjusting “Special Use Permit Required” to allow “Permitted by right” in the following Zone Districts and Use Specific Standards:

...

- Table of Allowed Uses.

Table 030.1: Table of Allowed Uses																		
P = permitted by right S = special use permit required Blank = use prohibited																		
	Districts →																	
Use Category	Use Type	RR	RL	RM1	RM2	RH	RT	M1	M2	M3	CO	RE	I1	I2	IN	HP	Use-Specific Standards	Required Minimum Parking
PUBLIC, INSTITUTIONAL, AND CIVIC USES																		
Adult and Child Care Facilities	Adult day care				S	S	S	P	P	P	P	P			P	S		1 per 300 square feet
	Child care center, <u>large</u>	S	S	S	S	S	S	P	P	P	P	P			S		070.030.030(d)(1)	1 per 250 square feet
	Child care center, <u>small</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S-P</u>	<u>S-P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>S</u>		<u>070.030.030(d)(1)</u>	<u>1 per 250 square feet</u>
	Child day care home, large	<u>S-P</u>	<u>S-P</u>	<u>S-P</u>	<u>S-P</u>	<u>S-P</u>	<u>S-P</u>	P	P		P	P					070.030.030(d)(2)	3 per dwelling unit
	Child day care home, small	P	P	P	P	P	P	P	P		P	P	S			P	<u>070.030.030(d)(3)</u>	2 per dwelling unit

Proposed Code Amendments

2. 070.070.020 - Definitions of Use Categories and Specific Use Types. Changes in Code: creating new categories

...

(2) *Adult and Child Care Facilities.* Uses in this category include temporary care facilities on a less than twenty-four-hour basis for adults and children of varying ages. Activities include supervision, education, and recreation for care facility participants. Accessory uses commonly include recreation, personal storage buildings, and parking.

a. *Adult Day Care.* A facility, whether in a private home or institutional setting, providing temporary care and supervision for persons eighteen (18) years of age or older. Care is provided for periods of less than twenty-four (24) hours a day and does not include overnight care.

b. *Child Care Center, large.* A facility that is maintained for the whole or part of a day for the care of ~~five (5)~~ **twelve (12)** or more children who are eighteen (18) years of age or younger and who are not related to the owner, operator, or manager of the facility, whether such facility is operated with or without compensation for such care and with or without stated educational purposes. The term includes facilities commonly known as day care centers, school-age child care centers, before and after school programs, nursery schools, kindergartens, preschools, day camps, summer camps, and centers for developmentally disabled children and those facilities that give twenty-four-hour care for children and includes those facilities for children under the age of six (6) years with stated educational purposes operated in conjunction with a public, private or parochial college or a private or parochial school; except that the term shall not apply to any kindergarten maintained in connection with a public, private or parochial elementary school system of at least six (6) grades or operated as a component of a school district's preschool program operated pursuant to the Colorado Preschool and Kindergarten Program Act, 22-28-101, et seq. of the Colorado Revised Statutes, as amended. The term shall not include any facility licensed as a family child care home or foster care home.

c. *Child Care Center, small.* A facility that is maintained for the whole or part of a day for the care of up to twelve (12) children who are eighteen (18) years of age or younger and who are not related to the owner, operator, or manager of the facility, whether such facility is operated with or without compensation for such care and with or without stated educational purposes. The term includes facilities commonly known as day care centers, school-age child care centers, before and after school programs, nursery schools, kindergartens, preschools, day camps, summer camps, and centers for developmentally disabled children and those facilities that give twenty-four-hour care for children and includes those facilities for children under the age of six (6) years with stated educational purposes operated in conjunction with a public, private or parochial college or a private or parochial school; except that the term shall not apply to any kindergarten maintained in connection with a public, private or parochial elementary school system of at least six (6) grades or operated as a component of a school district's preschool program operated pursuant to the Colorado Preschool and Kindergarten Program Act, 22-28-101, et seq. of the Colorado Revised Statutes, as amended. The term shall not include any facility licensed as a family child care home or foster care home.



Proposed Code Amendments

(Continued) **2. 070.070.020 - Definitions of Use Categories and Specific Use Types.** *Changes in Code: creating new categories*

c. d. *Child Day Care Home, Large.* A family child care home that provides care for seven (7) to twelve (12) children. Child care may be provided to children from twenty-four (24) months to thirteen (13) years of age. This does not prohibit the care of children ages thirteen (13) to eighteen (18). Care may be provided to no more than two (2) children under the age of two (2) whether or not older siblings are in care.

d. e. *Child Day Care Home, Small.* A type of family care home that provides less than twenty-four-hour care for two (2) or more children on a regular basis in a place of residence. Children in care are from different family households and are not related to the caregiver. Care may be provided for six (6) children from birth to thirteen (13) years of age with no more than two (2) children under two (2) years of age. This does not prohibit the care of children ages thirteen (13) to 18. Care also may be provided for no more than two (2) additional children of school age attending full-day school. School-age children are children enrolled in a kindergarten program a year before they enter the first grade and children six (6) years of age and older. Residents of the home under twelve (12) years of age who are on the premises and all children on the premises for supervision are counted against the approved capacity, except where specifically indicated otherwise. A family child care licensee may be approved to care for three (3) children under two (2) years of age with no more than two (2) children under twelve (12) months, including the caregiver's own children per the state's requirements.



CITY OF
GLENWOOD
SPRINGS
COLORADO

Other Minor Code Amendments

3. **070.020.020 Summary of Dimensional Standards.** Change in Code: Should say 10% minimum landscaping area for I1 and I2, does not match the I1 and I2 specific page. Ord 15 of 2020.

...

(c) *Other Nonresidential Districts.*

Table 020.4: Summary of Other Nonresidential Dimensional Standards					
	RE	I1	I2	IN	HP
Lot Standards					
Lot area, minimum	None	10,000 sf	None	None	5,000 sf
Landscaped area, minimum	10 percent	20 10 percent	20 10 percent	10 percent	20 percent
Density, maximum	—	—	—	—	- Areas on a lot with slopes up to 20 percent: 1 du/ 5,000 sf - Areas on a lot with slopes greater than 20 percent: see 070.040.020(b).
Setbacks					
Front, minimum	5 feet	20 feet	20 feet	15 feet	15 feet
Front, maximum	60 feet	—	—	—	—
Side, minimum	5 feet	10 feet	5 feet	5 feet	5 feet
Rear, minimum	10 feet	10 feet	10 feet	5 feet	15 feet
Building Standards, Maximum					
Building height	60 feet	40 feet	40 feet	40 feet	27 feet



Other Minor Code Amendments

4. 070.030.040(d)(1)(d)(3) – Accessory Uses and Structure. Change in Code: Removal of language “only when they are internal to an existing residential dwelling or existing accessory structure.”

(d) Additional Standards for Specific Accessory Uses and Structures.

(1) Accessory Dwelling Units.

- a. Purpose and Intent. The intent of this Subsection is to promote small rental housing units in the form of accessory dwelling units on lots with detached single-family dwellings, to increase the stock of attainable rental housing in the community, use available land more efficiently, and minimize the additional infrastructure that must be provided to support such rental units. These standards are established to minimize impacts to the surrounding residential neighborhoods and the community.
- b. Applicability. These standards apply to all accessory dwelling units. Private covenants, conditions, or restrictions on any development, subdivision, or use of land do not preclude compliance with this Section.
- c. Ownership. An accessory dwelling unit shall not be sold independently of the principal dwelling on the parcel.
- d. Where Permitted.
 1. Accessory dwelling units are allowed in zoning districts according to Table 030.1, Table of Allowed Uses.
 2. Accessory dwelling units are allowed within a planned unit development unless specifically identified as a prohibited use by the planned unit development.
 3. Accessory dwelling units are allowed by right within a historic district ~~only when they are internal to an existing residential dwelling or existing accessory structure.~~
 4. Accessory dwelling units shall only be permitted on a lot where a detached single-family dwelling exists or will be constructed concurrently with the accessory dwelling unit.



Other Minor Code Amendments

5. 070.040.060 Off-Street Parking and Loading. *Change in Code: Delete first “uses” word to fix an error.*

...

- (e) *Parking Alternatives.* The developer of a property may submit an application to the Director requesting consideration of alternatives to the off-street parking spaces required by Table 030.1: Table of Allowed Uses, pursuant to the following standards:

...

- (5) *Tandem Parking.* Tandem parking is allowed for any residential parking area, and for vehicle sales and leasing uses. The Director may also approve tandem parking for employee parking areas for **uses** nonresidential uses requiring fewer than ten (10) parking spaces pursuant to Table 030.1: Table of Allowed Uses.

6. 070.050.040 Landmark Alteration Certificate. *Change in Code: Delete the word “importance” as unnecessary.*

...

- (h) *Criteria for Reviewing Structure Demolition.*

- (1) *Review Criteria for Total Demolition.* Applicants requesting a landmark alteration certificate for total demolition must provide data to clearly demonstrate that the situation meets the following four (4) criteria:
 - a. The building is structurally unsound.
 - b. The building cannot be rehabilitated or reused on site to provide for any reasonable beneficial use of the property.
 - c. The building cannot be practically moved to another site in the City.
 - d. The applicant demonstrates that the proposal mitigates to the greatest extent practicable the following:
 - 1. Any impacts that occur to the visual character of the neighborhood where demolition is proposed to occur; and
 - 2. Any impact to the historical or architectural significance **importance** of other buildings located on the property and to adjacent landmarks or contributing buildings within an historic district.
 - e. In the case of archaeological sites, consideration will be given to whether information can be recovered as part of the demolition.

7. 070.070.030 All Other Terms Defined. *Changes in Code: The word “protection” should be “projection.”*

...

Porch. Any gallery, veranda, piazza, portico, or similar **projection** from the main wall of a building and covered by a roof, other than a carport, with no opaque side enclosures (except screens and handrails) that is more than thirty-six (36) inches in height.



Review Criteria and Analysis

Per section 070.060.040(c) of the Municipal Code, These Code amendment changes were reviewed by Planning & Zoning Commission which recommended approval at their Regular meeting on July 25, 2023. Following Planning & Zoning Commission recommendation, City Council shall review the Code amendment application and approve, approve with conditions, or deny the amendment. City Council may also remand the Code amendment application back to the Director or the Planning Commission for further consideration. Staff analysis is in bold.

The proposed Code amendment changes:

- I. Are consistent with the Comprehensive Plan and other City policies;

The proposed code revisions and amendments to the existing Code sections upholds the goals of the Comprehensive Plan Update 2023 and other City policies.

- Preserve Glenwood's character while maintaining livability and increasing the vibrancy and commercial success of the Downtown and throughout Glenwood Springs.
- Promote long-term, sustainable, and diverse economic development.
- Provide equitable and diverse housing for the entire community.

- II. Do not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;

The proposed code revisions and amendments to the existing Code do not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code.

- III. Are necessary to address a demonstrated community need;

The proposed code revisions and amendments to the existing Code address previous language errors and provide clarification as well as items which seek to allow additional flexibility for childcare facilities.

- IV. Are necessary to respond to substantial changes in conditions and/or policy; and

The proposed code revisions and amendments to the existing Code observe deficiencies and address necessary changes in existing Code.

- V. Are consistent with the general purpose and intent of this Code.

The proposed code revisions and amendments to the existing Code are in line with the purpose and intent of the Code.



Action Item:

Consideration of code text amendments to Municipal Code Title 070 including Sections related to:

1. **070.030.020** Table of allowed uses 030.1 (concerning Childcare centers & Child day care home, large)
2. **070.070.020(b)(2)** - Definitions of Use Categories and Specific Use Types.
3. **070.20.020(c)** Table 20.4 Summary of Other Nonresidential Dimensional Standards
4. **070.030.040(d)(1)(d)(3)** Accessory Dwelling Units.
5. **070.40.060(e)(5)** Tandem parking
6. **70.50.040(h)(1)(d)(2)** Criteria for Reviewing Structure Demolition.
7. **070.70.030** All Other Terms Defined. Porch



Staff Recommendation

Staff recommends **APPROVAL** of the text amendments with the following suggested findings:

Suggested Findings

The proposed code amendments:

- I. Are consistent with the Comprehensive Plan and other City policies;
- II. Do not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
- III. Are necessary to address a demonstrated community need;
- IV. Are necessary to respond to substantial changes in conditions and/or policy; and
- V. Are consistent with the general purpose and intent of this code.





Planning & Zoning Commission Report

Date: July 25, 2023
To: Planning & Zoning Commission
From: Jim Hardcastle, Long Range Principal Planner
Subject: #40-23 Code Amendments related to Child Care Uses and other minor changes.

REQUEST	Consideration of various code text amendments to Municipal Code including Title 070.030.020 Allowed Uses, 070.20.020 Table 20.4 Summary of Other Nonresidential Dimensional Standards, 070.030.040 Accessory Dwelling Units, 070.40.060 Tandem parking, 070.50.040 Criteria for Reviewing Structure Demolition, and 070.70.030 All Other Terms Defined.
APPLICANT	City of Glenwood Springs
OWNER	N/A
LOCATION	Citywide
ZONE	Citywide

ACTION ITEMS

Action 1 – Code Amendment– Consideration of code amendment changes to the following Sections:

1. 070.030.020 Table of allowed uses 030.1
2. 070.20.020(c), Table 20.4 Summary of Other Nonresidential Dimensional Standards
3. 070.030.040(d)(1)(d)(3) Accessory Dwelling Units
4. 070.40.060(e)(5) Tandem parking
5. 070.50.040(h)(1)(d)(2) *Criteria for Reviewing Structure Demolition*
6. 070.70.030 All Other Terms Defined. Porch

Staff recommendation: *Staff recommends **approval** of the proposed code amendments with findings and conditions at the end of this staff report.*

BACKGROUND

Childcare Uses

News articles in the Post Independent (Fredregill, 2022) over the last year and a half have illustrated the already high cost of childcare has risen dramatically, and availability of open spots for enrollment are sparse. These conditions have made daycare services prohibitive for many families.

Northwest Colorado Council of Governments (NWCCOG) reported a family with an infant and a 4-year-old in full-time care could expect to pay about;

- \$27,000 annually, or
 - o about 33% of Colorado’s annual median income (AMI) of 72,000 (Fredregill, 2022),
 - o roughly 35% of Garfield County’s 2021 AMI at \$77,212 (www.census.gov), and
 - o 38% of 2021 AMI in Glenwood Springs at 69,728 (www.census.gov).

An additional aspect to affordability is highlighted in a 2021 report from the U.S. Department of Treasury that cited workers who struggle with childcare needs can experience significant impacts to their career, missing promotion opportunities and even the loss of a job.

Another article (Lassalle, 2023) notes childcare pre-registration lists have included the names of 250 children or more with some waiting over two years. Additionally, Fredregill reported (2022) that Garfield County’s licensed capacity for infants is about 8% of the county’s infant population. Further, the licensed capacity in Garfield County can serve about 23% of the county’s toddler population. Childcare services in Glenwood Springs have clients that travel as far as Parachute and Carbondale from the City.

Fredregill, I. (2022, February 21) A crisis of care: No winners in Western Slope’s child care dilemma. Post Independent. <https://www.postindependent.com/news/no-winners-in-western-slopes-child-care-dilemma/>

Lassalle, L (2023, March 5) Report sheds light on child care capacity gap across the Aspen-to-Parachute region. <https://aspenjournalism.org/report-sheds-light-on-child-care-capacity-gap-across-the-aspen-to-parachute-region/>

All other code text amendments

The remainder of the proposed code text amendments are concerning errors and omissions that require correction and provisions that warrant clarification for the smooth operation and use of the Municipal Code Title Section 070.

PROJECT SUMMARY

To facilitate and encourage licensed day-care facilities within Glenwood Springs, Staff has identified changes to the Development Code that could make the siting and creation of such businesses easier while still maintaining State licensing standards. These changes include altering the use by right status within a few of the zoning districts and clarifying the allowance of ages and numbers of enrolled in various programs.

Proposing changes to 070.030.020 Table 030.1, & 070.030.030(d)(1)&(2) Child Care Centers and Child Day Care requirements are submitted to help alleviate economic and routine hardships for families in Glenwood Springs to facilitate childcare services in the City and allow more home-based daycare.

Staff is recommending allowing changes within “Special Use Permits Required” and to uses that are “Permitted By Right” in 6 zone districts for the category “Child Day Care Home, Large” and 2 zone districts for “Child Care Center”, as seen in the table below and attached to this staff report. The cost to start such a venture will be reduced by removing the requirement of a Special use Permit, encouraging Day Care Centers and Child Day Care in homes.

Staff has included this language Exhibit A - Draft Code Amendments, attached to this report.

Proposed changes to Code sections:

1. 070.030.020, Table 030.1

Reasoning: As discussed in the previous section above.

Changes in Code: Adjusting “Special Use Permit Required” to allow “Permitted by right” in the following Zone Districts and Use Specific Standards:

070.030.020 - Table of Allowed Uses.

(e) Table of Allowed Uses.

Table 030.1: Table of Allowed Uses																		
P = permitted by right S = special use permit required Blank = use prohibited																		
	Districts →																	
Use Category	Use Type	RR	RL	RM1	RM2	RH	RT	M1	M2	M3	CO	RE	I1	I2	IN	HP	Use-Specific Standards	Required Minimum Parking
PUBLIC, INSTITUTIONAL, AND CIVIC USES																		
Adult and Child Care Facilities	Adult day care				S	S	S	P	P	P	P	P			P	S		1 per 300 square feet
	Child care center	S	S	S	S	S-P	S-P	P	P	P	P	P			S		070.030.030(d)(1)	1 per 250 square feet
	Child day care home, large	S-P	S-P	S-P	S-P	S-P	S-P	P	P		P	P					070.030.030(d)(2)	3 per dwelling unit
	Child day care home, small	P	P	P	P	P	P	P	P		P	P	S			P	<u>070.030.030(d)(3)</u>	2 per dwelling unit

AND,

Adjusting and adding language for clarity within the sections below.

2. 070.20.020(c), Table 20.4. Summary of Other Nonresidential Dimensional Standards.

Reasoning: Ordinance 15 of 2020 changed the required ratio of landscaping in the Light Industrial (I1) and River Industrial (I2) zone districts. However, in 2020 these changes were not reflected in the zone district summary table that is Section 070.20.020(c). This housekeeping change would cause the summary table to match the zone district profile pages.

Change in Code: Should say 10% minimum landscaping area for I1 and I2, does not match the I1 and I2 specific page. Ord 15 of 2020.

3. 070.030.040(d)(1)(d)(3) Accessory dwelling Units.

Reasoning: Any external improvement involving a detached structure, such as a garage, to a historic district would require a landmark alteration certificate from Historic Preservation Commission. Since a board already exists for additional design review in a historic district,

accessory dwelling units should not be prohibited but rather individually reviewed by Historic Preservation Commission to ensure compliance and coherence with the historic district. This prohibition of detached accessory dwelling units in a historic district restricts housing. Also, for reference, City does not have any local historic districts currently. Language removal for clarity and ease of processing such requests.

(d) Additional Standards for Specific Accessory Uses and Structures.

(1) Accessory Dwelling Units.

- a. Purpose and Intent. The intent of this Subsection is to promote small rental housing units in the form of accessory dwelling units on lots with detached single-family dwellings, to increase the stock of attainable rental housing in the community, use available land more efficiently, and minimize the additional infrastructure that must be provided to support such rental units. These standards are established to minimize impacts to the surrounding residential neighborhoods and the community.
- b. Applicability. These standards apply to all accessory dwelling units. Private covenants, conditions, or restrictions on any development, subdivision, or use of land do not preclude compliance with this Section.
- c. Ownership. An accessory dwelling unit shall not be sold independently of the principal dwelling on the parcel.
- d. Where Permitted.
 1. Accessory dwelling units are allowed in zoning districts according to Table 030.1, Table of Allowed Uses.
 2. Accessory dwelling units are allowed within a planned unit development unless specifically identified as a prohibited use by the planned unit development.
 3. Accessory dwelling units are allowed by right within a historic district ~~only when they are internal to an existing residential dwelling or existing accessory structure.~~
 4. Accessory dwelling units shall only be permitted on a lot where a detached single-family dwelling exists or will be constructed concurrently with the accessory dwelling unit.

Change in Code: Removal of language “only when they are internal to an existing residential dwelling or existing accessory structure.”

4. **070.40.060(e)(5).** Tandem parking.

Reasoning: This change deletes a word that was unintentionally employed twice in a sentence.

Change in Code: Delete first “uses” word to fix an error.

(5) *Tandem Parking.* Tandem parking is allowed for any residential parking area, and for vehicle sales and leasing uses. The Director may also approve tandem parking for employee parking areas for ~~uses~~ nonresidential uses requiring fewer than ten (10) parking spaces pursuant to Table 030.1: Table of Allowed Uses.

5. **070.50.040(h)(1)(d)(2).** Criteria for Reviewing Structure Demolition.

Reasoning: This change improves the clarity of a sentence by removing a word that was unintentionally included in 070.050.040 Landmark Alteration Certificate.

Change in Code: Delete the word “importance” as unnecessary.

2. Any impact to the historical or architectural significance ~~importance~~ of other buildings located on the property and to adjacent landmarks or contributing

6. **070.70.030.** Definition of “porch:”

Reasoning: The word “protection” was unintentionally used instead of “projection” in this definition, therefore replacing it with the correct word will improve clarity.

Changes in Code: The word “protection” should be “projection.”

Porch. Any gallery, veranda, piazza, portico, or similar ~~protection~~ projection from the main wall of a building and covered by a roof, other than a carport, with no opaque side enclosures (except screens and handrails) that is more than thirty-six (36) inches in height.

REVIEW CRITERIA AND STAFF ANALYSIS

A Code amendment is a legislative decision by the City Council. The role of Planning & Zoning Commission is to recommend approval or denial. Prior to recommending approval or approving a proposed Code amendment, the Planning Commission and City Council shall consider whether and to what extent the proposed amendment meets the following criteria. Staff analysis is in bold.

- I. Is consistent with the Comprehensive Plan and other City policies;
The proposed code revisions and amendments to the existing Code sections upholds the goals of the Comprehensive Plan Update 2023 and other City policies.
 - o Preserve Glenwood’s character while maintaining livability and increasing the vibrancy and commercial success of the Downtown and throughout Glenwood Springs.
 - o Promote long-term, sustainable, and diverse economic development.
 - o Provide equitable and diverse housing for the entire community.
- II. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
The proposed code revisions and amendments to the existing Code do not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code.

- III. Is necessary to address a demonstrated community need;
The proposed code revisions and amendments to the existing Code address previous language errors and provide clarification as well as items which seek to allow additional flexibility for childcare facilities.
- IV. Is necessary to respond to substantial changes in conditions and/or policy; and
The proposed code revisions and amendments to the existing Code observe deficiencies and address necessary changes in existing Code.
- V. Is consistent with the general purpose and intent of this Code.
The proposed code revisions and amendments to the existing Code are in line with the purpose and intent of the Code.

ACTION ITEMS AND STAFF RECOMMENDATIONS

Review Process

Per section 070.060.040(c) of the Municipal Code, any Code amendment change shall be reviewed by Planning Commission which recommends approval, approval with conditions or denial of the amendment. Following Planning Commission recommendation, City Council shall review the Code amendment application and approve, approve with conditions, or deny the amendment. City Council may also remand the Code amendment application back to the Director or the Planning Commission for further consideration.

Action Item:

Consideration of code text amendments to Municipal Code Title 070 including Sections related to:

1. 070.030.020 Table of allowed uses 030.1
2. 070.20.020(c), Table 20.4 Summary of Other Nonresidential Dimensional Standards
3. 070.030.040(d)(1)(d)(3) Accessory Dwelling Units.
4. 070.40.060(e)(5) Tandem parking
5. 070.50.040(h)(1)(d)(2) *Criteria for Reviewing Structure Demolition.*
6. 070.70.030 All Other Terms Defined. Porch

Staff Recommendation: Staff recommends **APPROVAL** of the text amendments with the following suggested findings:

SUGGESTED FINDINGS

The proposed code revisions to the various Code Sections in Title 070:

- I. Are consistent with the Comprehensive Plan and other City policies;
- II. Do not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
- III. Are necessary to address a demonstrated community need;
- IV. Are necessary to respond to substantial changes in conditions and/or policy; and
- V. Are consistent with the general purpose and intent of this Code.



MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
July 25, 2023
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM P&Z

1) Roll Call

Present: Commissioners: Commissioner Waller, Commissioner Cowan, Commissioner Shaver, Commissioner Davey, Commissioner Cipperly, Commissioner White, Commissioner Houghton

Also Present: Director of Community and Economic Development Hannah Klausman, Assistant City Attorney Richard Peterson-Kremer, Senior Planner Watkins Fulk-Gray.

Chair Shaver asked for a motion to seat alternates Commissioners Cowan and Houghton, Commissioner Shaver motioned to seat them and Commissioner Waller seconded the motion.

2) Conflicts of interest: None

3) Receipt of the Draft Minutes for June 27, 2023:

- a. June 27, 2023: Commissioner Waller motioned to accept, and Commissioner White seconded the motion. Motion passes 5-2 with Commissioners Cipperly and Houghton abstaining.

4) Comments from citizens appearing for items not on the agenda:

- David Hauter, Glenwood Springs:
 - Habitat 4 Humanity development at Cowdin Drive, Midland Ave, and 8th Street.
 - Transparency, discussing fiduciary responsibility, transportation studies, affordable housing
- Don Gillespie, Glenwood Springs:
 - Habitat 4 Humanity development at Cowdin Drive, Midland Ave, and 8th Street.
 - Transportation issues, traffic studies, and affordable housing
- Gary Vick, 614 Cowdin Drive, Glenwood Springs
 - Habitat 4 Humanity development at Cowdin Drive, Midland Ave, and 8th Street.
 - Transportation study with purpose and foresight, and overall municipal build out numbers

5) New Items

a. Housing Policy Discussion for Title 070 Municipal Code

Senior Planner Watkins Fulk-Gray introduced the topic as a discussion item, not an action item, about a possible upzoning and changes to the City's density bonus program. He noted that the Strategic Housing Plan Update was adopted by City Council. The two discussion topics are both related to recommendations in the Plan Update. He discussed the locations that would be impacted by possible changes, the City's options for making changes, types of residential development the City may want, and possible things the City may be willing to give as an incentive.

Commissioner questions included the following:

- Did Housing Commissions specify what kinds of tools limiting teardowns would be appropriate?
- Would lot requirements would still need to be met?
- How would the areas downtown that do not require parking be considered?
- What are the qualifying strategies for DOLA?
- Would a primary residence, an ADU, and a "junior" ADU make it a triplex?
- Are there minimum floor areas for units?
- Are there incentives to create new free market housing?
- What is the intent of landscaping requirements?

Commissioner comments included:

- Better to refer to "property owners" or "builders" rather than "developers"
- Important to not give up neighborhood character.
- Concern about the impact to historic homes and the proposed changes not meeting the City's Historic Preservation Plan. The Historic Preservation Commission should be offered the chance to comment.
- May be appropriate to do outreach to neighborhoods with HOAs that would prohibit duplexes or triplexes.
- Triplexes would fall under the IBC rather than the IRC, which is more expensive to develop under. Some places like Shelby County, TN, have exempted up to six units from IBC requirements.
- Upzoning is not a silver bullet for housing shortage.
- Modest support for allowing additional units, whether through upzoning or density bonus, to be allowed as free market.
- Additional public input is necessary.
- A "cliff notes" version of what is in the Strategic Housing Plan Update would be helpful.

Public comment included:

Gary Vick pointed out the parking requirements for new development and stated he felt it is too low.

Staff noted that the upzoning could be structured so that all redevelopment would have to meet code requirements, such as parking. No limitations on teardowns currently exist. Staff explained that a single-family home with two ADUs might be considered a triplex, depending on the

configuration. Minimum floor areas for dwelling units are established by Building Code. Staff explained that landscaping requirements do apply to single-family homes.

b. Code Amendments to Title 070 regarding Child Care Uses and other minor changes

Long Range Principal Planner Jim Hardcastle presented proposed changes to the Municipal Code Title 070: 070.030.020 Allowed Uses, 070.20.020 Table 20.4 Summary of Other Nonresidential Dimensional Standards, 070.030.040 Accessory Dwelling Units, 070.40.060 Tandem parking, 070.50.040 Criteria for Reviewing Structure Demolition, and 070.70.030 All Other Terms Defined. He explained the critical need for childcare in the City and how difficult it is for families to find affordable care for their children, and detailed the Code changes that will hopefully support the creation of new childcare in commercial day care center settings, in-home childcare in large, and small residential dwellings. This will support new options by expanding the zone districts which will allow “permitted by right” designations, all adjusted from and eliminating a “special use permit required”. He went on to detail the other code amendments outside of childcare which included errors and clarification to allow better interpretation of the Code.

Commissioner comments and questions included:

- The language for the different types of childcare uses was unclear.
- Where are the RH and RT centers found?
- The Presbyterian church near Valley View Hospital was looking at childcare permitting last year, what happened there?
- If we are to amend this code, the permitted use change would not come in front of Planning & Zoning Commission, though how will the adjacent neighborhood be informed? Could Large home care and Childcare Centers be allowed to require public notice within 300 feet?
- Porch language change and discussion, why is 36” in height significant?
- If we change code 2:03:30

Staff explained that a Childcare Center is where 5 or more children 18 years old or younger with no cap on the numbers are served, a large home care is where 7-12 children are cared for, and a small home care is where 2 or more is served and not to exceed 6 children. The large and small care options are allowed in a residence and the center is in a commercial setting at this time. RH and RT zone districts are found in corridors between low density residential and commercial and transit areas, also just outside the GID. We are proposing to change the permitted uses by right process under our control and not those governed by covenants which are not of concern to the City. The Presbyterian church dealt with a Special Use Permit which was denied last year based on a lack of community support. There are public notice requirements in place at this time for many processes and uses, and your suggestions to change notice for proposed childcare uses in various areas would allow for a permitted use to have that applied with thresholds should you attach it to your recommendation tonight. 36” in height may be limiting an area’s enclosure to prevent a fully enclosed area where a room would typically exist.

No public comment was offered:

Commissioner Waller motioned to Approve as proposed with staff recommendations on page #6, and a second from Commissioner Cowan. Motion passes unanimously 7-0.

6) Commissioner Comments

Commissioner questions, comments, and staff responses included the following:

- Regarding P&Z training and public comments, what is the process when the public wants to address a decision made by Planning & Zoning (P&Z)?
 - Assistant City Attorney Richard Peterson-Kremer: Code processes for appeals are established. Depending on the type of application, decisions can be appealed to Council, called up by Council members, or the Community Development Director can send P&Z staff administrative decisions and P&Z can call them up.
- The Childcare changes are exciting and positive but we need to be creative about getting the information out to the community so they can act on the changes made here, social media may be an avenue. In addition, the Triplex when approved can be positive changes to our community that be beneficial if we can get this information out in a positive way.

7) Director Comments

Community Development Director Hannah Klausman shared the following:

- Clarified Porch Code Changes from earlier in the meeting will be more clearly explained in the staff report to City Council and shared back to the Planning and Zoning Commission at the next meet opportunity.
- Updated the Commissioners on upcoming applications for Planning and Zoning future meetings in August & September containing design variances.
- Shared the status of employment within the Engineering and Community Development department, as we have filled three City Engineering positions.

8) Adjournment

Meeting adjourned at 8:40pm.



City Council
STAFF REPORT
City of Glenwood Springs
September 21, 2023

Agenda Item:	Ordinance 2023-09; Downtown Design Overlay
Action Requested:	Consideration of amendments to Title 070 Development Code approving a downtown commercial overlay district.
Department:	Economic and Community Development
Presented By:	Danielle Campbell, Hannah Klausman
Strategic Goals:	Provide Efficient and Responsive City Government Generate Sustainable Economic Development Protect and Preserve our Quality of Life
Background Info:	The purpose of the District is to enhance the pedestrian-oriented business and service character in the central core to support an active, vibrant street life.

History

The Downtown Overlay District was originally proposed by the Planning and Zoning Commission in 2021. City Council held two work sessions on February 3, 2022, and May 19, 2022, to discuss Planning and Zoning Commission recommendations to implement a Downtown Commercial Overlay District to promote downtown vibrancy. Work Session staff reports are included as attachments to this report. Council requested an additional public outreach meeting in order to elicit more feedback. Staff responded that the item would need to wait until 2023 due to the project workload. Council more recently requested this item be brought back to Council for initial review and direction to be able to proceed with the public engagement meeting with Council. On February 2, 2023, Council directed staff to move forward with a public engagement meeting specifically to provide information on how the public generally feels about an overlay district, restricting uses, and the size of the district within downtown. Two public meetings were held on April 26, 2023. Since the public meetings, Council has had two evening meetings and three work sessions amending the Downtown Design Overlay.

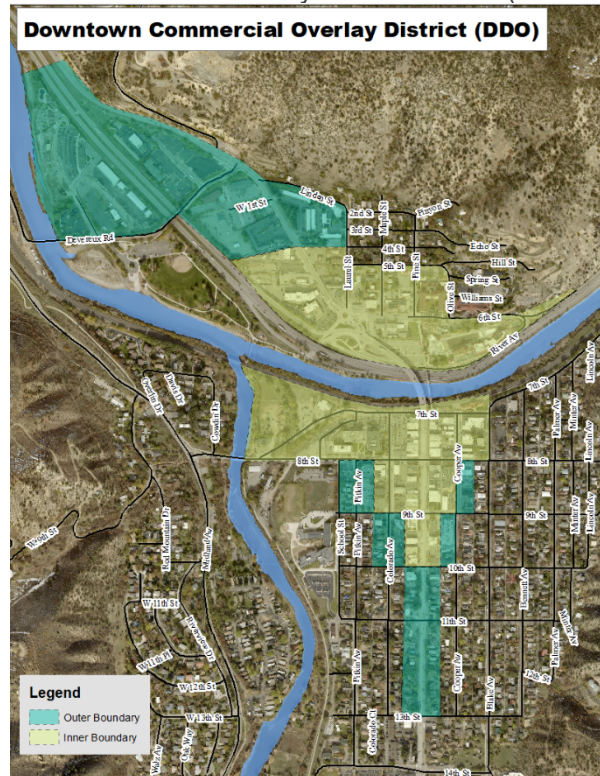
2023 Meeting Summaries

1. April 26, 2023 Public Meeting Takeaways:

- Majority supported regulating uses. However, did not support regulating the square footage of the ground floor of that use.
- Majority preferred seeing a medium to larger overlay district.
- Majority supported regulating building forms to encourage diverse uses in downtown.
- People want to see a walkable downtown with a safe, clean, attractive atmosphere and a distinct sense of place.
- General support for a diversity of businesses that serve residents and visitors. This included restaurants, retail, and attractions (art classes, etc.)

2. June 1st Council Meeting Summary: Council Meeting and Work Session, staff received direction on the proposed overlay boundary, threshold, allowed uses, and exemptions.

- **Boundary:** Council directed staff to expand the overlay and create an additional buffer to the overlay. Throughout the staff report the buffer will be referred to as the outer boundary and the central boundary will be referred to as the inner boundary. The intent of the “inner” boundary would have more extensive regulation regarding the allowed uses on the ground floor. However, the expanded “outer” boundary would allow all personal services & professional offices in addition to the allowed uses within the inner boundary on the ground floor. See map below of the Council's recommended boundary from June 1st. (This has since changed.)



- **Building Form:** Council directed staff to require that the allowed uses must be at least fifty percent (50%) of the ground floor area facing the street with a primary entrance.
- **Uses:** Council directed staff to limit allowed ground floor uses within the inner boundary and expand uses within the outer boundary. The intent is to retain and foster Glenwood Character and the authenticity of local downtown businesses.
 - "Inner" Boundary Allowed Uses:
 - Food and Beverage Establishments
 - Retail
 - Recreation and Entertainment, Indoor
 - Personal Services for the following:
 - Beauty/barber shops
 - Shoe repair, Alterations
 - Spas/Massage
 - Personal Grooming
 - "Outer" Boundary Allowed Uses:
 - Food and Beverage Establishments
 - Retail
 - Recreation and Entertainment, Indoor

- Professional Office
- All Personal Services
- **Special Permit:** Uses that are not approved would be required to submit a Special Use Permit.
- **Threshold:** Council directed staff to increase the residential remodel threshold to be greater than twenty-five (25) percent as originally proposed. The intent of this change is to preserve existing residential and to not prohibit the ability for residential property owners to update units as needed.
- **Exemptions:** Council directed staff to include tragic events to be exempt, and remove institutions as allowed use on the ground floor. See additional details below.
 - **Tragic Event:** Any building severely impacted by a tragic event such as a fire that will need to be remodeled or rebuilt. The reconstructed building would be allowed to continue as the previous use as long as built architecturally similar to the original structure.
 - **Institutions:** Remove institutions as an exemption from ground floor use.
 - **Historical Significance:** Local landmarks and buildings with historical significance will be exempt from overlay.
- 3. June 15 Council Meeting Summary:** Staff and the public presented concerns of the overlay. These concerns are expanded upon within the issues section of this staff report if they were not resolved during the June 15th Council meeting.
- **Boundary Overlay:** The intent of the overlay is to transition uses that enhance the vibrancy by regulating uses that adhere to the pedestrian-oriented streetscape. Incorporating past 11th Street for the overlay could provide a burden to businesses and property owners due to the required parking standards for commercial uses and the lack of space to develop parking on Grand Avenue from 11th to 13th. In addition, the streetscape beyond 11th Street is auto-oriented, fostering businesses and residences that align with that design currently. Council approved Staff's recommendation to decrease the overlay on Grand Avenue from 13th to 11th. Parking Constraints on 6th Street.

desired intent of the overlay. This approach includes shrinking the boundary, separating existing buildings and new development, and regulating building form to encourage diversity of use. Please review Exhibit A in the packet for exact code language.

Staff has included public comment received since the last work session as attachments to this staff report.

Project Summary

1. The overlay standards shall apply to:
 1. New Business Licenses
 2. Development on vacant land.
 3. Demolished buildings when the demolition involves more than 80% of the ground floor area of the existing structure.
2. Exemptions. The overlay will not apply to:
 - o Parks and Open Space
 - o Deed Restricted Housing including resident occupancy and/or affordability at or below 100% of Area Median Income.
 - o Nonconforming structures that have been damaged or destroyed by fire or other causes may be restored pursuant to Section 070.010.070(d);
 - o Buildings on the National Historic Registry or Local Landmark that have existing residential on the ground floor.
3. Uses. In addition to uses listed in Table 030.1: Table of Allowed Uses for the base zoning, the overlay includes the following list of allowed uses for the ground-floor uses.
 1. Area. Approved uses must be open to the public. All other uses allowed within the base zone district would apply to non-ground-floor areas.
 2. Existing building. Any existing building within the overlay district.
 - New businesses that are approved uses can be located anywhere on the ground floor.
 - Existing businesses that are approved uses located on the ground floor cannot be replaced with non-approved uses.
 - Existing businesses that are not approved uses cannot expand on the ground floor
 3. Demolished gutted buildings or new development. Any development on vacant land and gutted buildings involving more than 80% of the ground floor area being demolished or the entire building.
 - 75% of the building's linear street frontage must be an approved use.
 - Any new buildings wider than 100' must be designed to read as a series of buildings no wider than 50' with a street-facing public entrance. Public entrances must be a minimum of 10' apart. If a building exceeds a width of 100 feet, it must exhibit architectural distinctiveness, achieving this through one of the following methods:
 1. Facade material or color changes must occur every 50' or less.
 2. Recessed public entrances with a minimum depth of 3' and a maximum depth of 5'.

4. Permitted Uses

- Food and beverage establishments
- Retail
- Recreation and Entertainment, Indoor
- Personal Services, specifically:
 - o Beauty/barber shops,
 - o Shoe repair, Alterations
 - o Spas/Massage

5. Parking areas. 100% of off-street surface parking is required to occur behind the rear wall of the

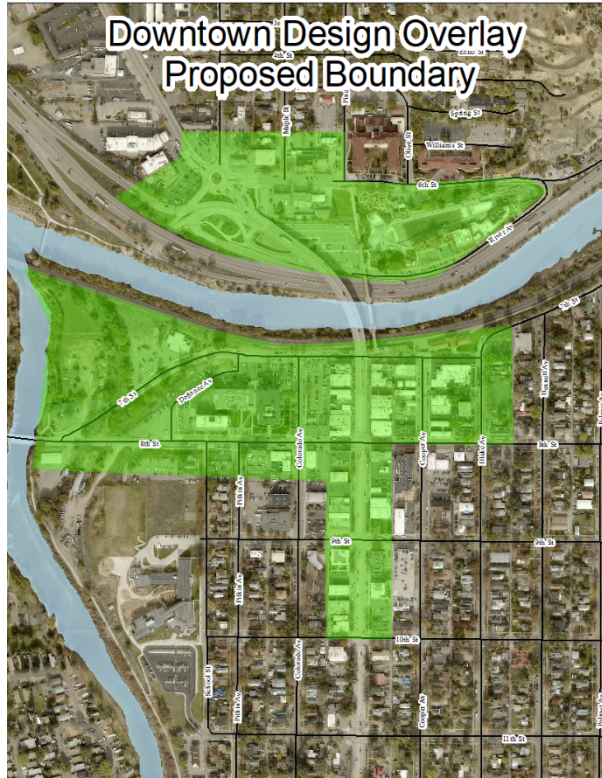
primary building. This shall only apply to development of vacant land, or demolished building properties.

- *Cumulative Maximum Reduction for Parking Alternatives.* The maximum reduction of required off-street parking spaces by any single parking alternative or combination of parking alternatives outlined in Section 070.040.060(e) shall be fifty (50) percent for development within the entire overlay boundary.

6. Base Zoning District Uses. Uses allowed in the base zoning district and not listed in (1) or (2) above, proposed for the ground floor within the overlay boundary shall be considered through a Special Use Permit review process. (Subsection 070.060.050(e))

7. Standards. All Dimensional and lot standards shall follow the base zoning district standards.

Proposed Boundary



Fiscal Impact:	The City may see increased retail businesses generating additional sales tax in the downtown area. No major increase in sales tax generation for the entire City is expected.
Legal Review:	Legal has drafted the ordinance and reviewed regulations.
Staff Recommendation:	Staff recommends approval of Ordinance 2023-09 of Downtown Overlay as proposed in Exhibit A and the attached boundary map.

Review Criteria and Staff Analysis

A Code amendment is a legislative decision by the City Council with a recommendation from the Planning and Zoning Commission. Prior to approving a proposed Code amendment, City Council shall consider whether and to what extent the proposed amendment meets the following five criteria. Staff analysis is included after each criterion.

1. **Is consistent with the Comprehensive Plan and other City policies;** The proposed amendment supports several goals and strategies identified in the Comprehensive Plan. Those include:
 1. Promote long-term, sustainable, and diverse economic development
 2. Encourage a compact urban form
 3. Focus growth in areas of change

4. Encourage redevelopment and prioritize public investment in identified revitalized areas to spur private investment
 5. Foster and protect vibrant, diverse and well-connected neighborhoods
 6. Support neighborhood commercial mixed-use development
 7. Protect historical resources and buildings
 8. Retain Glenwood Springs role as a regional commercial hub
 9. Attract and retain diverse businesses and industries
 10. Revitalize underutilized properties
 11. Ensure downtown is pedestrian and bicycle friendly
 12. Promote Mixed-Use development
 13. Support the management of sustainable tourism in Glenwood Springs
2. **Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;** Staff believes the code changes are compatible with the Code as they expand on an existing requirements, and maintain the intent as stated.
 3. **Is necessary to address a demonstrated community need;** Glenwood Springs has experienced a significant amount of redevelopment and business change in commercial corridors. Per the 2018 Economic Development Strategy Glenwood Spring has a strong base of small businesses. 85% of Glenwood Spring businesses have less than 10 employees. However, there is a lack of small-scale store frontages that accommodates small businesses. A growing need to support and expand small retail businesses as an increasing number have been displaced by large-scale single-use businesses.
 4. **Is necessary to respond to substantial changes in conditions and/or policy;** The City of Glenwood Springs has seen an increase in large commercial projects with single tenants in the last five years displacing more businesses than replacing them. In order to provide better transparency to the development community and clarity of desired ground floor character in Glenwood Springs a code change is warranted
 5. **Is consistent with the general purpose and intent of this Code.** The code amendments meet the stated intent of the design standards and the general purpose of the Code.

ORDINANCE NO. 09

Series of 2023

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE, TO CREATE AN OVERLAY DISTRICT WITHIN THE DOWNTOWN CORE THAT PROMOTES VIBRANCY BY LIMITING THE ALLOWED USES ON THE GROUND FLOOR.

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, Per the 2018 Economic Development Strategy Glenwood Spring has a strong base of small businesses. 85% of Glenwood Spring businesses have less than 10 employees. However, there is a lack of small-scale store frontages that accommodates small businesses; and

WHEREAS, City Council identified the need to support small retail businesses as an increasing number have been displaced by large-scale single-use businesses.

WHEREAS, City Council finds that requiring small-scale retail within the requirements of Title 070 will disincentivize uses that hinder the vibrancy of downtown; 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 concern within the downtown, 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 that these amendments address the following strategies within the Comprehensive Plan

- A. Ensure downtown is pedestrian friendly and safe
- B. Focus on local-serving economic development;
- C. Revitalize underutilized properties;
- D. Support the management of sustainable tourism in Glenwood Springs;
- E. Support neighborhood commercial mixed-use developments;
- F. Support appropriate mass scale and density of new development. Prioritize downtown development that includes retail space at the street level, commercial office space at the second level, and residential above.

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 specify allowed uses and boundaries for the downtown overlay district that engage residents and visitors and add to the vibrancy of downtown.

WHEREAS, December 14, 2021 Planning and Zoning Commission recommended approving Code Amendments to Title 070 to include a downtown commercial overlay boundary.

WHEREAS, On April 26, 2023, the City conducted two public meetings to listen and receive feedback on the regulation of uses and size of an overlay district; and

WHEREAS, June 1, 2023 City Council held a work session to review public feedback and further refined recommendations for Code Amendments to Title 070 to include a downtown commercial overlay boundary including an Inner and Outer Boundary

WHEREAS, July 6 City Council held a work session to refine code recommendations for Code Amendments to Title 070. Changes from this work session has been updated as shown in **EXHIBIT A**.

WHEREAS, City Council identifies the need to preserve housing. The amendments only apply to new construction or a change of use. Changes of use within existing buildings from residential to commercial and back again, would not be subject to the ground floor retail requirements.

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 ~~striethrough text deleted~~. The codifier is authorized to update existing internal cross-references to 070.020.180 and 070.020.190 throughout Title 070.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY THIS 21st DAY OF SEPTEMBER 2023.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, 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 X DAY OF x 2023.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, Mayor

ATTEST:

Ryan Muse, City Clerk

Exhibit A

070.020.180 Downtown Commercial Overlay (DDO) District

(a) General Provisions.

(1) Purpose. The Downtown Commercial Overlay district is intended to promote downtown vibrancy and pedestrian engagement, with an emphasis on walkability and active ground-floor uses. The DDO district allows for retail, food and beverage establishments, indoor recreation and entertainment, and specific personal and professional services as listed.

(2) Applicability.

a. General.

b. The overlay standards shall apply to:

1. New Business Licenses
2. Development on vacant land.
3. Demolished buildings when the demolition involves more than 80% of the ground floor area of the existing structure.

(3) Exemptions. This section shall not apply to the following:

- a. Parks and Open Space
- b. Deed Restricted Housing including resident occupancy and/or affordability at or below 100% of Area Median Income.
- c. Nonconforming structures that have been damaged or destroyed by fire or other causes may be restored pursuant to Section 070.010.070(d);
- d. Buildings on the National Historic Registry or Local Landmark that have existing residential on the ground floor.

(b) Uses. In addition to uses listed in Table 030.1: Table of Allowed Uses for the base zoning, the overlay includes the following list of allowed uses for the ground-floor uses.

(1) Area. Approved uses must be open to the public. All other uses allowed within the base zone district would apply to non-ground-floor areas.

(2) Existing building. Any existing building within the overlay district.

- a. New businesses that are approved uses can be located anywhere on the ground floor.
- b. Existing businesses that are approved uses located on the ground floor cannot be replaced with non-approved uses.
- c. Existing businesses that are not approved uses cannot expand on the ground floor

(3) Demolished gutted buildings or new development. Any development on vacant land and gutted buildings involving more than 80% of the ground floor area being demolished or the entire building.

- a. 75% of the building's linear street frontage must be an approved use.
- b. Any new buildings wider than 100' must be designed to read as a series of buildings no wider than 50' with a street-facing public entrance. Public entrances must be a minimum of 10' apart. If a building

exceeds a width of 100 feet, it must exhibit architectural distinctiveness, achieving this through one of the following methods:

1. Façade material or color changes must occur every 50' or less.
2. Recessed public entrances with a minimum depth of 3' and a maximum depth of 5'.

(4) Permitted Uses

- a. Food and beverage establishments
- b. Retail
- c. Recreation and Entertainment, Indoor
- d. Personal Services, specifically:
 1. Beauty/barber shops,
 2. Shoe repair, Alterations
 3. Spas/Massage

(5) Parking areas. 100% of off-street surface parking is required to occur behind the rear wall of the primary building. This shall only apply to development of vacant land, or demolished building properties.

- a. Cumulative Maximum Reduction for Parking Alternatives. The maximum reduction of required off-street parking spaces by any single parking alternative or combination of parking alternatives outlined in Section 070.040.060(e) shall be fifty (50) percent for development within the entire overlay boundary.

(6) Base Zoning District Uses. Uses allowed in the base zoning district and not listed in (1) or (2) above, proposed for the ground floor within the overlay boundary shall be considered through a Special Use Permit review process. (Subsection 070.060.050(e))

(c) Standards. All Dimensional and lot standards shall follow the base zoning district standards.

070.040.060 Off-Street Parking and Loading.

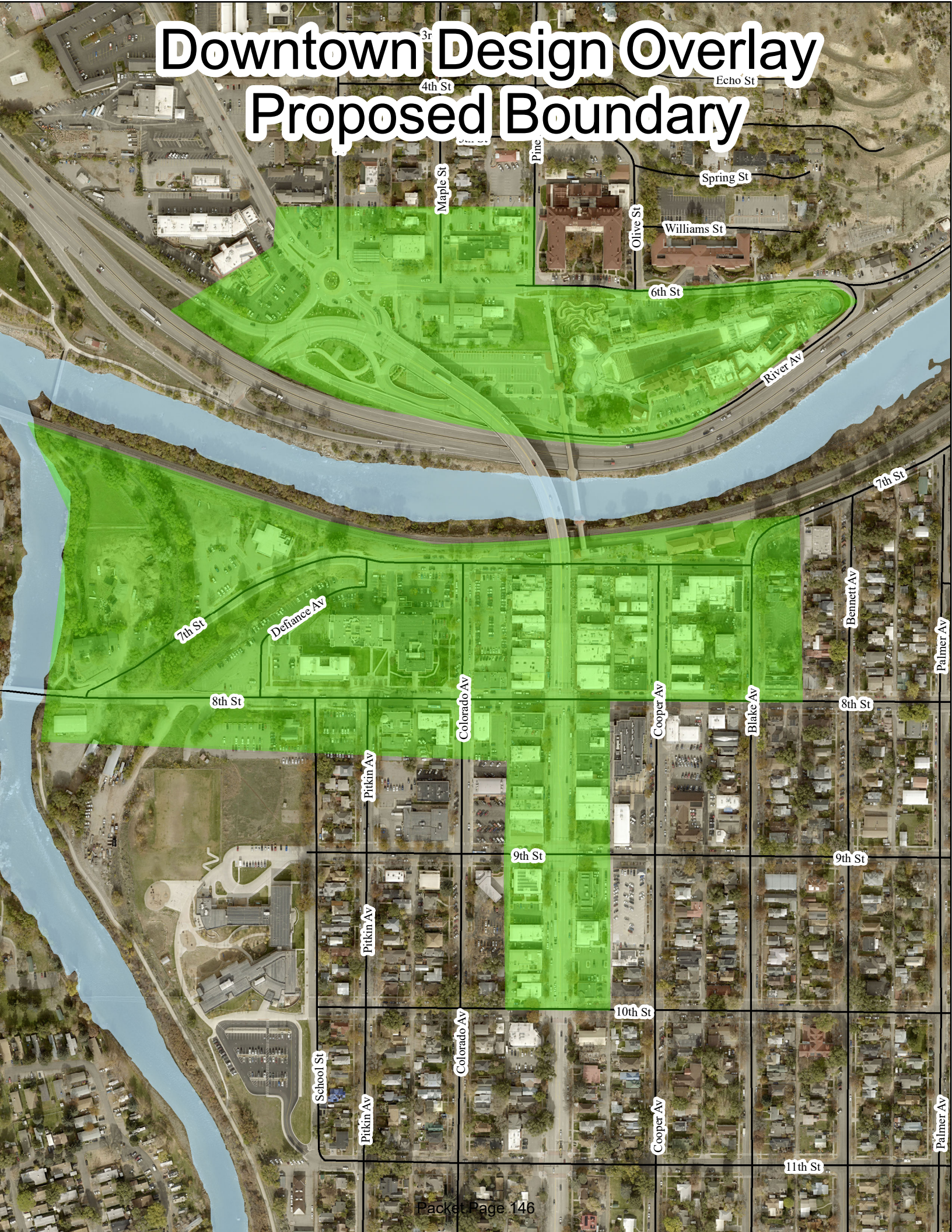
...

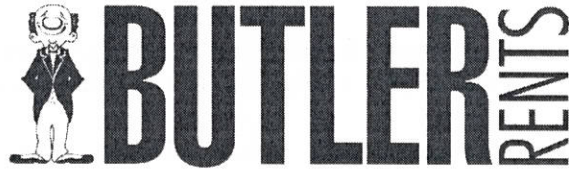
(d) *Number of Off-Street Parking Spaces Required.*

- (1) *Minimum Number of Off-Street Parking Spaces Required.* The number of off-street parking spaces required shall be pursuant to the corresponding use type in Table 030.1: Table of Allowed Uses.
- (2) *Accessible Parking.* The number and design of accessible parking spaces shall be pursuant to the International Building Code as adopted in the Municipal Code and the American Disabilities Act, as amended.
- (3) *Maximum Parking Spaces Allowed.* In nonresidential and mixed-use districts, uses shall not provide off-street parking spaces in an amount more than one hundred twenty-five (125) percent of the minimum parking spaces required pursuant to Table 030.1: Table of Allowed Uses, unless:
 - a. The use is "automotive sales or leasing" or "transit terminal or station;"
 - b. The applicant submits a parking demand study to the Director pursuant to Subsection 070.040.060(c)(5);
 - c. The proposed development has unique or unusual characteristics such as high sales volume per floor area or low parking turnover, that create a demand exceeding the maximum ratio and that typically does not apply to comparable uses, with authorization from the Director; and

-
- d. Additional landscaping is provided in an amount equal to the percentage above the maximum parking ratio allowed.
 - (e) *Parking Alternatives.* The developer of a property may submit an application to the Director requesting consideration of alternatives to the off-street parking spaces required by Table 030.1: Table of Allowed Uses, pursuant to the following standards:
 - (1) *Cumulative Maximum Reduction for Parking Alternatives.* The maximum reduction of required off-street parking spaces by any single parking alternative or combination of parking alternatives in this Section shall be thirty (30) percent except as allowed for in Section 070.020.180 Downtown Commercial Overlay District.

Downtown Design Overlay Proposed Boundary





4455 East Virginia Avenue, Glendale CO 80246

September 12, 2023

City Council

City of Glenwood Springs

Attn/Cc: Ingrid Wussow—Mayor and Hannah Klausman—Director, Economic and Community Development
Glenwood Springs, CO 81601

To the Downtown Development Association,

We are writing regarding our strong opposition to the proposed Downtown Commercial Overlay District in relation to the City of Glenwood Springs Confluence Redevelopment Plan. We have some concerns with the proposed opinions for the Riverfront South designation, almost wholly publicly owned property, that also includes our private property, located at 406 W 7th Street (the "Property"), sometimes locally referred to as the 'Butler Rents property'.

Our family has owned the Property for over thirty (30) years and we have been good neighbors, most recently working with CDOT and City of Glenwood Springs to assist during the construction of the new 8th Street Bridge and the re-routing of the 7th Avenue traffic, which led to our parcel being reduced in size and further constrained its future use. There will be significant damage to the current use by right options for our parcel if this retail overlay goes into effect and it would indeed impair our ability to construct anything on the site successfully—as it has been seen in Basalt's Vitality Zones.

The reasons behind our position are numerous, but to try and summarize them please see below:

- Our Property remains a significant distance away from the current vibrancy and foot traffic on Grand Avenue. There is also a current and substantial lack of retail and natural foot and vehicle traffic from West of our Property until the corner of 8th Street and Grand Avenue. Lastly, being so close to the river and the bridge, there is little room for the parking required to make a retail location successful. Thus, we do not feel that our Property is a natural fit for a forced retail designation with a limited number of permitted uses.
- Every required retail square foot that may be overlayed on our Property is a square foot removed that could be affordable, workforce and market rate housing.
- With increasing retail vacancies across the City, in the Roaring Fork Valley and nationally, coupled with the significant and increasing lack of retail construction financing available, we feel that the ordinance will significantly reduce our Property's current and future value—and our ability to build housing.
- Our Property's footprint and valuation was recently challenged by the City of Glenwood Springs as evidenced by the concessions offered for "the furtherance of the development of the residual parcel within five (5) years" in the 'Agreement For Immediate Possession And Conveyance of Property Interests' entered with the City of Glenwood Springs as of June 7, 2017.

- The retail ordinance would also substantially harm our Property's current redevelopment potential when compared to our rights within the current Commercial (CO) District zoning designation.

Thank you for your consideration of our concerns. And, please feel free to reach out to discuss any of our opinions voiced above.

Sincerely,

A handwritten signature in cursive script that reads "Ann Bown Chris Bown Barbara Bown Wyatt".

Ann Bown
Chris Bown
Barbara Bown Wyatt

Owners
406 West 7th LLC & Butler Rents

Downtown Design Overlay – 1st Reading

City Council
September 21, 2023



Where have we been?

Intent: The purpose of the District is to enhance the pedestrian-oriented business and service character in the central core to support an active, vibrant street life.

1. 2021 Planning and Zoning Commission recommended the implementation of a Downtown Overlay
2. 2022 City Council held two Worksession to discuss Proposed Overlay
3. 2023
 1. February - City Council directed Staff proceed with public engagement
 2. April – Staff held two public meetings
 3. June – City Council reviewed and recommended changes to draft Overlay policy including threshold, boundary, uses, and exemptions
 4. July – City Council recommended changes to threshold, parking boundary and exemptions.
 5. August – City Council Worksession



Why?

The Downtown Overlay District was an original proposal from Planning and Zoning Commission. The purpose of the District is to enhance the pedestrian-oriented business and service character in the central core to support an active, vibrant street life.

How do we do we achieve this through code?

œ Uses

œ Look and feel

œ Building Form



Look and Feel/Building Form

Desired



Not Desired





Look and Feel/Building Form

Existing Buildings	Gutted or Development of Vacant Land (80% or more of the ground floor building or building is being demolished)
Approved uses must be open to the public	
New businesses that are approved uses can be located anywhere on the ground floor.	75% of the building's linear street frontage must be an approved use.
Existing businesses that are approved uses located on the ground floor cannot be replaced with non-approved uses.	Any new buildings wider than 100' must be designed to read as a series of buildings no wider than 50' with a street-facing public entrance. Public entrances must be a minimum of 10' apart.
Existing businesses that are not approved uses cannot expand on the ground floor.	If a building exceeds a width of 100 feet, it must exhibit architectural distinctiveness, achieving this through one of the following methods: • Façade Color or Material changes must occur every 50' or less. • Recessed public entrances with a minimum depth of 3' and a maximum depth of 5'.
	Parking areas. 100% of off-street surface parking is required to occur behind the rear wall of the primary building. This shall only apply to development of vacant land, or demolished building properties.

Exemptions

Shall not apply to the following:

- ❧ Parks and Open Space
- ❧ Deed Restricted Housing including resident occupancy and/or affordability at or below 100% of Area Median Income.
- ❧ Nonconforming structures that have been damaged or destroyed by fire or other causes may be restored pursuant to Section 070.010.070(d);
- ❧ Buildings on the National Historic Registry or Local Landmark that have existing residential on the ground floor



Approved Uses

Food and beverage establishments

Retail

Recreation and Entertainment, Indoor

- a. Escape Room
- b. Theater
- c. Music Venue
- d. Health classes
- e. Art classes
- f. Gallery
- g. Museum

Personal Services:

- a. beauty/barber shops,
- b. Shoe repair, alterations
- c. Spas/Massage



Sioux Villa Curio



Sioux Villa Curio

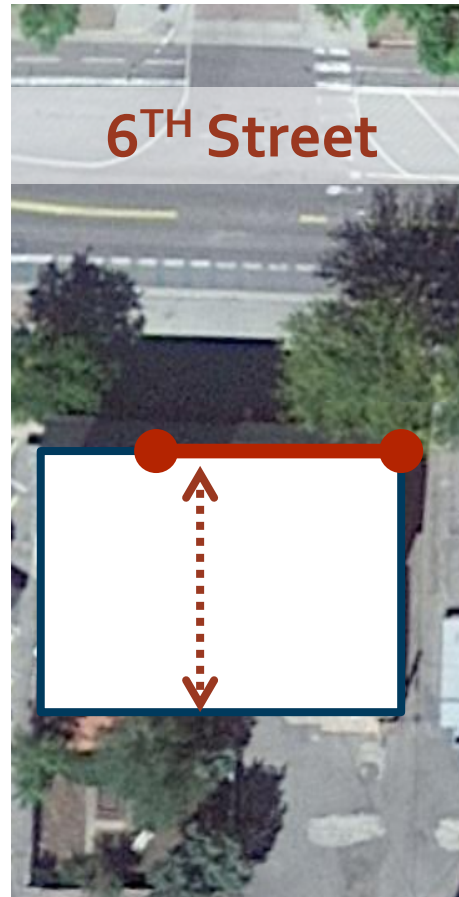
Existing

Demolished

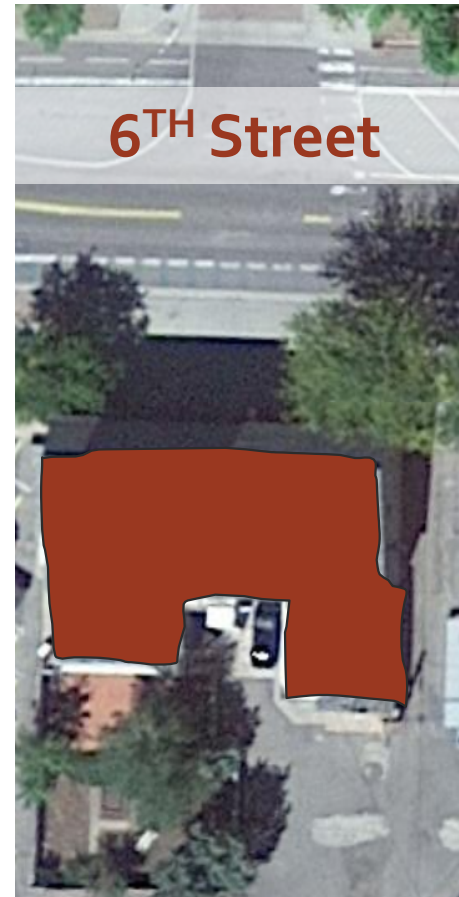
New Biz



Existing Ground
Floor Retail Store



Approved uses
must be at least
75% of the **linear**
street frontage.



Once was a retail
store must always
be a retail store on
the **ground floor**.



CITY OF
GLENWOOD
SPRINGS
COLORADO

Hotel Denver

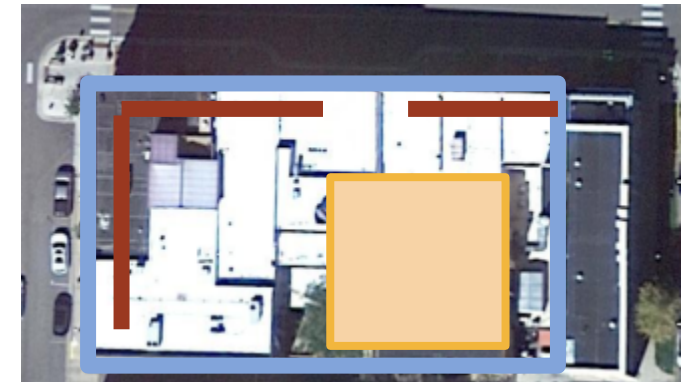
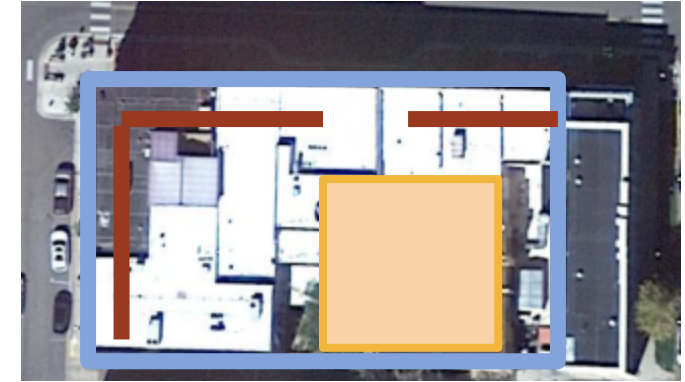


Hotel Denver 2021

2021 Ground Floor Use: Hotel with Coffee Shop, Restaurant/Brewery, and 2 Retail store on floor and **hairstdresser**.

Remodel: Could not expand non-approved uses on the ground floor. Once an approved use must always be an approved use.

Demolished: 75% of frontage must be an approved use. Read as a series of buildings no wider than 50' with a street-facing public.



A&B Bank



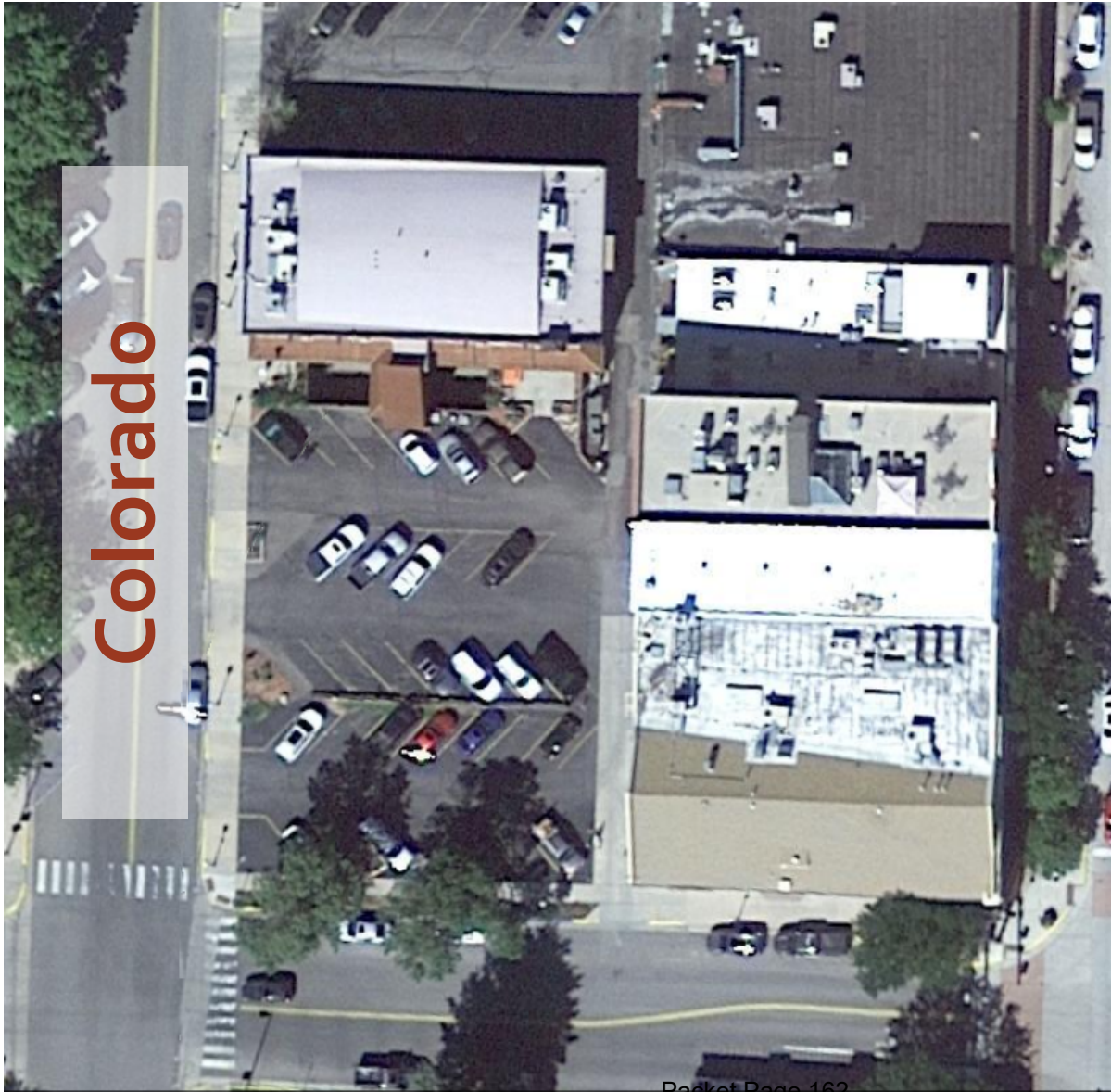
A&B Bank

Existing: Bank

Demolished: 75% of frontage must be an approved use. Read as a series of buildings no wider than 50' with a street-facing public.



Balcomb & Green

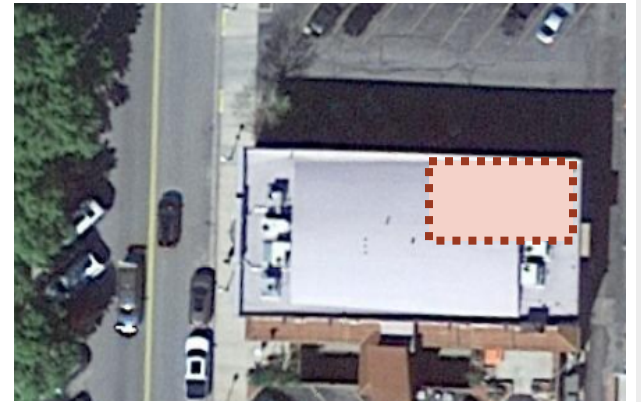
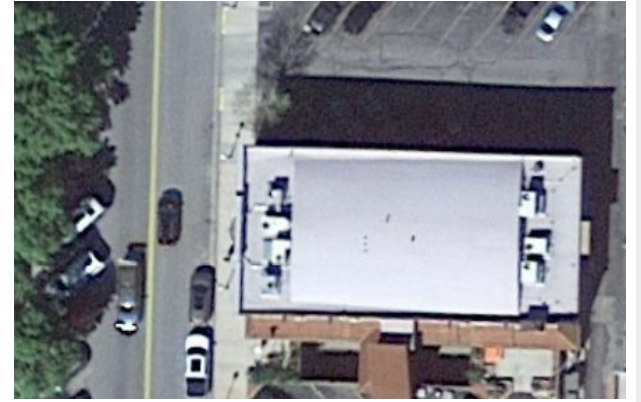


Balcomb & Green

Remodel: Can stay Balcomb & Green

New Approved Use Business:
Business can be located anywhere,
but once an approved use can not
go back to a non-approved use.
(Can not be office again).

Demolished: 75% linear street
frontage must be an approved use.



Downtown Design Overlay Proposed Boundary



Applicability

The overlay standards shall apply to:

1. New Business Licenses
2. Development on vacant land.
3. Demolished buildings when the demolition involves more than 80% of the ground floor area of the existing structure.



Proposed Code Language: 070.020.180 Downtown Commercial Overlay (DDO) District

1. **Purpose.** The Downtown Commercial Overlay district is intended to promote downtown vibrancy and pedestrian engagement, with an emphasis on walkability and active ground-floor uses. The DDO district allows for retail, food and beverage establishments, indoor recreation and entertainment, and specific personal and professional services as listed.
2. **Applicability**
 - A. General.
 - B. The overlay standards shall apply to:
 - A. New Business Licenses
 - B. Development on vacant land.
 - C. Demolished buildings when the demolition involves more than 80% of the gross ground floor area of the existing structure.
3. **Exemptions.** This section shall not apply to the following:
 - A. Parks and Open Space
 - B. Deed Restricted Housing including resident occupancy and/or affordability at or below 100% of Area Median Income.
 - C. Nonconforming structures that have been damaged or destroyed by fire or other causes may be restored pursuant to Section 070.010.070(d);
 - D. Buildings on the National Historic Registry or Local Landmark that have existing residential on the ground floor.



Proposed Code Language: 070.020.180 Downtown Commercial Overlay (DDO) District

1. **Uses.** In addition to uses listed in Table 030.1: Table of Allowed Uses for the base zoning, the overlay includes the following list of allowed uses for the ground-floor uses.
 1. **Area.** Approved uses must be open to the public. All other uses allowed within the base zone district would apply to non-ground-floor areas.
 2. **Existing building.** Any existing building within the overlay district.
 - (1) New businesses that are approved uses can be located anywhere on the ground floor.
 - (2) Existing businesses that are approved uses located on the ground floor cannot be replaced with non-approved uses.
 - (3) Existing businesses that are not approved uses cannot expand on the ground floor
 3. **Demolished gutted buildings or new development.** Any development on vacant land and gutted buildings involving more than 80% of the ground floor area being demolished or building.
 - (1) 75% of the building's linear street frontage must be an approved use.
 - (2) Any new buildings wider than 100' must be designed to read as a series of buildings no wider than 50' with a street-facing public entrance. Public entrances must be a minimum of 10' apart. If a building exceeds a width of 100 feet, it must exhibit architectural distinctiveness, achieving this through one of the following methods:
 - a. Façade material or color changes must occur every 50' or less.
 - b. Recessed public entrances with a minimum depth of 3' and a maximum depth of 5'.



Proposed Code Language: 070.020.180 Downtown Commercial Overlay (DDO) District

1. Permitted Uses

- (1) Food and beverage establishments
- (2) Retail
- (3) Recreation and Entertainment, Indoor
- (4) Personal Services, specifically:
 - a. Beauty/barber shops,
 - b. Shoe repair, Alterations
 - c. Spas/Massage

2. **Parking areas.** 100% of off-street surface parking is required to occur behind the rear wall of the primary building. This shall only apply to development of vacant land, or demolished building properties.

- a. *Cumulative Maximum Reduction for Parking Alternatives.* The maximum reduction of required off-street parking spaces by any single parking alternative or combination of parking alternatives outlined in Section 070.040.060(e) shall be fifty (50) percent for development within the entire overlay boundary.

3. **Base Zoning District Uses.** Uses allowed in the base zoning district and not listed in (1) or (2) above, proposed for the ground floor within the overlay boundary shall be considered through a Special Use Permit review process. (Subsection 070.060.050(e))

4. **Standards.** All Dimensional and lot standards shall follow the base zoning district standards.



Staff Recommendation and Findings

Staff recommends adoption of Ordinance 2023-09 Downtown Design Overlay with the following findings:

1. The proposed amendment is consistent with the Comprehensive Plan and other City policies;
2. The proposed amendment does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
3. The proposed amendment is necessary to address a demonstrated community need;
4. The proposed amendment is necessary to respond to substantial changes in conditions and/or policy;
5. The proposed amendment is consistent with the general purpose and intent of this Code.



May 24, 2023 Note from Jillian Sutherland, DDA Executive Director:

This memo was developed over a year ago at the direction of the full DDA Board. Since then, the Board has had three new members. Should timing allow between the 1st and 2nd reading, this can be discussed again at the June 20th DDA Board meeting and a refreshed memo can be provided. The DDA Board has been notified this will be on the agenda at the June 1st meeting.

Memorandum

Date: May 10, 2022

To: Glenwood Springs City Council & Staff

From: Glenwood Springs Downtown Development Authority Board

Subject: Requested Recommendation Regarding Downtown Commercial Overlay District

Recognizing that the City is considering establishing a Downtown Commercial Overlay District, it is the position of the Downtown Development Authority Board at this time that the proposed boundaries shown on the following page are appropriate and beneficial to the downtown. It is the Board's position that an expanded boundary beyond these parameters is unnecessary, and that such restrictions could potentially deter future redevelopment from occurring. Therefore, the DDA Board recommends that the City institute the Commercial Overlay but limit it to the boundaries shown on the following page.

The Board is supportive of the Overlay for the following reasons:

- Retail and other sales tax generating uses, such as lodging, are critical to the continued activation of these core downtown streets.
- Requiring all off-street surface parking behind the rear wall of primary buildings prohibits street frontage from being used for parking and enhances the pedestrian environment.
- Existing buildings are not required to change parking or uses unless demolished and rebuilt.

Absent a deep understanding of future retail demand, the DDA cannot endorse a boundary for the Commercial Overlay District beyond what is depicted on the following page. It is the opinion of the DDA Board that the private market should inform the redevelopment that occurs within the rest of the City's Downtown Core, and feels the existing Downtown Design Standards have been successful in ensuring quality, pedestrian-oriented development appropriate to the character of the downtown.



Map of Proposed Downtown Commercial Overlay District City of Glenwood Springs



Overlay
 District

Disclaimer: The GIS information shown is provided as a public resource for general information purposes only. The representation of locations cannot be substituted for actual legal surveys.



Regular Meeting
DECEMBER 14, 2021

MINUTES
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

Attendance Instructions

A. This meeting is being held in person at City Hall as well as on Zoom.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84898276149>

Zoom instructions and also available at <https://cogs.us/129/Agendas-Minutes>

1. Roll Call

Present at roll call were Commissioners:	Carolyn Cipperly, Marco Dehm, Sumner Schachter, George Shaver, Ben West
Absent at roll call were Commissioners:	Amy Connerton Amber Wissing, Joy White, Pete Waller,
Also present were:	Asst. City Manager Jenn Ooton, Asst. Community/Economic Dev. Director Hannah Klausman, Assistant City Attorney Richard Peterson-Cremer

2. Seating of Alternate Commissioner

No Alternates

3. Motion to accept the minutes from the November 16, 2021

Motion to accept minutes is called by Commissioner Cipperly and seconded by Commissioner Shaver. Motion to accept minutes passes unanimously 5-0 (Commissioner Schachter wants his name removed he was absent. Commissioner Shaver was present)

4. Chair Dehm calls for public comments for items not in the agenda.

No comments.

5. Continued Items

A. Consideration of Code Text Amendments to Municipal Code Title 070 including but not exclusive of sections 070.020, Zoning Districts, 070.030 Use Regulations, and 070.040 Development Standards regarding standards for wireless communication facilities, Residential, Nonresidential and Mixed-Use Site and Building Design, and off-street parking and loading.

ii. 070.040.090 Nonresidential Design Standards and Business Overlay District

Asst. Director Hannah Klausman explained this item is part of Planning Item 57-21. Staff has sent out public notice to all property owners within 300 feet of the proposed overlay district to allow the community to consider and comment on the proposal. No public comment had been received by the meeting. Ms. Klausman explained that the proposed amendments include minor edits to design standards as well as the creation of a Business District Overlay Zone that provides standards for the orientation and location of parking lots and standards for percentage of tax generating retail uses on the ground floor. Staff showed an updated map of the proposed overlay zone boundary. Overlay zone standards include 50% of the gross floor area on the first floor shall be uses that generate sales and/or lodging revenues for the city when a nonresidential building is proposed on a vacant lot or after a nonresidential building is demolished. In addition, 100% of off-street surface parking is required to occur behind the rear wall of the primary building.

Questions to Staff:

Why is the overlay area so small? Error correction on 50% ground floor being added to both vacant lot and demolished scenarios.

Staff responded that the overlay area was based on Planning and Zoning Commissions work session focus of the main Grand Avenue and 6th Street areas with consideration given to parking and residential areas on adjacent streets. Correction noted.

Public Comments:

Jon Zalinski, owner of downtown business, question on existing parking lots becoming violations? Concerns on ability to sell building, ability to allow flexibility on where tax generating uses occur. Suggests broader picture for investments in buildings and not pigeon hole businesses to specific configuration. Feels constricting. Suggests expanding the zone to the 7th Street corridor to 8th street Crossing area as well.

Staff clarified the intent of the overlay zone is to activate the downtown area with vibrant uses oriented towards commercial retail activities that draw in pedestrians and downtown visitors.

Motion:

Commissioner Schachter motions to approve the item. Commissioner Cipperly seconds the motion.

Commission Discussion:

Commissioners discussed at length the desired boundary for the overlay district. Commissioners wanted to simplify multiply downtown boundaries and capture a greater area to be forward thinking and less reactionary. Suggestions were reviewed to match the boundary to the GID boundary, the DDA boundary, and the Downtown Design Standards boundary.

Commissioners debated the impacts to residential areas in the overlay area and impact and what would happen to existing parking and considered rewording to apply the parking standards to nonresidential only.

Additional comments included the desire to increase the ground floor area required to be lodging or sales tax generating to 75% instead of 50%. Proposes 75%, more vibrancy.

Director Ooton mentions that the Commissioners should give thought to the impact to parking garages and that these standards would make those structures more cost prohibitive and challenging to build.

Commissioners suggested addition of exempting Parking Garages from the overlay standards since it is a Special Use Permit process anyways that requires review. Clarification from staff that a Parking Structure would be categorized as a Nonresidential building.

Motion Withdrawn by Commissioner Schachter, and Commissioner Cipperly seconds withdrawal.

Public comment reopened:

Jon Zalinski. Concern regarding shrinking available developable footprint if parking is required in the back. Think about allowing lodging use on the 2nd floor qualifying as well as ground floor. Explains that the DDA likely has a common goal of vibrancy and proposes the DDA boundary.

Legal suggest exempting the School property known as Vogelaar park from the overlay district. The City has been working on a 6F land exchange for City ownership. Commissioners choose to include the land in the boundary and allow staff to discuss with Council whether to include that property in the boundary at time of Council review.

Motion:

Commissioner Cipperly makes a motion to approve Code Amendments with Commissioner changes including amending the overlay boundary to match the downtown design standards boundary, increasing the ground floor to 75% tax and lodging tax generating uses, and exempting parking structures from the overlay standards. Commissioner Schachter seconded the motion. Motion passes unanimously with a 5-0 vote.

7.Commissioner comments

Commissioner Cipperly is glad that they are moving this ahead as a way to preserve the Glenwood character. Commissioner Shaver asked about transportation data from the previous meeting, Commissioner Schachter is pleased with the commissions processes and to not let an opportunity pass to recommend design standards even if the standard is not required. (Solstice Condos) Commissioner West thinks it is great to have the forward progress and the vision for the City to keep that vision at the forefront. Chair Dehm commended all the commissioners for playing well with others.

8. Director Comments

Jennifer Ooton Community Development Director informs that City Council is having a special meeting On January 27th and would like one member of the P&Z Commission to represent the Commission.

Hannah Klausman, Assistant Director, updated the Council on upcoming applications for January's regular meeting.

9. Meeting Adjourns at 08:10 pm.



City Council
STAFF REPORT
City of Glenwood Springs
September 21, 2023

Agenda Item: City Manager

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



City Council
STAFF REPORT
City of Glenwood Springs
September 21, 2023

Agenda Item: City Attorney

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



September 21, 2023

Via electronic mail

Lauren Ris, Acting Director
Colorado Water Conservation Board
1313 Sherman Street, Room 721
Denver, CO 80203

RE: Non-Reimbursable Project Investment: Shoshone Hydro Plant – Water Right Permanency

Dear Acting Director Ris:

The City of Glenwood Springs is pleased to support the Colorado River Water Conservation District's (Colorado River District's) Non-Reimbursable Project Investment application to be considered as part of the 2024 Water Projects Bill. For more than 20 years, the Colorado River District and 17 other western Colorado governments and water entities, including Summit, Grand, Eagle, Garfield and Mesa Counties and many of the municipalities therein, have been working together to find a way to permanently preserve the Shoshone flows. The 2013 Colorado River Cooperative Agreement between Denver Water and 17 West Slope governments/water user organizations expressly recognizes the importance of – and memorialized the need to provide permanent protection of – the historical flow regime created by the Shoshone Plant.

Colorado River water users benefit greatly from Shoshone's flows, and we are motivated to protect those benefits in perpetuity. Shoshone's flows provide critical habitat to four fish listed under the Endangered Species Act in the 15-Mile Reach of the Colorado River. For most of the year, the river would not come close to meeting the flow targets set by the Upper Colorado Endangered Fish Recovery Program. All Colorado River water users – both east and west slope users – rely upon the benefits of the Shoshone flows as a bedrock for the success of the Upper Colorado River Endangered Fish Recovery Program and to provide continued compliance with the Endangered Species Act. In addition, Shoshone permanency preserves Historic User Pool (HUP) water supplies and allows Colorado's \$11.9 billion agricultural economy to continue alongside critical habitat protections under the Recovery Program.¹ In addition, Shoshone flows are one of the four identified long-term protection measures for the Upper Colorado River Wild and Scenic River Alternative Management Plan.

Further, commercial river outfitters and recreationalists using the river need these flows as temperatures increase and flows decrease to keep local economies afloat and recreation a central

¹ Colorado Office of Economic Development & International Trade, 2019.

economic driver for the state. Those economic drivers rely on the recreational flows provided by Shoshone's call to support a river recreation industry that contributes \$18.8 billion in economic output and over \$10 billion annually to the state's GDP, with nearly \$4 billion coming directly

from the Colorado River basin on the Western Slope². In addition, communities large and small along the Colorado River mainstem also benefit from the enhanced water quality Shoshone flows provide, diluting pollutants in the source drinking water for towns like New Castle, Rifle, Palisade, Clifton, and the greater Grand Junction area served by Ute Water Conservancy. Without the higher flows provided by the Shoshone call, higher pollutant concentrations create higher costs for municipal drinking and wastewater treatment.

During the last 23 years of severe drought, the benefit of the Shoshone call to the flow of the river has become even more evident and important. If the power plant were to cease operation without permanent protection of the water right through an instream flow, the negative economic and environmental impacts to Western Colorado and to the State of Colorado would be immediate and profound.

Thank you for your consideration.

Sincerely,

Mayor Ingrid Wussow

² 2019 Business for Water Stewardship Report (<https://businessforwater.org/co-rivers-key-to-economy>); Total economic output calculated with the multiplier effect.

From: archivist@rof.net
To: [Ryan M. Muse](#)
Subject: Cardiff Coke Ovens Letter of Support
Date: Thursday, September 14, 2023 3:57:18 PM
Attachments: [SHF Director Moore-Gantz Template 2023.docx](#)

Caution! This message was sent from outside your organization.

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

Hello Ryan,

I'm reaching out to those who wrote letters of support for the Historical Society's previous State Historical Fund grant application funding our work on the Cardiff Coke Ovens. We are preparing our application for Phase 2, about a quarter million dollar stabilization effort! We are hoping you'd be so generous as ask City Council to write us another letter of support in the next week or so. Here's the template. Please reach out if you have any questions or would like more information

Thanks!

Carolyn Cipperly
Project Manager
Cardiff Coke Ovens

Sept 19, 2023

Marcie Moore-Gantz
State Historical Fund Director
History Colorado
1200 Broadway
Denver, CO 80203

Dear Director Moore-Gantz:

I write to express support for the application submitted by the Glenwood Springs Historical Society (GSHS) to the Colorado State Historical Fund for its Competitive grant program. The Historical Society has made progress during Phase 1 and is hopeful about proceeding with Phase 2 at the Cardiff Coke Ovens.

GSHS is committed to preserving the history of Cardiff and the Coke Ovens, as they were an integral part of Colorado's significant mining background. This project will stabilize the highest priority ovens, protect remaining oven ruins, and increase visibility, interpretation and security. If this grant is awarded, GSHS will be equipped to keep this historic mining-related landmark open to the public in a safe and effective way.

In addition, GSHS is coordinating with Garfield County and the City of Glenwood Springs to plan for adjacent roadway improvements to provide safe access and parking, to ensure all aspects of this project are successful.

Sincerely,



City Council
STAFF REPORT
City of Glenwood Springs
September 21, 2023

Agenda Item: Adjournment

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation: