



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
OCTOBER 3, 2023
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Attendance Instructions

- A. This meeting is being held in person as well as via Zoom. Please click the link below to join the webinar:
<https://us02web.zoom.us/j/84932704217?pwd=VmhzZjFNMnd3YUI2Smp0VC9oU0p6dz09>
Passcode: 177366
Or Dial: 719 359 4580 US

2 Roll Call

3 Conflicts of Interest

4 Comments from citizens appearing for items not on the agenda

5 New Items

- A. Planning Item #37-23 Design Variance for Cherry's Moving
B. Code Amendment to Title 070 regarding allowed uses, minimum lot standards, and density bonus

6 Commissioner Comments

7 Director Comments

8 Adjournment

Planning and Zoning Commission Report

Date: October 3, 2023
To: Planning & Zoning Commission
From: Watkins Fulk-Gray, Senior Planner
Subject: Planning File 37-23, Design Variance for Cherry's Moving at 3134 S. Grand Avenue

REQUESTS	Consideration of a design variance from Municipal Code section 070.040.090 to waive a requirement that 30% of a proposed building's east elevation include glazed windows and doors.
APPLICANT	Eric Cherry
OWNER	Eric Cherry
LOCATION	3134 S. Grand Avenue, parcel number 218521100022
ZONE	CO (Commercial)
SURROUNDING LAND USES	North: Daycare South: Residential East: Residential West: Vacant
LOT SIZE	20,038 square feet

ACTION ITEMS

Action 1 – Variance Request – to allow applicant to waive a requirement that 30% of a proposed building's east elevation include glazed windows and doors as required by Section 070.040.090(e)(2).

Staff recommendation: *Staff recommends **approval** of the Variance Request with the findings and conditions on pages 5 and 6 of the report.*

Per Section 070.060.070 of the Glenwood Springs Municipal Code, the Planning and Zoning Commission (P&Z) is the deciding body for variance requests.

BACKGROUND

Project Summary

Cherry's Moving is a moving and warehouse storage company seeking to build an approximately 5,500 square foot moving, storage, office, and apartment facility at 3134 S. Grand Avenue. In pre-application meetings with the applicant, Staff identified the need for glazed windows and doors to

comprise not less than 30% of each building's elevation, including the east elevation that faces away from the street. This requirement is part of the Nonresidential and Mixed-Use Building Design Standards that apply to elevations facing public right-of-way, parking lots, and adjacent residential land uses. Since the east elevation is adjacent to residential lots, a minimum of 30% of the building's elevation must be glazed windows and doors. The applicant has indicated that this is problematic for the business he intends to operate and has therefore requested a variance from these design standards.

An approval or denial from the P&Z of this action item will not be an approval or denial of the warehouse facility. The request before P&Z is merely the waiver of the design standard for glazed windows and doors to comprise a minimum of 30% of the building's east elevation.

Location and Background

3134 S. Grand Ave. is a relatively narrow lot of approximately half an acre. Based on pre-application materials provided by the applicant, the proposed building will also be long and skinny, with the loading zone in the rear of the building. The loading zone, which will be the building's east elevation and the subject of this request, will face the backyards of homes accessed from Sopris Ave. and 32nd St. The majority of the lot is flat, but there is a short and steep rise in the rear of the lot, continuing onto the easterly neighbor's property. This rise is densely vegetated.

The project in April received an engineering variance for the driveway location. Engineering variances are approved administratively according to the City's engineering standards and the judgment of the Engineering Department.



Above left: The subject lot as viewed from the street.



Above right: A view of the rear of the property, adjacent to residential lots.

Project Analysis

The following is Staff's analysis of the design variance request.

Requirement for Glazed Windows and Doors

Section 070.40.090 of the municipal code requires glazed windows and doors comprise at least 30% of the elevation of buildings that are adjacent to residential uses. These windows and doors must be transparent or have low reflectivity. The intent of this code standard is to require a high standard of design for nonresidential and mixed-use projects in public areas; the transparency of windows and doors can create a visual connection to the building's interior and create visual interest. However, this kind of visual connection has been identified by the applicant as problematic for his proposed business.

Approval of a design variance requires a finding of fact that the proposal meets the criteria of approval for a design variance. These criteria and this analysis is discussed next.

VARIANCE CRITERIA

Design variances are a type of variance distinct from standard variances, and are available only for waivers of standards in the Landscaping, Screening, and Fencing; Parking Area Landscaping; Residential Site and Building Design; and Non-Residential and Mixed-Use Site and Building Design sections of code.

Design variances have approval criteria that are different from those of a standard variance. For design variances, there are two groups of approval criteria. Section A contains three criteria of approval, of which all must be met for a variance to be granted. Section B contains six criteria, of which four must be met for approval. These standards are found in section 070.60.070(a)(3)(e)(3) of the code. Staff finds that this application meets all criteria of Section A and four criteria of Section B, which is why staff has recommended approval. Analysis of the criteria is included below.

Variance Criteria: Section A	
✓	The variance requested does not harm the public health, safety, or welfare
✓	The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought
✓	The variance requested will not violate building or fire code requirements

Variance Criteria: Section B	
✓	The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard
	The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district

✓	The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard
	The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property
✓	The variance is the minimum variance that will afford relief of the subject standards of the Code
✓	The strict application of the Code standards for which a variance is sought would produce undue hardship

Section A:

1. The variance requested does not harm the public health, safety, or welfare.

The east elevation of the proposed warehouse will not be visible by the traveling public. It will be visible for employees, some customers, and potentially by the property's neighbors on the east side. The topography and dense vegetation of the site also mitigate any potential negative impacts to the public. There is a steep rise from the subject lot to adjacent residential lots that is densely vegetated; together, these elements make the proposed building much less visible from adjacent homes.

2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought.

Staff believes the request is in general conformance with the Comprehensive Plan and is a minor variation to the code standard that does not infringe on the purpose of the code standard.

3. The variance requested will not violate building or fire code requirements.

Staff does not believe there are any fire or building code implications of the requested variance.

Section B:

1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard.

The intent of the design standard for glazed windows and doors is to enhance the visual and physical qualities of Glenwood and to provide strong pedestrian orientation by visually connecting the building's interior with the public exterior. The requested waiver of design requirements is only for the east elevation, which will not impact pedestrians.

2. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard.

The benefits to the community of having attractive design in public spaces will not be

compromised by this variance request, so the community can expect equivalent benefits with the granting of this variance request.

3. The variance is the minimum variance that will afford relief of the subject standards of the Code.

No relief from code standards has been requested for any sides of the proposed warehouse except the east elevation, which cannot be seen from the street. This request is compatible with the applicant's argument that a large amount of glass in a place without any "eyes on the street" or other forms of natural vigilance is a security concern for the intended business, so Staff believes that the applicant is requesting the minimum relief from the Code standards.

4. The strict application of the Code standards for which a variance is sought would produce undue hardship.

The requirement for the east elevation to comprise at least 30% of it as glazed windows and doors would present a security risk for the applicant's intended business, which Staff believes would be an undue hardship.

REVIEWING AGENCY COMMENTS

No reviewing agency comments received.

PUBLIC COMMENT

No public comment has been submitted.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

The Planning and Zoning Commission may approve, approve with conditions, or deny the variance. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Municipal Code and City goals and policies.

Action 1 – Variance Request – to allow applicant to waive a requirement that 30% of a proposed building's east elevation include glazed windows and doors as required by Section 070.040.090(e)(2).

Staff Recommendation/Suggested Motion

Staff recommends **approval** of the Variance Request with the following **findings**:

Suggested Findings:

1. The request meets all approval criteria from Section A of code section 070.60.070(a)(3)(e)(3); and
2. The request meets approval criteria #1, #3, #5, and #6 of Section B of code section 070.60.070(a)(3)(e)(3).

Alternative Motions

*** If the Planning & Zoning Commission believes that the request does not meet code standards for approval, an alternative motion for denial may be made based on findings for how the request does not meet all criteria in Section A and/or meets fewer than four criteria in Section B. An example motion shown below:

MOTION TO DENY

I move to **DENY** Action Item 1 finding that:

1. The request does NOT meet all approval criteria from Section A of code section 070.60.070(a)(3)(e)(3)

Or:

1. The request does NOT meet at least four of the approval criteria from Section B of code section 070.60.070(a)(3)(e)(3)

Or:

1. The request does NOT meet all approval criteria from Section A of code section 070.60.070(a)(3)(e)(3); and
2. The request does NOT meet at least four of the approval criteria from Section B of code section 070.60.070(a)(3)(e)(3)

Findings must be made for why the request does not meet the criteria for approval in code section 070.60.070(a)(3)(e)(3).

Cherry's Custom Delivery & Moving, LLC - Warehouse Development Project

- Project Description:

We are applying for a design variance for the code requirement of 30% Windows required on elevations facing public and residence.

Our request is to waive this requirement on the East Elevation of the proposed building. We are meeting or exceeding this requirement on all other elevations, and other various requirements as well. The particular elevation that faces the to the East, which will be the rear, or backside of the building is the loading dock area and entry point for our goods and services. It faces a hill that rises up approx. 12-15 feet. This hillside is completely grown in with trees, shrubs, plants, etc. and blocks the view of our proposed building from any neighboring lot to the East. There is one residence on the other side of our east lot line, but it's the back yard area of the residence and will be approx. 200 feet or more away from the edge of our loading dock area, blocked by a hill and trees, etc. The purpose of this code is to create a sense of intermingling with the public and the interior of the building. We understand this on certain builds, areas of town, etc., and can appreciate this design code. This specific requirement on this particular elevation of our building would be cancelled out of the codes intent. We have spec'd 30% windows on the entire south elevation, which faces a Residence/Business (daycare center), and also we've spec'd 30% Windows facing the west, which is the street and most viewed from the public.

We're asking that the east elevation can be built without window treatments for 2 important reasons: 1) Security. This is the rear of the building and is a blind area from all neighboring lots/residence. We want to avoid as much as possible any sort of criminal activity, especially in the rear where views are blocked. Windows will be an easy entry point for criminals. 2) We would like this side of the building to act our main strongest shear wall as the winds from the south are known to be extreme at times. It's more of a safety concern as well. These are the most important factors, aside from us doing our best to play our role in being less wasteful and more efficient with energy and materials. 30% windows will add a great deal of extra materials and overall increase the use of energy in the long term.

We ask that you please consider this variance for the East Elevation/Rear of building. This is the our main concern. We also ask that you consider dropping the required 30% on the south side elevation, to maybe a reduction to 23-25% windows as this will also help with reducing the use of materials and waste, but still allowing plenty of window glazing.

Thank you for your time and effort on this matter. We really appreciate your willingness to look this over and hope that you can understand our concerns.

**All the best,
Eric Cherry**

Variance Criteria

Instructions

1. Complete this questionnaire after you have had your pre-application conference. Once completed, submit this questionnaire along with the other items on the checklist. Complete one questionnaire for each variance you are requesting. Use a separate sheet if necessary.
2. It is important to remember that the decision to approve or deny a variance is a discretionary action based on how well you meet the variance criteria. This is your opportunity to describe in detail the reason why you need to deviate from the Municipal Code. If you are unable to provide justification of how your application meets each of the criteria below, you may want to consider whether a variance is truly warranted. In the box below, please check which variance criteria the requested variance meets. A design variance must meet all criteria in Section A and at least four criteria in Section B.

Variance type

Explain what Municipal Code requirement you are requesting a variance from and what it is that you are proposing that does not meet this requirement.

We're requesting a variance on the east elevation of our building for the "window/glazing of 30%" requirement for sides of buildings facing residential/public streets. We are meeting the requirement for the west (street facing), and the south elevation (facing a daycare center/ residence- which only has 1 small window facing our building) This amount of windows for our use is already overkill and a burden on our budget, not to mention use of our building being a secure facility. We're asking that the rear (east side) of our building, which is the backside loading dock area to be waived of the 30% window treatment code. This side is unseen by the public and residence behind our lot is completely covered by trees, hillside, etc. and we can barely see the backside of that residence. This would help with our security and cost of building. There are multiple angles and architectural textures on this side in question.

Variance Criteria Section A – Design Variance must meet the following 3 criteria

1. Explain how you the requested variance does not harm the public health, safety, or welfare

Our variance request does not harm the public health, safety and welfare in any way shape or form. We're asking to just waive the requirement for windows on the backside of our building where the loading dock is located. The entire back area along our lot line against the back yard of residence in question is covered by trees and we plan to plant more trees and landscaping as well to further help with providing a more beautiful and private separation between our lots.

2. The variance requested is in general conformance with the Comprehensive Plan and the stated purpose and intent of the Code including specific regulation for which the regulation is sought.

We believe that the intended code is to allow the public to interact with the interior space of buildings. We are meeting or exceeding that on all other sides of the building where this intent of the code matters. We believe that providing 30% windows on the backside loading area is not conforming to the codes intent, but rather overkill. We're in an era of construction where energy efficiency is a major factor all over the world. Adding unnecessary materials in areas of a building that exclude a codes intent is poor design and building practice. We want to be part of this push for energy efficiency and less wasteful mentality, not against it.

3. The variance requested will not violate building or fire code requirements _____

Not at all. No.

Variance Criteria Section B – Design Variance must meet at least four (4) of the following criteria

1. The requested variance advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard

Again- We feel being less wasteful and proving more energy efficiency over the lifetime of the building far out weighs the codes intent for 1 neighboring lot to not only to barely see the building itself, but also now way to see inside the windows from a distance of over 200 feet with hillside, trees, landscaping, etc. in between. The glare alone would not allow them to see inside the building regardless, let alone the distance. It's also facing the backyard of the lot, not really public viewing, but more private. Again, if they can even see through the landscaping in the first place.

2. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district

The lot is long and skinny, requiring our building to be the same. We feel we've done an exceptional job with creating a nice, welcoming building to the public, and designed in a way to where the trucks are hidden in the back of the building, away from public viewing. This is nice for the public, but makes our security in the rear more susceptible to crime. Avoiding windows in the rear will help remedy this given it's a concealed area.

3. The requested variance results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard

Our variance request doesn't benefit the community, but the code itself for this side of the building does not benefit the community in any way either. So this is a tie?

4. The requested variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property

The variance will help make possible a more secure facility for our use, and any future use.

5. The variance is the minimum variance that will afford relief of the subject standards of the Code

Not quite clear on this, but we are only asking for the variance on 1 side of the building.

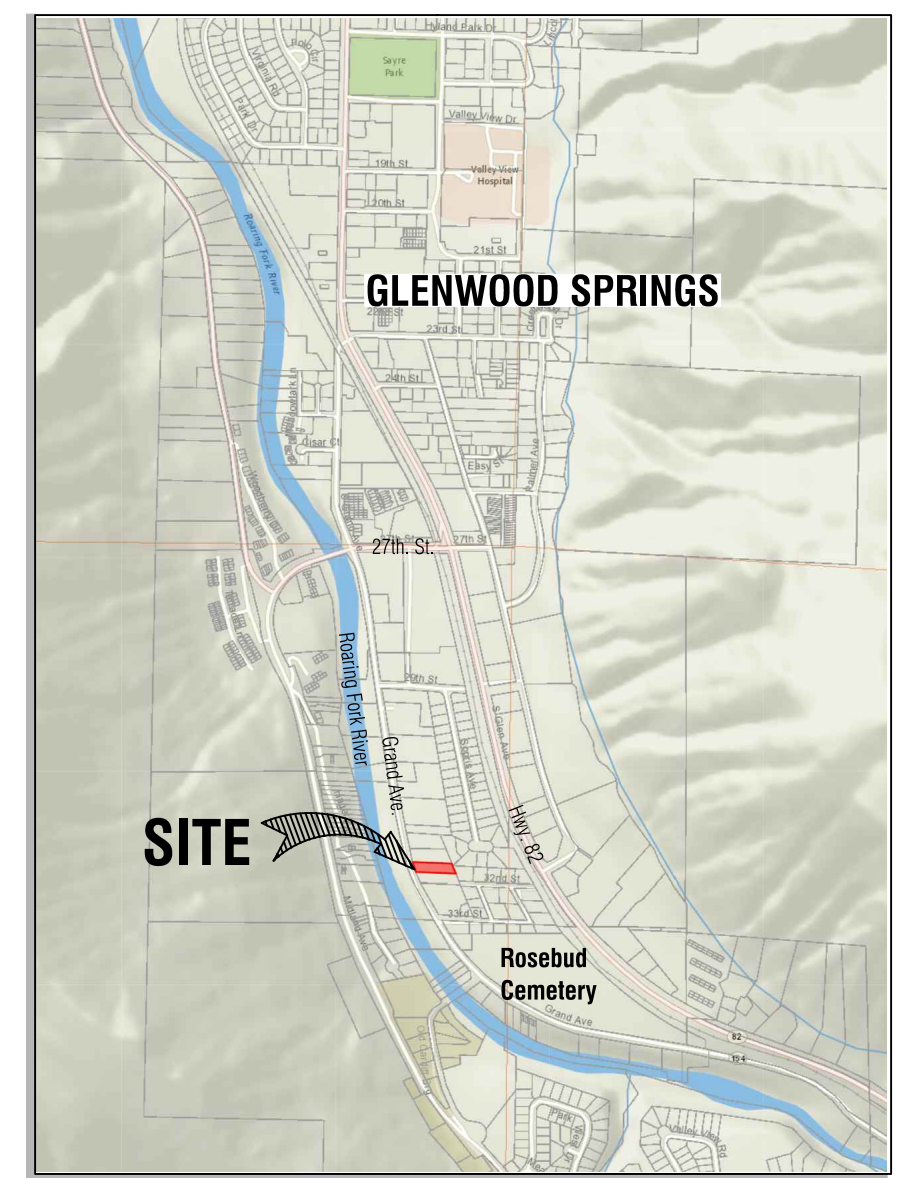
6. The strict application of the Code standards for which a variance is sought would produce undue hardship

This would definitely produce undue hardship. Give the backside of the building will be hidden from the public and neighboring lots, this will pose at threat to criminal activity as any side of a building that is out of plane site creates a perfect storm for thieves. Taking windows away from this scenario greatly reduces the opportunity for break ins. Another issue will be the strong gusts of winds that come up from the south of the valley- This wall will be crucial in providing shear strength to the building to help combat uplift. Requiring 30% windows will require major engineering to meet the structural needs. This variance will not only help ease the burden of all the other requirements we're meeting, but it makes sense overall for the design of being energy efficient and cutting down on wasteful use of unneeded materials.

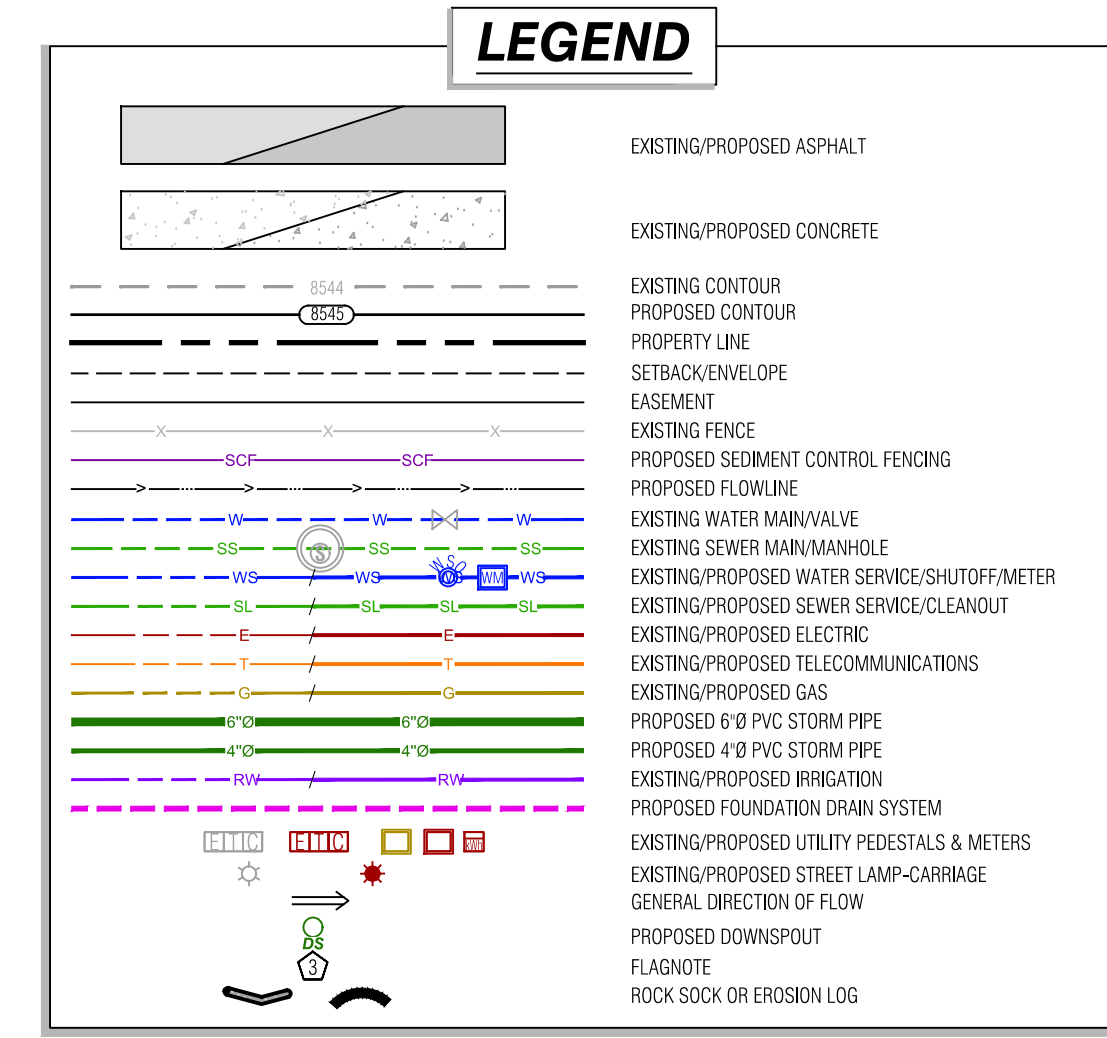
We hope that you can grasp our concerns and look at the overall delima with this particular portion of our build. Thank you for your time and help!!

Cherry's Custom Delivery and Moving

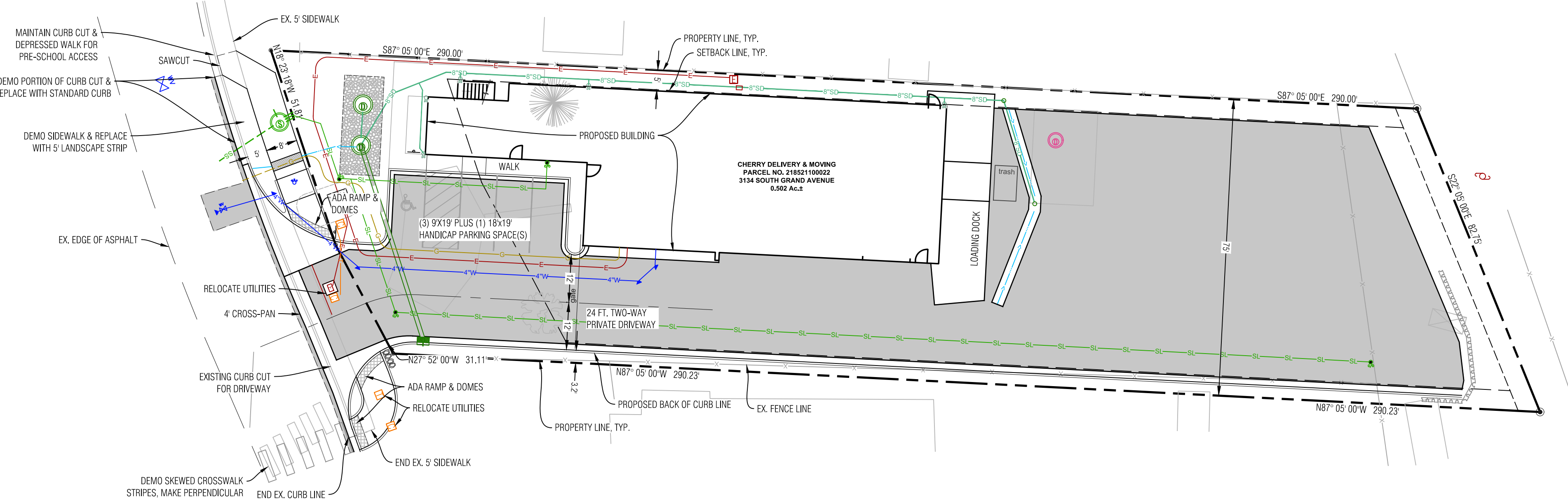
3134 SOUTH GRAND AVENUE
GLENWOOD SPRINGS, COLORADO



VICINITY MAP



NOTE: THIS PLAN IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA AND INFORMATION CRITICAL TO THE PROJECT.



GENERAL SITE PLAN

UTILITY PROVIDERS/OWNERS:			
PUBLIC WORKS:	MATT LANGHORST	PUBLIC WORKS	970.384.6438
ELECTRIC:	DOUG HAZZARD	CITY ELECTRIC SYSTEM	970.384.6353
FIBER OPTIC:	MICHAEL GARDNER	CITY BROADBAND	970.384.4800
WATER/SAN, SEWER:	MIKE HOFFMAN	CITY W/WW	970.384.6343
UTILITY BILLING:	ACCOUNT SETUP	CITY BILLING	970.384.6400
STORM/IRRIGATION:	RYAN JOHNSON	CITY ENGINEERING	970.384.6448
STREETS:	JAKE SWINDELL	CITY STREETS	970.384.6372
NATURAL GAS:	JASON COX	BLACK HILLS ENERGY	970.456.3117
TELECOMMUNICATIONS:	BRETT WESTPHALL	COMCAST	720.979.1921
TELECOMMUNICATIONS:	JASON SHARPE	CENTURYLINK/LUMEN	970.384.0238

- NOTES:
- PROPERTY PARCEL NO.: 2185-211-00-022, DATED 8/09/22).
 - SURVEY INFORMATION PROVIDED BY SURVCO, INC. (JOB NO. 20.017, DATED 8/09/22).
 - GEOTECHNICAL SUBSURF STUDY PROVIDED BY KUMAR & ASSOCIATES, INC. (PROJECT NO. 22-2-766, DATED 2/13/23).
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 080071 1434 C, REVISED DATE OCTOBER 15, 1985, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE-C "AREAS OF MINIMAL FLOODING, (NO SHADING)."
 5. GEOLOGIC HAZARDS DISCLOSURE: ACCORDING TO THE GEOLOGIC HAZARDS OF THE GLENWOOD SPRINGS METROPOLITAN AREA, THIS PROPERTY IS NOT SUBJECT TO ACTIVE DEBRIS FANS AND IS LISTED AS GROWD UNDER LINES "COLLUM AND COLLUMAL, WEDGE, ACTIVE, AND STREAM TERRACE, VARIOUS AGES, PER LINCOLN DEVORE TESTING LABORATORY DATED DECEMBER 1977."
 - 5.1. GRADING AND DRAINAGE ARE CRITICAL FOR THE LONG-TERM PERFORMANCE OF THE STRUCTURE AND GRADING AROUND THE STRUCTURE SHALL BE COMPLETED TO CARRY PRECIPITATION AND RUNOFF AWAY FROM THE STRUCTURE. THIS, THE FINISHED GROUND SURFACE SHALL DROP AT LEAST SIX INCHES WITHIN THE FIRST TEN (10) FEET AWAY FROM THE STRUCTURE IN UNPAVED AREAS.
 - 5.2. LANDSCAPING WITHIN FIVE (5) FEET OF THE STRUCTURE SHALL INCLUDE PRIMARILY DESERT PLANTS WITH LOW WATER REQUIREMENTS. IRRIGATION, INCLUDING DRIP LINES, SHALL NOT BE INSTALLED WITHIN TEN (10) FEET OF FOUNDATIONS.
 - 5.3. ROOF DOWNSPOUT EXTENSIONS, SHALL BE PIPED TO A ROOF DRAIN OR DISCHARGE TO A SURFACE SWALE BEYOND THE BACKFILL ZONE. ALL SUBSURFACE DOWNSPOUT DRAINS SHALL BE CONSTRUCTED OF SOLID-WALL WATER-TIGHT SCH40 OR SD305 PVC.
 6. SEE ARCHITECTURAL, LANDSCAPING AND AND STRUCTURAL ENGINEERING PLANS FOR ADDITIONAL BUILDING AND LANDSCAPE INFORMATION.
 7. ALL DEMOLITION AND CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE CITY/COUNTY AND BE SUBJECT TO OBSERVATION BY THE CITY/COUNTY AND THE PROJECT ENGINEER.
 8. THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DO NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELEVATE THESE PLANS TO SENATE BILL 18-167 STANDARDS. AS SUCH, BOUNDARIES UNLIMITED INC. MAKES NO GUARANTEE, EXPRESSED OR IMPLIED, FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION. OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
 9. COMPACTION MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE OWNER AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED CITY REGULATIONS. THE MINIMUM COMPACTION STANDARD SHALL BE 98% STANDARD PROCTOR UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER.
 10. ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, ALONG WITH WORK IN GENERAL, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE CONTRACTORS RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO.
 11. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO THE OWNER. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS, WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 12. THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE. PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & BECOME LESS EFFECTIVE. PERIODIC MAINTENANCE, AT LEAST TWICE A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS.
 13. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
 14. ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE CITY/COUNTY OR THE PROJECT ENGINEER OR CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE CITY OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTORS RESPONSIBILITIES.
 15. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
 16. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
 17. DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
 18. ALL PRODUCT INFORMATION SHOWN IS AS PROVIDED BY THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
 19. FOUNDATION DESIGNS TO BE OBTAINED FROM THE PROJECT STRUCTURAL ENGINEER. ARCHITECTURAL PLANS TO BE OBTAINED FROM THE PROJECT ARCHITECT.
 20. ANY STORM DRAIN PIPES SHALL BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE IS RECOMMENDED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, AREA DRAINS, TRENCH DRAINS AND GRATED STRUCTURES.
 21. ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED.
 22. ALL PIPES SHALL BE INSTALLED WITH WATERTIGHT CONNECTIONS.
 23. ALL SANITARY SEWER, SEWER LATERALS, WATER MAINS AND WATER SERVICES SHALL HAVE A TRACER WIRE INSTALLED.

Civil Engineering
Surveying
& Beyond

Boundaries Unlimited Inc.

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: ###
If "Yes", SUE Certification by:
Firm: #####
Job #: #####
Date: #####

Engineer or Surveyor Seal

NOT FOR
Review
CONSTRUCTION

Client Information:
CHERRY'S MOVING
3134 SOUTH GRAND AVENUE
GLENWOOD SPRINGS, CO 81601
970.618.1192

NORTH
Scale: 1" = 20'

Know what's below.
Call before you dig.

CHERRY'S CUSTOM DELIVERY AND MOVING, LLC
Cover Sheet and Notes
Site Development Plans Review 6.10.23

CITY OF GLENWOOD SPRINGS, COLORADO

By: _____
Revision: _____
Date: _____
No. 1 2 3 4 5 6 7 8 9
PROJECT NO.
23002
Designer:
PAH
Checker:
BUJ
Date:
6/10/23
Sheet
C1
File Name: 23002 cherry details.dwg

FLAGNOTES:

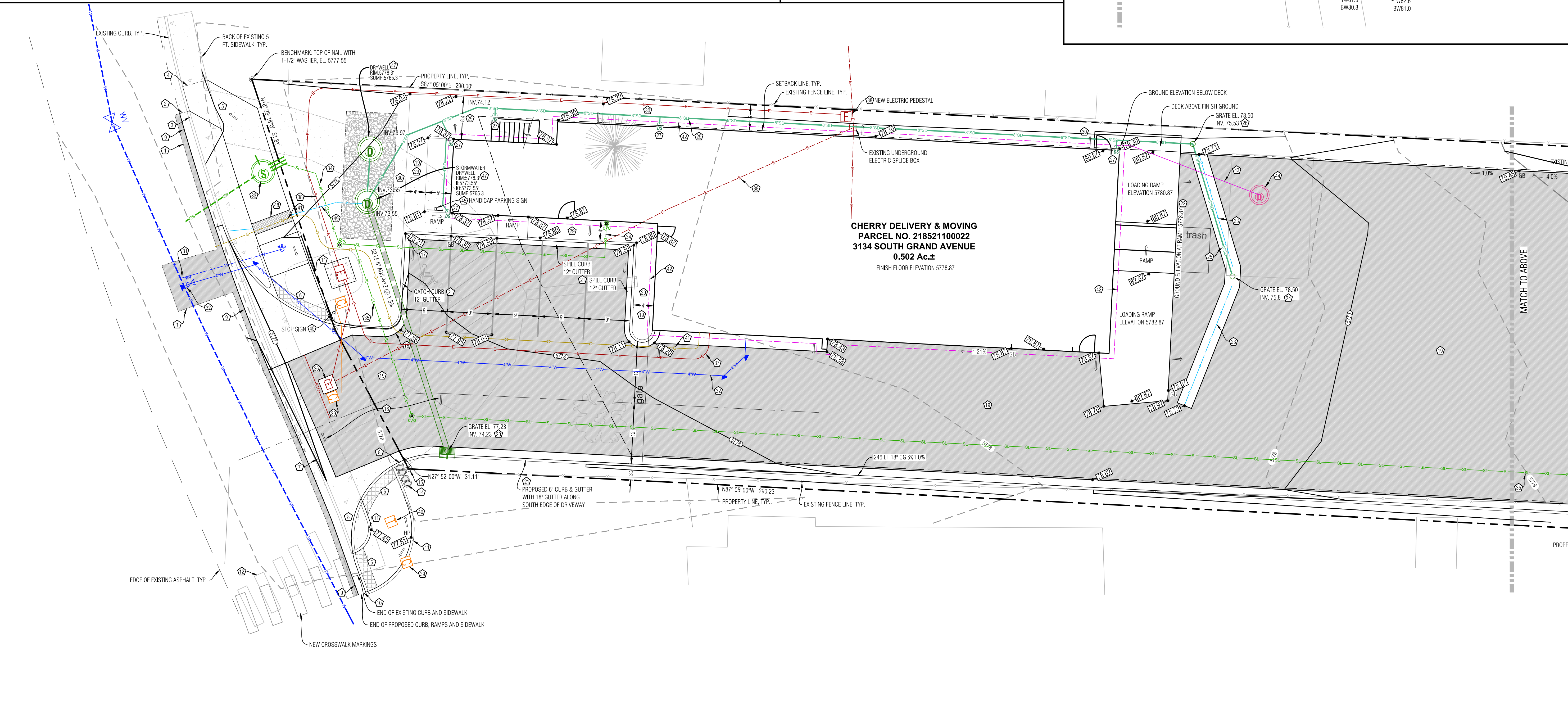
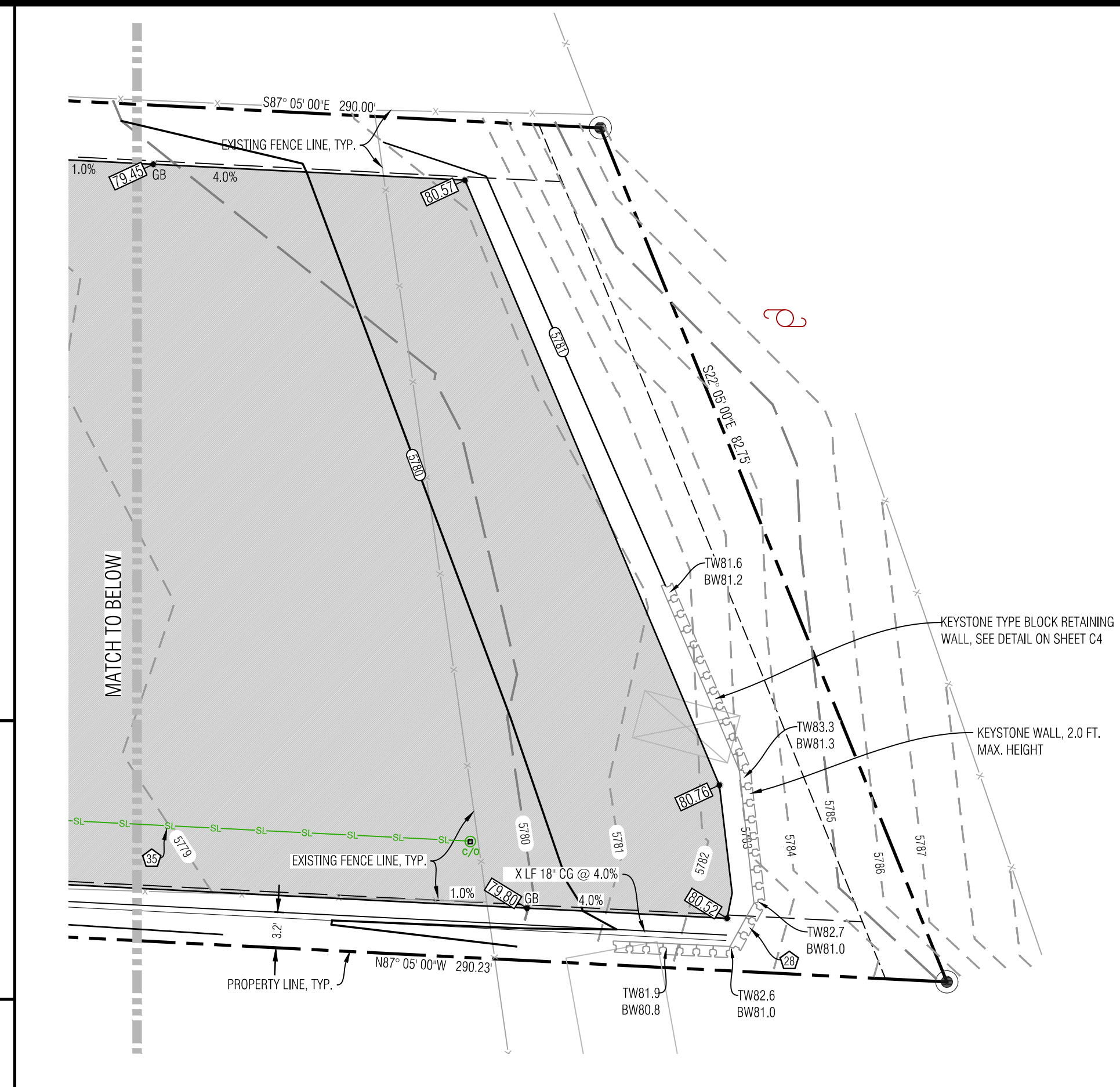
- 1 SAWCUT LINE. SEE DETAIL ON SHEET C3.
- 2 SAWCUT CURB AT CURB-CUT CONSTRUCTION JOINT. REMOVE CURB TO THE SOUTH.
- 3 PROVIDE 3 FT. TRANSITION TO NEW 6" CURB HEIGHT WITH 18" GUTTER. REPLACE ORIGINAL CURB & GUTTER.
- 4 SAWCUT EXISTING 5 FT. SIDEWALK. REMOVE SIDEWALK TO THE SOUTH.
- 5 TRANSITION TO NEW 8 FT. BICYCLE PATH WITH 5 FT. LANDSCAPE STRIP.
- 6 ACCESSIBLE CURB RAMP. SEE DETAILS ON SHEET C5.
- 7 CONSTRUCT NEW 4 FT. CROSS-PAN WITH 1-1/2" VALLEY AND CONCRETE APRONS.
- 8 MAINTAIN DEPRESSED CURB FROM CURB END THROUGH THE ACCESSIBLE CURB RAMPS. TRANSITION TO FULL 6" HEIGHT CURB IN 3 FT.
- 9 MATCH TO EXISTING EDGE OF ROADWAY.
- 10 BEGIN NEW CURB & GUTTER WITH DEPRESSED (CURB CUT) CURB.
- 11 6" CURB AROUND NEW SIDEWALK RAMP.
- 12 REMOVE EX. SKEWED CROSSWALK STRIPES AND REPLACE WITH NEW PERPENDICULAR STRIPES PER CDOT S-627-1.
- 13 LANDSCAPE BOULDERS TO CATCH GRADE AS NECESSARY. MINIMIZE DISTURBANCE AS MUCH AS POSSIBLE WITH MATCH AT EDGE OF EXISTING ROW.
- 14 DO NOT DISTURB EXISTING PROPERTY PIN REBAR & CAP.
- 15 TRANSITION FROM ROADWAY GRADE INTO CROSS SLOPE TOWARD THE SOUTH IN THE FIRST 25 FEET OF DRIVEWAY.
- 16 TRANSITION FROM SPILL TO CATCH CURB.
- 17 TRANSITION CURB FROM 1 FT. GUTTER IN PARKING AREA TO 18" GUTTER IN STREETS AND DRIVEWAY.
- 18 PROPOSED ASPHALT DRIVEWAY AND CONCRETE WALKWAYS.
- 19 INSTALL 12" NYLOPLAST DRAIN BASIN WITH CURB INLET STRUCTURE. SEE DETAIL ON SHEET C4.
- 20 SEE CURB & GUTTER DETAIL ON SHEET C5.
- 21 MAINTAIN CONSTANT GROUND ELEVATION AT BASE OF LOADING RAMP ON EAST END.
- 22 CONSTRUCT 3 FT. WIDE WITH 1-1/2" VALLEY PAN.
- 23 INSTALL 12" NYLOPLAST DRAIN BASIN WITH ROAD GRATE. INSTALL HEAT TAPE IN BASIN & CULVERT. SEE DETAIL ON SHEET C4.
- 24 INSTALL PARKING AND ROOF DRAIN WITH SOLID 8" ADS-N12WT. PARALLEL TO THE FOUNDATION DRAIN AT THE BUILDING. NO CONNECTION TO FOUNDATION DRAIN ALLOWED. INSTALL HEAT TAPE IN GUTTER, DOWNSPOUT AND ROOF DRAINS.

- 25 INSTALL 12" NYLOPLAST IN-LINE DRAIN WITH REGULAR GRATE. INSTALL HEAT TAPE IN BASIN & CULVERT. SEE DETAIL ON SHEET C4.
- 26 DOWNSPOUT LOCATION PER ARCHITECTURAL ROOF PLAN, TYP. DIRECT DRAINAGE INTO ROOF DRAIN.
- 27 INSTALL KEYSTONE TYPE BLOCK WALL PER THE DETAIL ON SHEET C4.
- 28 SLOPE WALKS AT 1.5 TO 2% AWAY FROM THE STRUCTURE.
- 29 GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREA TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. RAISE FOUNDATION WALL IF NECESSARY. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING. WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
- 30 EXISTING WATER SERVICE (Ø" +/-) TO BE ABANDONED AT THE MAIN. REMOVE EXISTING CURB STOP & PIPE AS NECESSARY.
- 31 HOT TAP NEW 4" TEE AND 4" VALVE. EXTEND TO SITE WITH 4" C900, DR14 PVC PIPE. PIPE TO PIPE. INTERNAL LOCKING GASKET (ON EAGLE LOC C900). PIPE TO FITTING: MECHANICAL JOINT RESTRAINT (ESBA IRON INC. STAR PIPE PRODUCTS), OR ENGINEER APPROVED EQUALS. MAINTAIN 5.5 FT. MINIMUM COVER OVER PIPE.
- 32 EXISTING BRICK MANHOLE WITH FOUR EXISTING 4" SERVICES INTO MANHOLE. MAINTAIN THE LIVE SERVICES AND CAP THE SERVICE THAT REMAINS UNUSED. ADJUST MANHOLE RIM TO FINISH GRADE. CONNECT NEW BUILDING SEWER SERVICE TO EXISTING SERVICE INTO MANHOLE. SEE DETAIL ON SHEET C4.
- 33 4" SEWER SERVICE FROM BUILDING. INSTALL CLEANOUTS AT BUILDING AND LOCATIONS SHOWN.
- 34 4" SEWER SERVICE FROM RV PAD LOCATION. INSTALL CLEANOUTS AS SHOWN. CLEANOUTS IN ASPHALT LOCATIONS TO BE PROTECTED PER DETAIL ON SHEET C6.
- 35 EXISTING TRANSFORMER TO BE RELOCATED IN COORDINATION WITH CITY OF GLENWOOD SPRINGS ELECTRIC.
- 36 INSTALL NEW ELECTRIC SERVICE TO BUILDING. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS.
- 37 INSTALL NEW PERMANENT ELECTRIC SERVICE TO NEIGHBORING PRE-SCHOOL. COORDINATE WITH CITY TO SUPPLY TEMPORARY SERVICE WHILE TRANSFORMER RELOCATION TAKES PLACE. ABANDON AND REMOVE EXISTING SERVICE.
- 38 RELOCATE EXISTING CABLE RISER IN COORDINATION WITH COMCAST.
- 39 RELOCATE EXISTING COMMUNICATION RISER IN COORDINATION WITH LUMEN.
- 40 LOCATE, CONNECT TO, AND EXTEND GAS SERVICE TO METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS.
- 41 FOUNDATION DRAIN, TYP. INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT. SEE DETAIL ON SHT. C3.
- 42 EXTEND THE FOUNDATION DRAIN TO FOUNDATION DRYWELL WITH SOLID PIPE.
- 43 FOUNDATION DRYWELL PER DETAIL ON SHEET C3.

- 44 INSTALL SIGN. USE EXTREME CARE TO AVOID UNDERGROUND UTILITIES.
- 45 SEDIMENT CONTROL FENCE PER DETAIL ON SHEET C3.
- 46 STORMDRAIN DRYWELL SYSTEM. SEE DETAIL ON SHEET C3.
- 47 INSTALL SCUPPER/CHASE DRAIN. SEE DETAIL ON SHEET C3.
- 48 SHAPE SWALE TO DIVERT OVERFLOW THROUGH THE SCUPPER.

NOTES:

- 1) BASIS OF ELEVATION: 5777.55 ON THE TOP OF NAIL, PER THE IMPROVEMENT SURVEY PLAT BY SURVCO, INC. PROJECT NO. 20.017 DATED 08/09/22.
- 2) THE LOCATION OF EXISTING IMPROVEMENTS, TOPOGRAPHIC FEATURES, LOT LINES, AND EASEMENTS ARE BASED UPON THE IMPROVEMENT SURVEY PLAT BY SURVCO, INC. PROJECT NO. 20.017 DATED 08/09/22. AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY.
- 3) SEE ADDITIONAL SITE NOTES, LEGEND & DETAILS ON SHEET C1.
- 4) EXISTING CONTOUR INTERVAL IS 1 FT.
- 5) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.



Civil Engineering
Surveying
& Beyond

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(770) 945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: ###
If "Yes", SUE Certification by:
Firm: #####
Job #: #####
Date: #####

Engineer or Surveyor Seal

NOT FOR
CONSTRUCTION
Review

Client Information:
CHERRY'S MOVING
3134 SOUTH GRAND AVENUE
GLENWOOD SPRINGS, CO 81601
970.618.1192

NORTH

01020

Scale: 1" = 10'

811

Know what's below.
Call before you dig.

CITY OF GLENWOOD SPRINGS, COLORADO

CHERRY'S CUSTOM DELIVERY AND MOVING, LLC

Site Development Plan

Site Development Plans Review 6.10.23

By

Revision

Date

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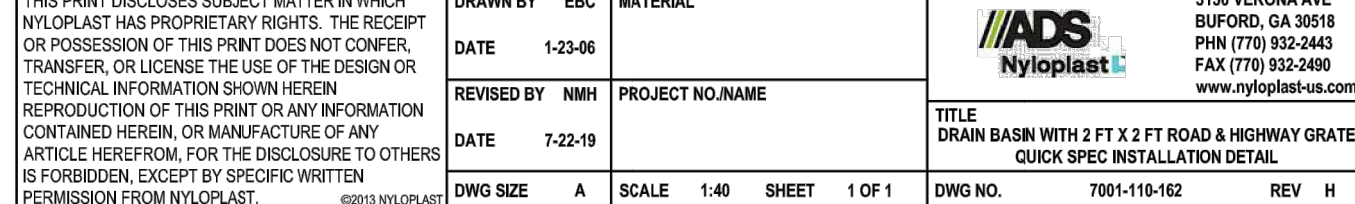
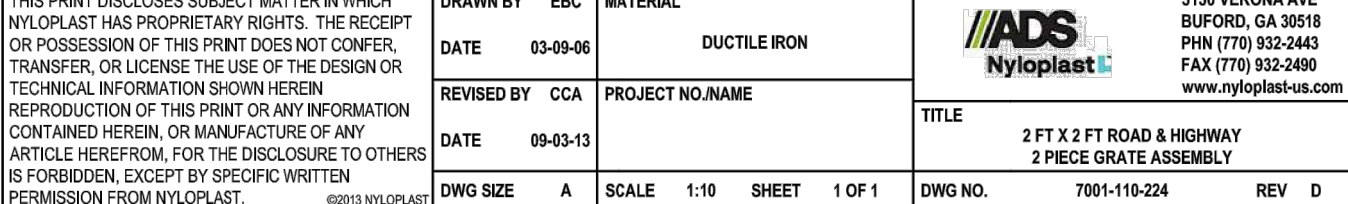
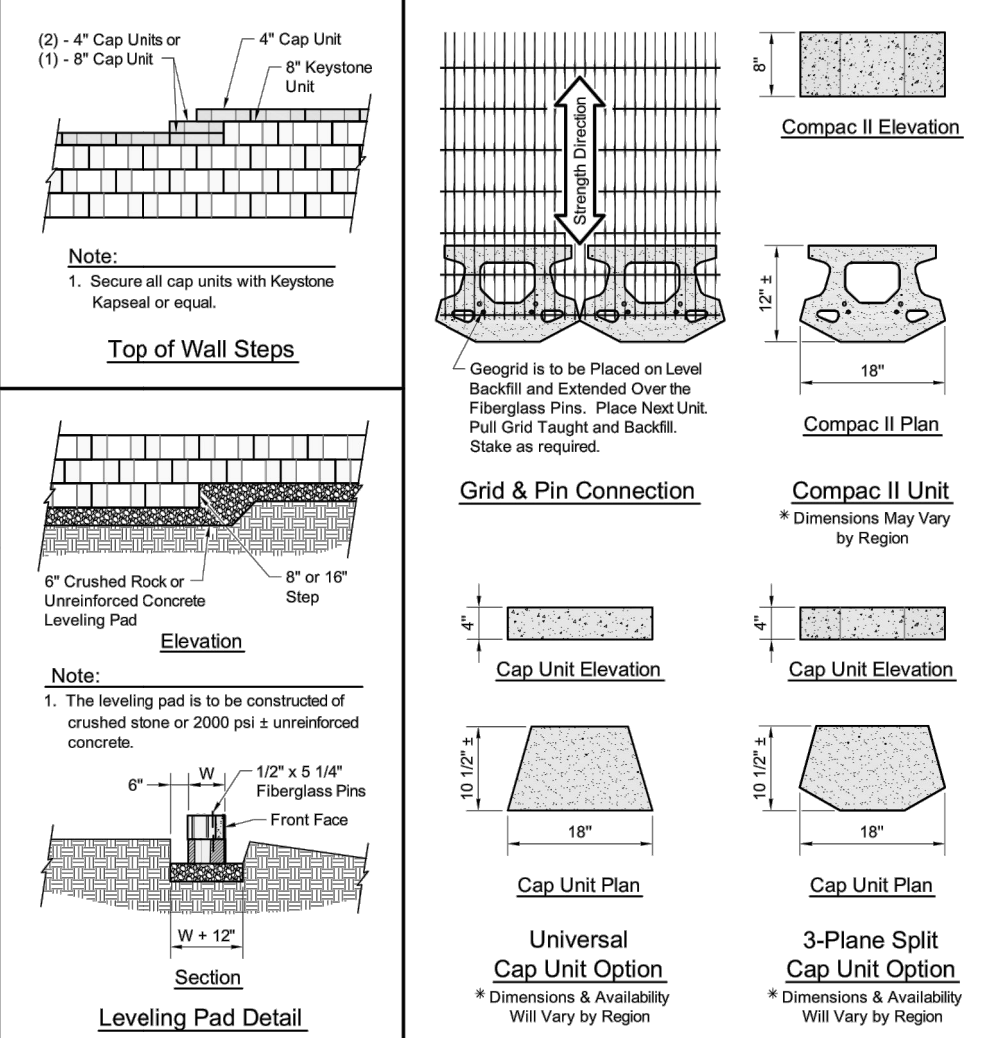
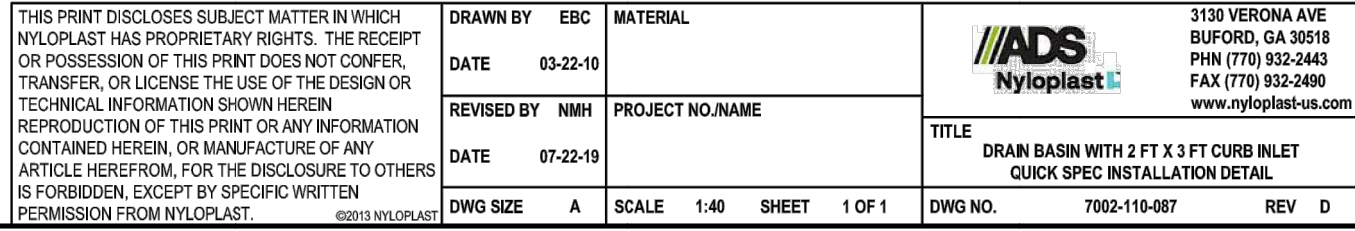
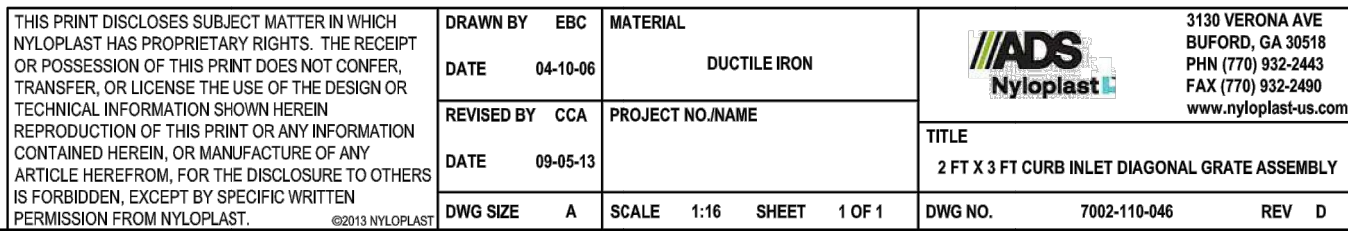
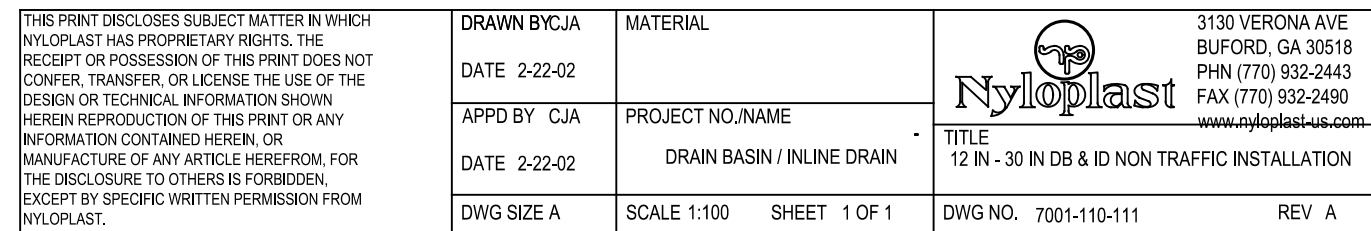
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6/10/23

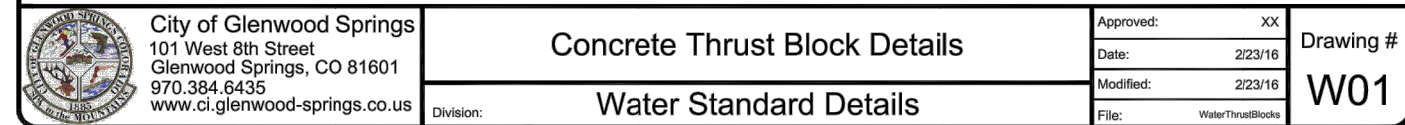
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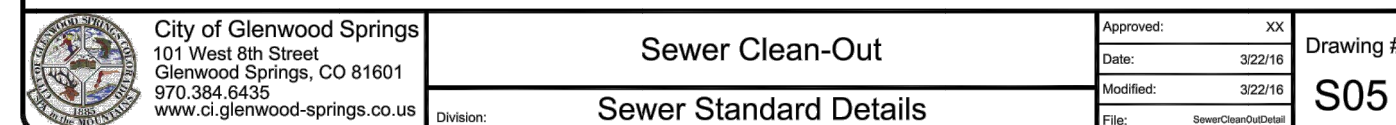
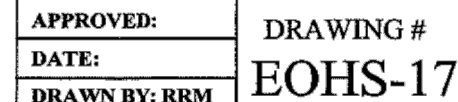
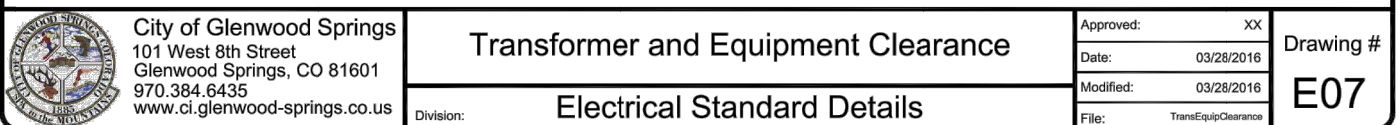
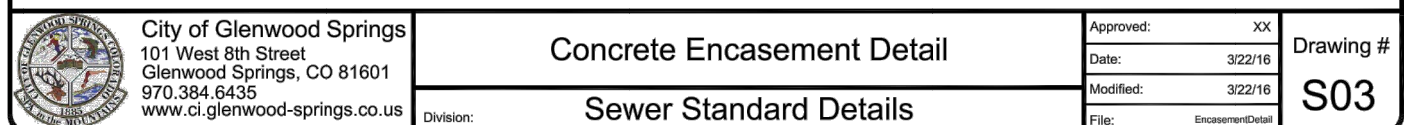
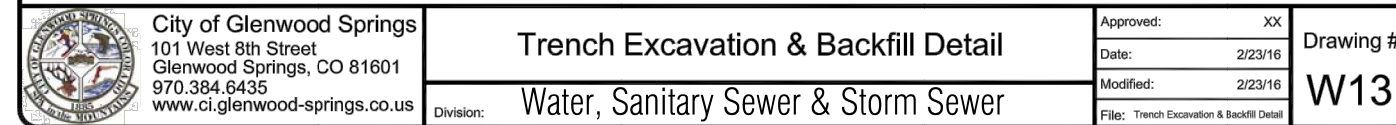
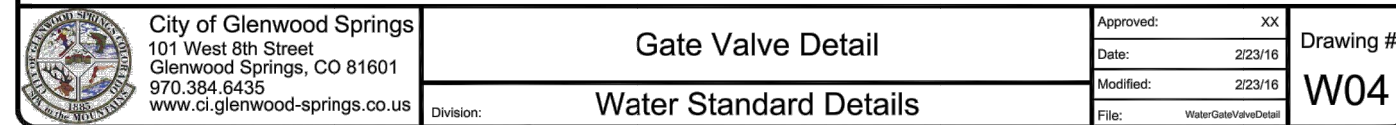
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Packet Page 14





 City of Glenwood Springs 101 West 8th Street Glenwood Springs, CO 81601 970.384.6435 www.ci.glenwood-springs.co.us	Concrete Thrust Block Details		Approved: ☐ XX Date: 2/23/16 Modified: 2/23/16 File: WaterThrustBlock02	Drawing # W02
	Division:	Water Standard Details		



CONSULTANTS

PROJECT



3134 South Grand Ave.
Glenwood Springs,
Colorado
81601

Progress Set
6-21-23

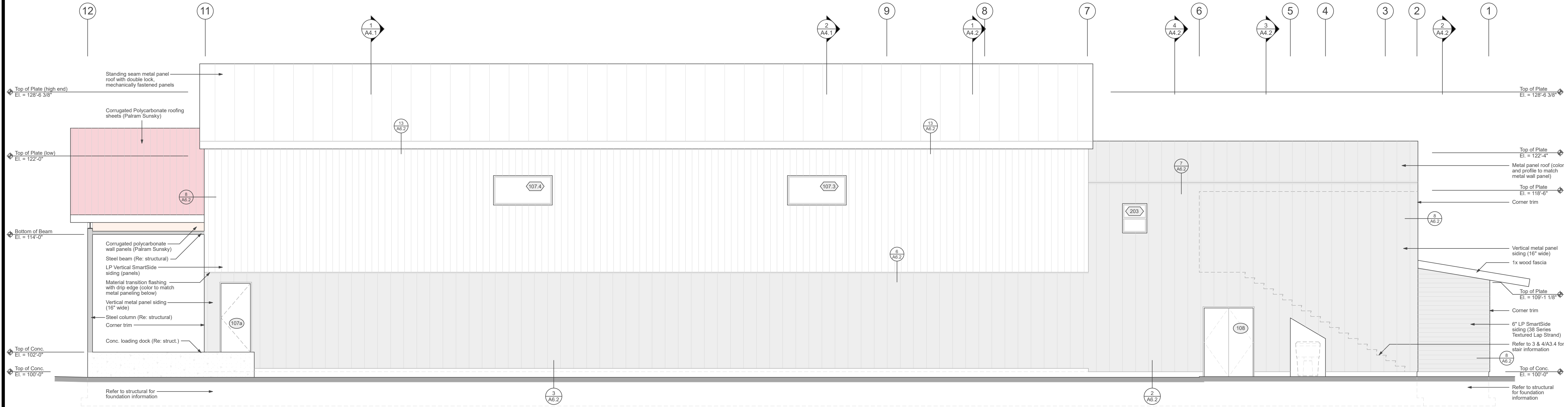
REVISIONS:

PROJECT INFORMATION

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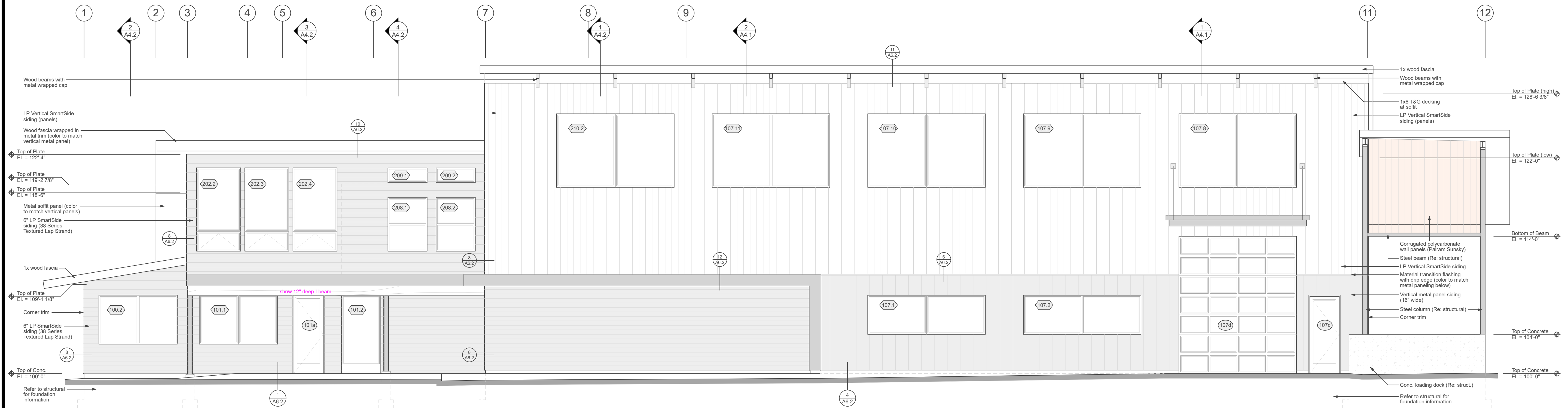
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North Elevation

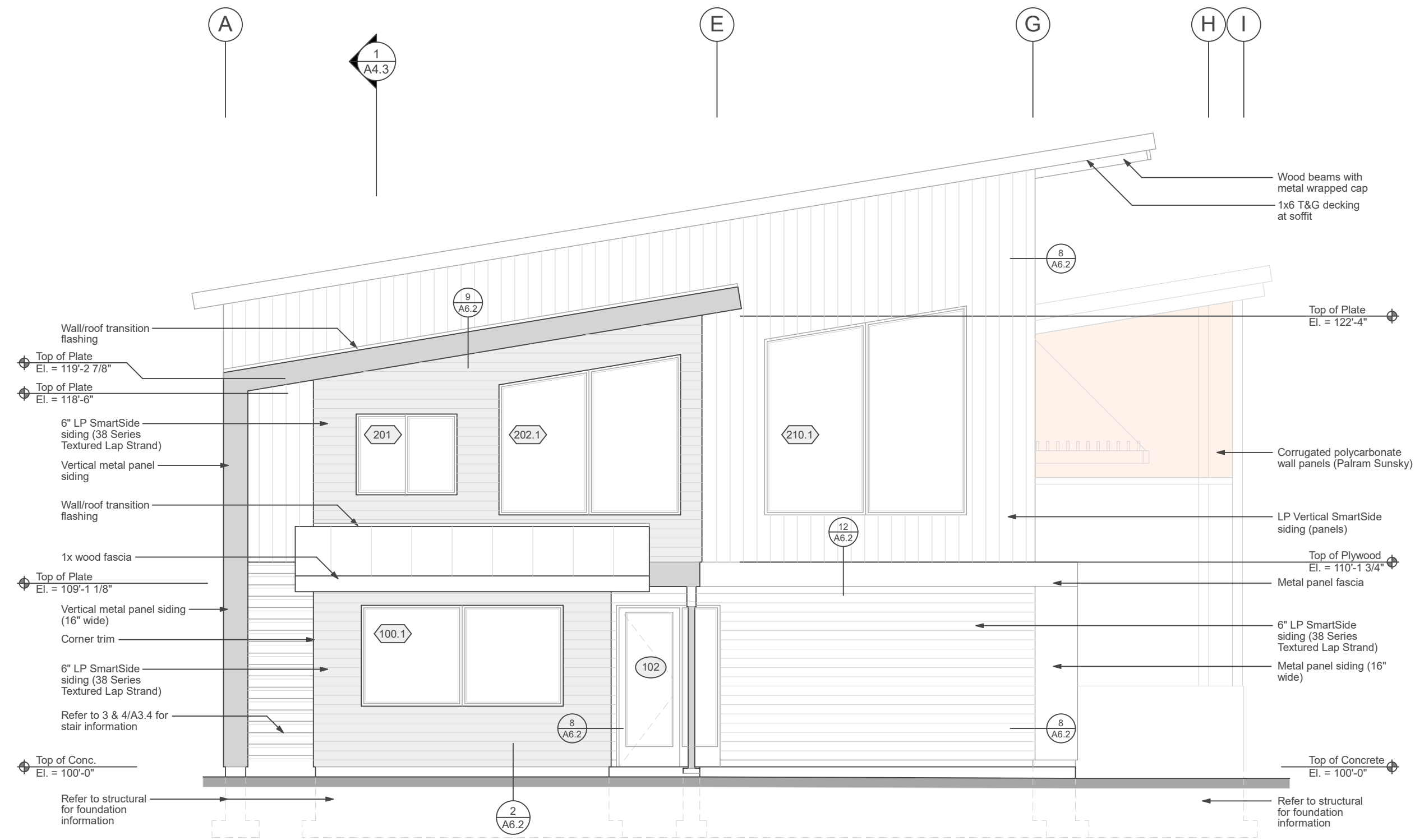
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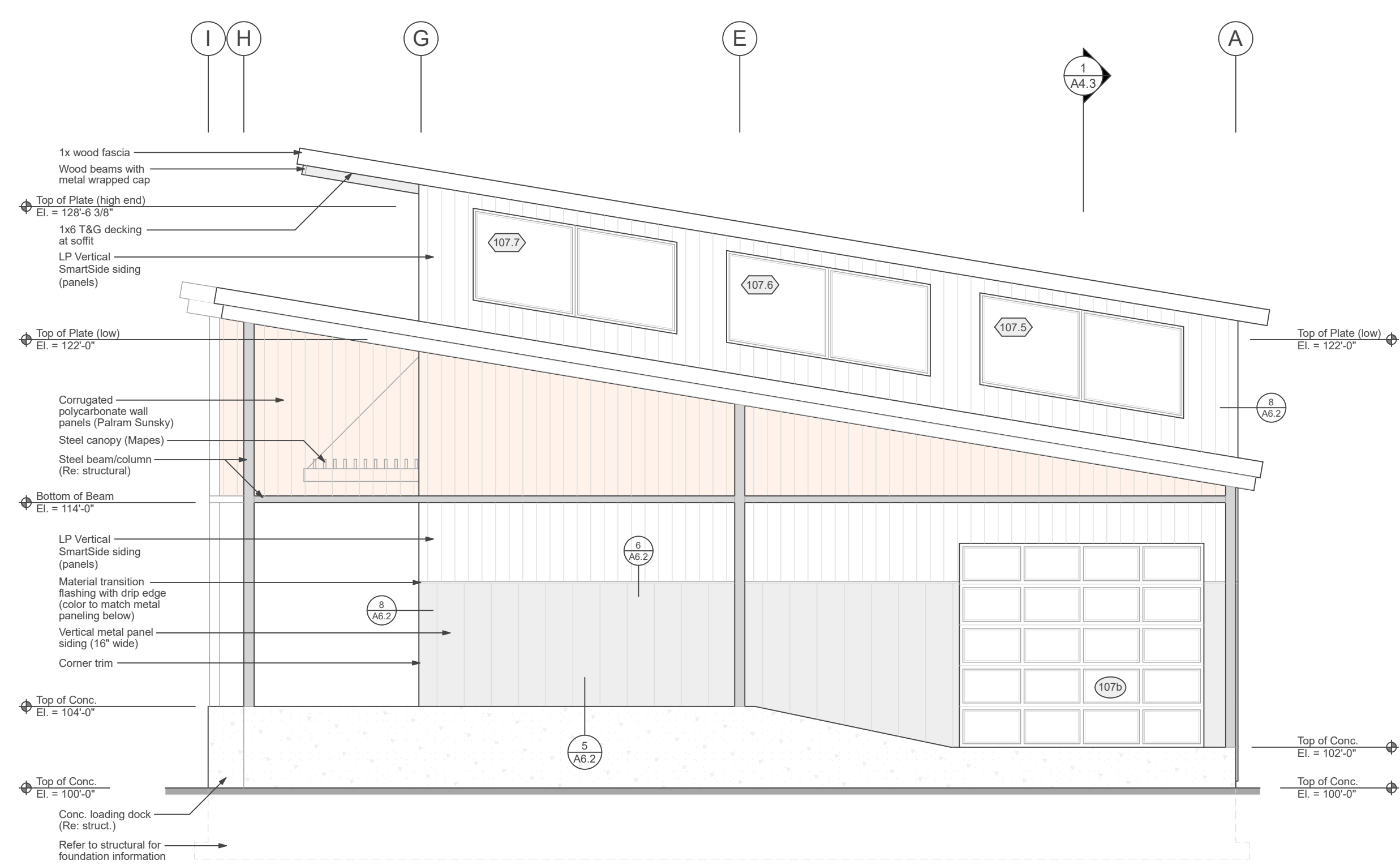
South Elevation

SCALE: 3/16" = 1'-0"

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West Elevation
SCALE: 3/16" = 1'-0"



East Elevation
SCALE: 3/16" = 1'-0"

CONSULTANTS

PROJECT



3134 South Grand Ave.
Glenwood Springs,
Colorado
81601

Progress Set
6-21-23

REVISIONS:

PROJECT INFORMATION

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SHEET TITLE

A3.2

















Planning and Zoning Commission Report

Date: October 3, 2023
To: Planning and Zoning Commission
From: Watkins Fulk-Gray, Senior Planner
Subject: Planning Item 39-23

REQUEST	Consideration of code changes to Title 070 in regards to allowed uses in residential zone districts and changes to 070.45.080, Incentives for Residential Developments.
APPLICANT	City of Glenwood Springs
LOCATION	Citywide

ACTION ITEMS

Consideration of code text changes to 070.020, 070.030, and 070.45 of the Municipal Code, involving changes to allowed uses, minimum lot sizes, and incentives for residential development.

For Code Amendments, Planning and Zoning Commission is a recommending body to City Council. The Planning Commission shall review the Code amendment application and recommend approval, approval with conditions, or denial of the amendment.

Background & Project Summary

The Strategic Housing Plan Update, which was adopted by City Council in June, contains several recommended changes to the City's density bonus allowance and the allowed density in some of the City's residential zone districts (which is known as an "upzoning"). Staff has brought these two items forward as code changes along with changes to minimum lot sizes. These changes will mark steps toward the implementation of the Strategic Housing Plan Update. In addition to the Plan Update, these changes are generally supported by the Comprehensive Plan, the City's 2020-2025 Strategic Vision, work performed for the West Mountain Regional Housing Coalition by a consultant, and supports the City's commitment to obtaining Proposition 123 funding.

Staff proposes allowing duplexes as a use-by-right in the RR, RL, and RM1 zone districts; allowing triplexes as a use-by-right in the RM1 zone with deed restrictions; modifying and adding specificity to the existing density bonus and site flexibility measures; and to change the dimensional standards for the City's residential zone districts to match the duplex/triplex allowances and to make additional changes to facilitate infill development.

The grant from the Department of Local Affairs that the City received for updating the Strategic Housing Plan requires that the City make a genuine effort to adopt at least one of 16 qualified strategies after the culmination of the plan update. The proposals contained in this memo constitute two qualifying strategies: "1) Density bonus program for housing needs, and 2) Middle multifamily (duplex, triplex, other) use by right in single family residential zoning districts."

Public Outreach

The Strategic Housing Plan Update included a section of recommendations, two of which are the subjects of this proposed code change. The Plan Update included public hearings before Planning & Zoning Commission and City Council as well as a February public open house attended by more than 60 people that displayed information about various tools to increase housing affordability, including density bonuses. Several comments were received at the open house that are relevant to this possible code change:

- New housing should be transit oriented and be integrated with multimodal transportation options
- Housing tools should prioritize incentives over restrictions and requirements: carrots, not sticks
- Infill and upzoning are useful approaches to encouraging more housing, especially given land constraints. Single-family homes can easily become duplexes, fourplexes, and have ADUs.
- There is some skepticism towards density and growth, as this creates additional traffic and crowding.
- A density bonus should be codified by the City and easy to understand.
- Integrating housing density with transit is important.
- There is a need to have higher affordability requirements for projects that receive density bonuses.

These comments are reflected in the Staff recommendations of this report.

To supplement this code change effort, Community Development created a community survey specific to this memo's topics. The survey was open for four weeks to both Glenwood residents and people that work in Glenwood, and received 559 responses, including 504 who reported being Glenwood residents. The survey respondents skewed heavily toward homeowners, English-speakers, and people who reported household income greater than 140% of area median income (AMI). This is not unusual for public outreach efforts, but Staff did strive for responses that align more closely with the city's actual demographics. The survey was intentionally an online effort offered in English and Spanish, rather than one that included public meetings, in order to be as convenient and inclusive as possible. Survey responses are discussed in the sections of this memo that correspond to the questions.

Changes to Allowed Uses/Upzoning

Background

Currently, the RM1 and RL zones allow duplexes with a Special Use Permit, while the RR zone prohibits them. None of the Residential Medium Density (RM1), Residential Low Density (RL), and Rural Residential (RR) zones allow triplexes at all. Together, these three zone districts make up about 26% of the City's land area and, together with some Planned Unit Developments (PUDs), represent areas that are mostly single-family. The recommendations contained in the ensuing sections would make it so that no neighborhoods in Glenwood, other than certain PUDs, would exclusively allow single-family homes. Allowing the free market to add density in these parts of the city would have benefits and potential negative consequences that will be explored in the ensuing sections.

Existing neighborhoods are already served by roads, sidewalks and bike lanes, schools, parks, and utilities. This infrastructure needs maintenance and therefore is an ongoing cost to the City.

Greenfield development, meaning new development on raw land, requires new infrastructure, whereas redevelopment of existing neighborhoods typically needs no or very little new infrastructure. Redevelopment that increases density is generally more efficient and costs the City less. However, redevelopment of existing structures is also inherently more complicated than greenfield development and creates impacts to Glenwood's residents and neighborhoods. Like greenfield development, redevelopment often has temporary impacts that include additional traffic, noise, and dust. Since redevelopment occurs within already-established neighborhoods, the temporary impacts such as noise, dust, and construction parking impacts are usually noticed by neighbors, whereas greenfield development may have less immediate impact on existing neighborhoods. When redevelopment changes the design and appearance of existing homes or buildings, residents may also find that it changes neighborhood character (although all new redevelopment must meet the City's design standards).

Allowing duplexes in all residential zoning districts and triplexes in most, a change sometimes described as an "upzoning" that allows more density, would allow greater infill redevelopment opportunity in existing neighborhoods. This could be written to allow either free market duplexes/triplexes or duplexes/triplexes in which one or two of the units are deed restricted. Deed restrictions could either require resident occupancy or both resident occupancy with price restrictions. Requiring deed restrictions would be a less attractive proposition to builders and property owners and may result in fewer new units, though any units that were produced would be deed restricted. Allowing additional free market units would likely attract much more interest, lead to more housing units created, and increase property values more than allowing additional deed restricted units would. These considerations inform Staff's upzoning recommendations.

Recommendation for upzoning/changes to allowed uses:

Staff recommends allowing free market duplexes by-right in all zone districts in which single-family homes are allowed and allowing triplexes in more of the city. This means changing the code to allow duplexes in the RR zone and removing the requirement that duplexes receive Special Use Permits in the RL and RM1 zones. Staff recommends allowing triplexes in the RM1 zone by-right when the third unit of a triplex is deed restricted. These changes would bring benefits to the community, including allowing a greater diversity of housing, giving property owners more choices, and allowing modest increases to the housing supply. The community has expressed concerns over large residential developments, and the proposed upzoning is a way to add housing through smaller projects. These changes could be achieved through code changes, with no direct costs to taxpayers.

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
RESIDENTIAL USES																		
Household Living	Dwelling, <u>live-work</u>						P	P	P	P	P	P	P	P			070.030.030(c)(2)	1 per dwelling unit
	Dwelling, multifamily				P	P	P	P	P	P	P	P					070.030.030(c)(1)	1.5 per dwelling unit, plus 1 guest space per each 5 dwelling units
	Dwelling, townhouse				P	P	P	P	P	P	P	P				S	070.030.030(c)(1)	1.5 per dwelling unit, plus 1 guest space per each 5 dwelling units
	Dwelling, single-family detached	P	P	P	P	P	P	P	P		P	P				S	070.030.030(c)(1)	1 per dwelling unit
	Dwelling, three-family	S	S	P	P	P	P	P	P	P	P	P				S		1.5 per dwelling unit, plus 1 guest space per each 5 dwelling units
	Dwelling, two-family	P	P	P	P	P	P	P	P		P					S	070.030.030(c)(1)	1.5 per dwelling unit

Above: The portion of the Municipal Code showing allowed residential uses by zone district with proposed changes in red.

If directed to make the changes discussed in this memo, several associated changes to the Municipal Code will need to be made in order to implement the intent of these changes:

- Changes to the use chart (section 070.30.020(e)): A “dwelling, three-family” category will be created; duplexes will be listed as a permitted use in the use chart under the appropriate zone districts; triplexes will be listed as a permitted use in the use chart under the appropriate zone districts, with a footnote explaining that they are only allowed with a deed restriction for at least one of the units.
- Changes to Table 20.2: Summary of Residential Dimensional Standards. Revised minimum lot areas will be included under the applicable zone districts. New minimum lot standards for attached dwelling units will be established for the applicable zone districts. Minimum amounts of landscaped area will be established for the applicable zone districts.

These changes, if approved, will be shown specifically in exhibits to the ordinance that would be adopted by City Council.

Currently, duplexes are allowed by-right only in the RM2, RH, RT, and certain commercial zone districts, as well as with a Special Use Permit in the RL and RM1 zones. Triplexes are also allowed by-right in the RM2, RH, and RT zones, as well as the City’s commercial zone districts. Extending the potential of duplex creation in the rest of the City’s residential districts and greater possibility for triplex creation would allow either single-family homes or duplexes in all of the City’s residential zone districts and would allow triplexes into more neighborhoods than they are currently allowed. This would represent a greater diversity of housing options than is currently allowed, without allowing housing types that are vastly different than what is currently possible. Triplexes may fit into the urban fabric of predominantly single-family neighborhoods less than duplexes, though this can be mitigated with through design. Duplexes are often able to match the form of single-family home-predominant neighborhoods. This increased diversity of housing options can lead to benefits including more price points for buyers and renters and a more efficient use of space when there are large lots that could accommodate two or three units. Duplexes and triplexes also may allow

homeowners another option besides accessory dwelling units (ADUs) to create caretaker units for aging family members.

An upzoning allowing duplexes and triplexes would not spell the end of single-family home uses in Glenwood's neighborhoods. The recommended changes maintain single-family homes as a by-right use in all the City's residential zone districts, so property owners will have the option to build or maintain single-family homes as before. Allowing duplexes and triplexes in more zone districts gives property owners more choices about how to use their properties. If they choose to redevelop in a way that increases density, this represents an increase in the City's housing stock, potentially one that targets missing middle housing for middle-income families, that will not directly cost taxpayers anything. As such, the proposed upzoning is one tool among others the City is pursuing to create more housing and to create more affordable housing.

Limitations and risks to recommended upzoning

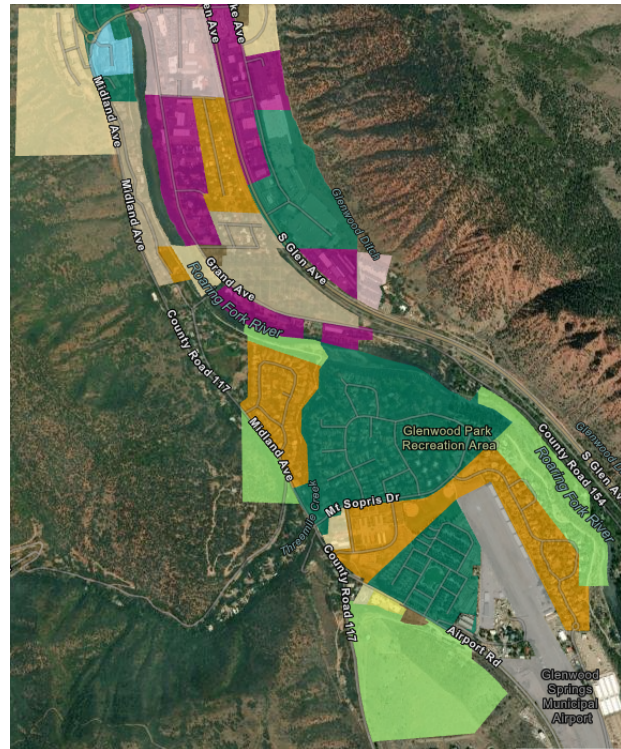
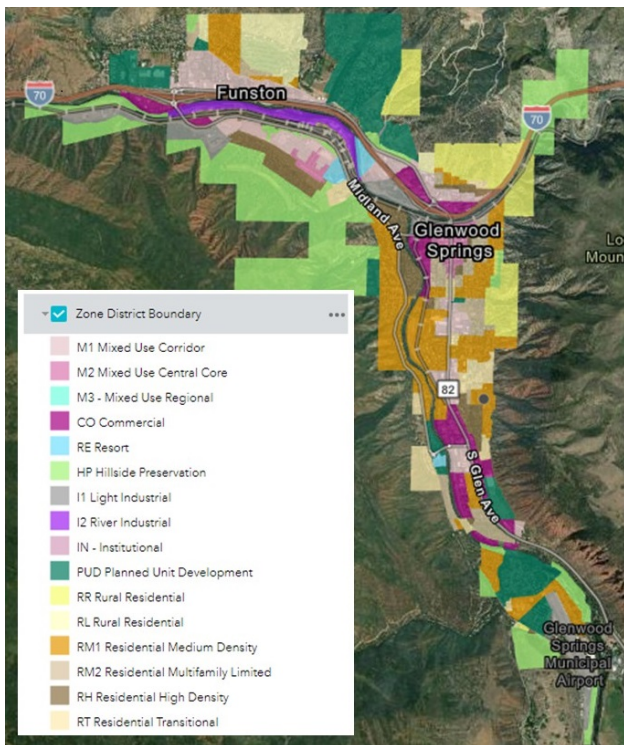
Not all residential lots would be eligible for increased density. Factors such as landscaping, common open space, and parking are three site elements that often must be upgraded to allow increased density. Duplexes require three off-street parking spaces and triplexes require six; not all lots have the space to fit six off-street parking spaces in addition to the triplex structure itself and associated site elements like a driveway and landscaping. The Staff recommendation includes requiring 20% of the lot on which a triplex is proposed to be landscaped. These and other zoning requirements mean that not all sites would have the capacity to be redeveloped for additional density.

There are possible negative consequences of the proposed upzoning. Allowing greater development and redevelopment potential may increase the risk of replacement of older structures with newer duplexes or triplexes, a topic discussed by the Housing Commission and Historic Preservation Commission and addressed later in this report. In some cases, such as with dilapidated housing stock that is owner-occupied, teardowns may improve housing quality and be a potential windfall for the owner. Teardowns which are renter-occupied will result in displacement of the renters. There is also a risk that valued non-landmarked historic homes may be demolished. The City does incentivize local landmarking for historic properties that would prohibit a teardown in most cases, but the landmarking process is voluntary on the part of the landowner. Teardowns and redevelopment generally also have the potential to change neighborhood character by changing the familiar facades and landscaping of existing homes. Home demolitions are of course allowed currently, and the City has not seen a significant number of teardowns in recent years. While it is difficult to predict with any certainty to what degree redevelopment will occur if the recommended changes are made, an upzoning could potentially make some of these outcomes more likely. The City's design requirements and downtown-specific design requirements require new development to meet the City's standards. While undesirable, the potential negative outcomes from redevelopment—teardowns of historic homes, displacement of renters in homes that are torn down, and changes in neighborhood character—may be outweighed by the fact that an estimated 38% of residents in Glenwood Springs are housing cost-burdened. The proposed changes could help to alleviate this problem.

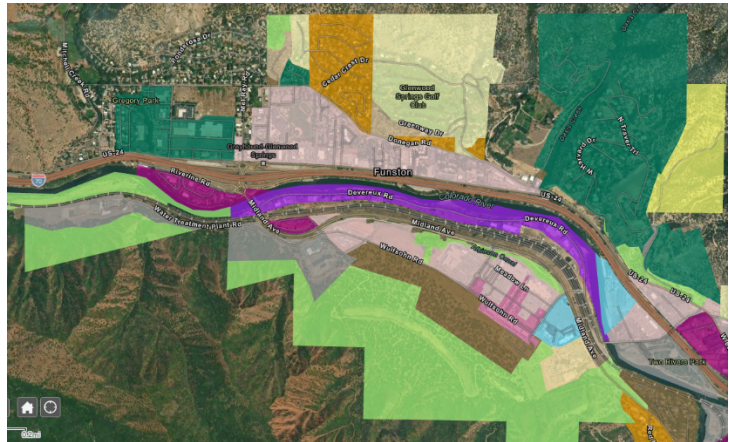
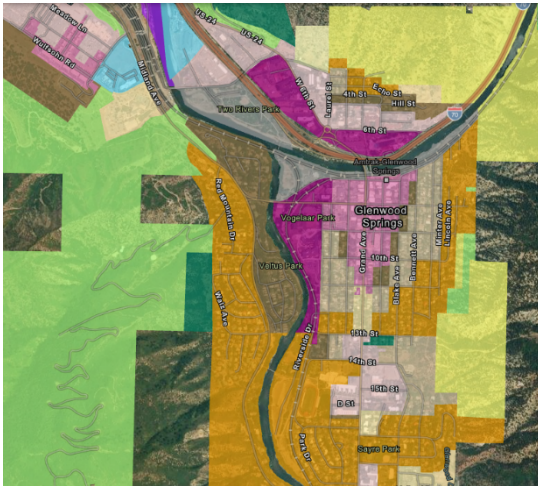
State and Municipal Examples of Upzoning

Upzonings that allow duplexes or more in all zoning districts, effectively ending the practice of allowing only single-family homes in certain neighborhoods, have precedent in many jurisdictions around the country. At least 13 states have legislation or are considering legislation to allow greater

density than single-family homes everywhere and preempt local zoning, and at least four states—California, Connecticut, Montana, and Oregon—have passed measures doing so. Colorado’s state house in 2023 considered Senate Bill 213, which considered requiring cities to allow a base level of density. It failed to pass, but is expected to return in some form in future legislative sessions. Many other cities, including Minneapolis, MN; Charlotte, NC; and Walla Walla, WA, and Austin, TX have reformed their zoning codes so that no zone district allows only single-family homes. While all of these places have made these changes relatively recently, Minneapolis’s zoning reforms, which were undertaken in 2018, appears to have not been accompanied by significant increases in new units. Glenwood Springs’s housing market may be more likely to take advantage of additional allowable density, but the factors discussed above such as parking, common open space, landscaping, and deed restrictions will still play a limiting role.



Above left: An overall map of the City’s zone districts. RR is in light yellow, RL is a pale yellow, and RM1 is a dark yellow or light brown. Above right: The zoning of Glenwood Springs’s southern neighborhoods.

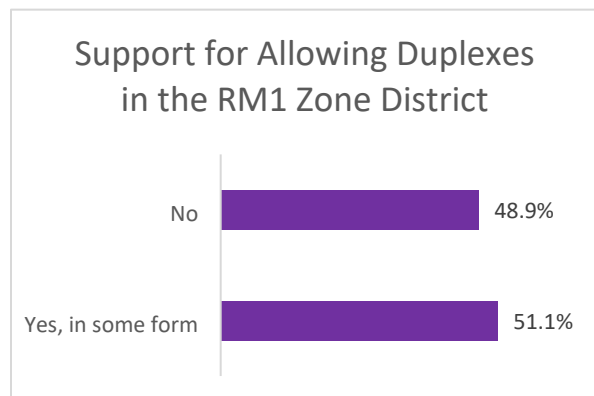
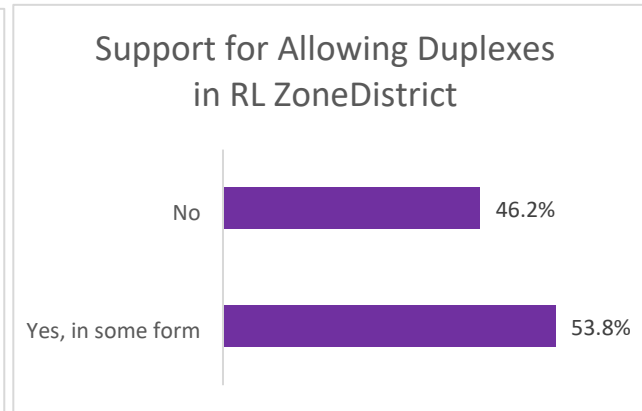
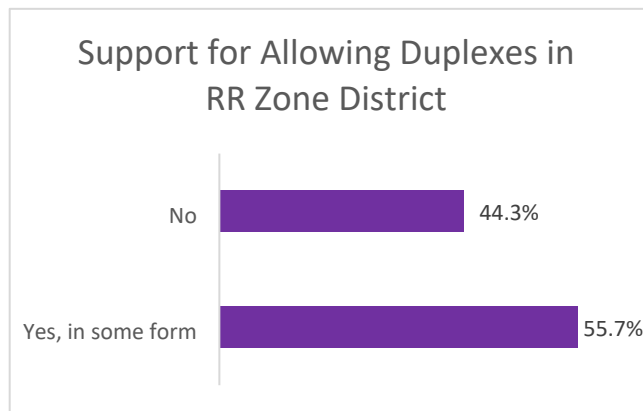


Above left: Zone districts in central Glenwood Springs. Right: West Glenwood zone districts. A public interactive map of the city's zoning is available at:

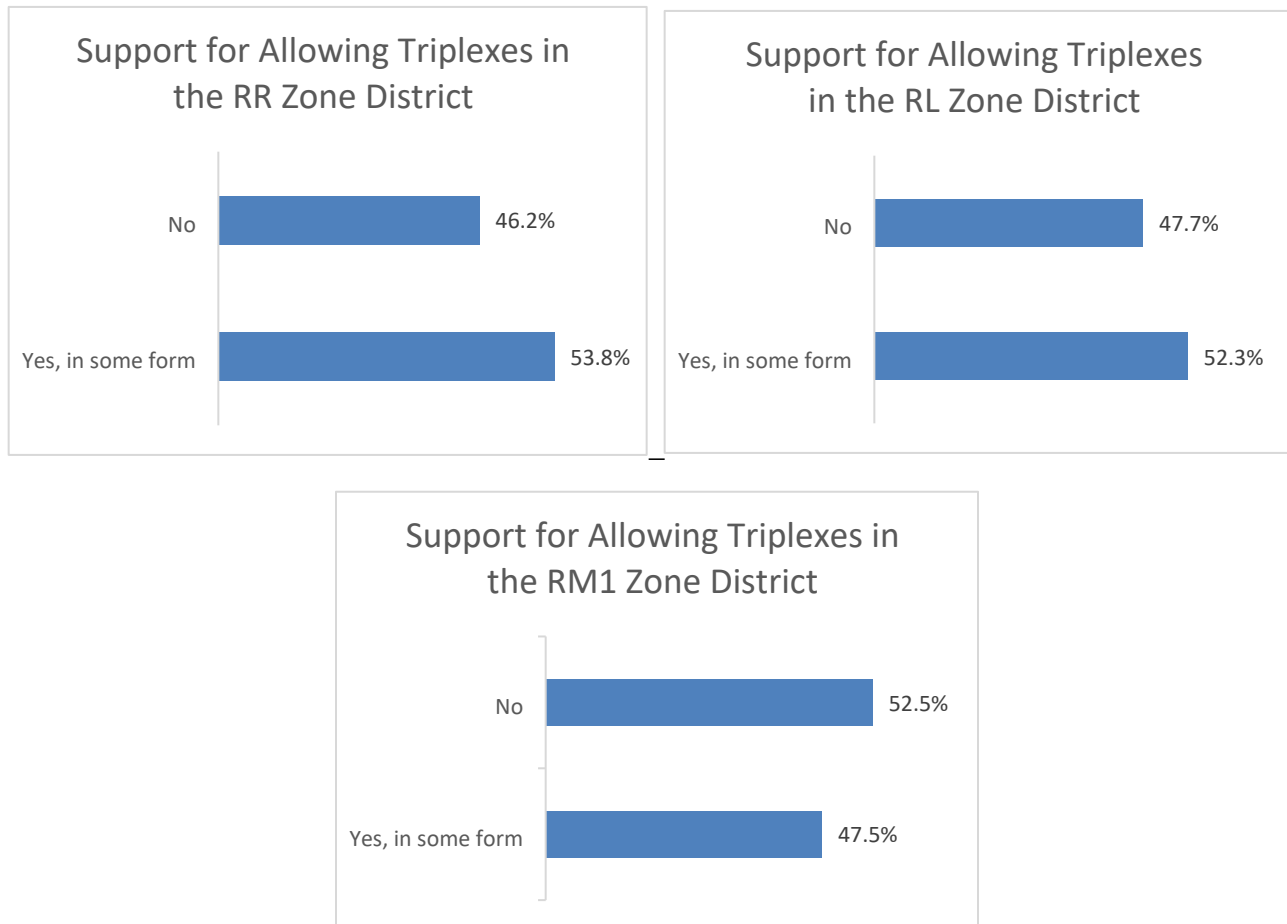
<https://gwsco.maps.arcgis.com/apps/webappviewer/index.html?id=4ddd04a3ec904da8a3bec0c357c7a7d4>

Survey results regarding upzoning

The City conducted an online survey from August 23 to September 20 asking residents for their feedback and measuring support for upzoning and changes to the density bonus program. Support for some type of allowance for duplex—either with the second unit as free market or deed restricted—outweighed responses not in favor of allowing duplexes. Support for allowing triplexes outweighed those opposed to allowing them in the RR and RL zone districts, but more people were opposed to allowing triplexes in the RM1 zone than people in favor of allowing triplexes.



Above: Results of the survey questions regarding support for allowing duplexes.



Above: Results of the survey questions regarding support for allowing triplexes.

Upzoning and connections to planning documents

Staff's upzoning recommendation is supported by the following planning documents:

- The Strategic Housing Plan Update recommends allowing up to a triplex on lots that are currently restricted to single-family homes in conjunction with deed restrictions. To place a check on the possibility that redevelopment could drive up housing costs, the Plan Update recommends that the second unit of duplexes and the second and third units of a triplex be allowed only with deed restrictions.
- Williford LLC, a consultant contracted to perform policy work for the West Mountain Regional Housing Coalition (WMRHC), created a draft document with recommended changes to the City's code after reviewing it from the lens of affordable housing. One recommendation was this:

“... [W]e recommend allowing duplexes as a use by right in all residential zoning districts, and allowing townhomes and small multifamily development in the RM1 zoning district. These changes can be implemented alone to increase opportunities for housing supply overall, or they can be used as a density bonus for 100% community housing development. This strategy is in alignment with the direction to incorporate a

variety of housing types discussed in the Residential Site and Building Design section of the code.”

- Housing is an important goal stated in the Comprehensive Plan. These two goals relate closely to an upzoning:
 - Increase housing density
 - Provide diversity in housing type

The recommended upzoning would allow density to increase by providing a greater diversity of housing types.

- The 2020-2025 Strategic Vision Plan contains strategies nested within the goals of “Protect and preserve our quality of life” and “Generate sustainable economic development” that relate to these changes:
 - Develop affordable housing with strategic partners so more people who work in the city can live in the city.
 - Creation of diverse and inclusionary housing.

This upzoning proposal would allow the free market to increase the supply of housing, creating opportunities for employers to engage in this task. These recommendations would ensure at least the possibility of diverse and inclusionary housing.

Changes to minimum lot size

The minimum lot sizes set in section 070.020 of the Municipal Code are the smallest sizes into which lots can be subdivided. Lot size is one important determinant of affordability, so smaller lot sizes can promote affordability in housing. Smaller minimum lot sizes also promote infill development, a more efficient pattern of development for providing City services.

The code also provides minimum lot areas for attached units, such as duplexes and multifamily developments. The allowed density of multifamily development is usually expressed in a minimum area per attached dwelling unit; to determine a lot’s maximum number of dwelling units, the total lot area is divided by the minimum area per attached dwelling unit from code. These per-unit limits are therefore the prime determinant of allowable density.

Recommendation for minimum lot size changes

Staff proposes changing the minimum lot sizes for the RR, RM1, RM2, RH, and RT zone districts as shown in the table below.

Table 020.2: Summary of Residential Dimensional Standards						
	RR	RL	RM1	RM2	RH	RT
Lot Standards, Minimum						
Lot area	40,000-sf 20,000-sf	20,000-sf	6,000-sf	—	—	—
Lot area, lots created prior to March 1, 1965			5,000-sf			
Lot area, single-family detached	—	—	—	5,000 3,000-sf	4,500 3,000-sf	5,000-sf
Lot area, attached dwellings sharing common wall			7,500-sf 2,500-sf/unit	2,500 2,200-sf/unit	2,250 2,000-sf/unit	2,500 2,000-sf/unit
Landscaped area (for multifamily dwellings)	20-percent	20-percent	20-percent	20-percent	20-percent	20-percent

Above: Proposed dimensional changes to zone districts.

The recommendations as drafted will allow a modest density increase, allow more subdivisions of large lots, and promote smaller, likely more affordable, homes. As presented, duplexes will be allowed on all RR and RL lots with at least 6,000 square feet and triplexes will only be allowed on RM1-zoned lots that are at least 7,500 square feet. Subdivisions, under the proposed changes, would be allowed for smaller lots in the RM2, RH, and RR zones. This may facilitate a modest increase in density and allow smaller and more affordable homes.

Staff also recommends changing the definition of “multi-family development” in section 070.70.030. The definition currently reads “A structure or part thereof designed exclusively for occupancy by two or more families and commonly referred to as a duplex (two-family dwelling), triplex, fourplex, townhouse, or apartment house.” This clashes with the definition of “multifamily dwelling” in section 070.70.020, and relates to whether there is a minimum requirement for landscaped areas, as shown in the figure above. Staff recommends changing definition of “multi-family development” to match that of “multifamily dwelling.”

Lot standards and connections to planning documents

The draft recommendations prepared by Williford LLC as part of the work for the West Mountain Regional Housing Coalition (WMRHC) recommended reducing the minimum lot sizes for the RH, RM2, RM1, and RL zone districts. Staff has taken these recommendations for the RH and RM2 zone districts.

The proposed changes relate closely to the Comprehensive Plan goals “Increase housing density” and “Provide diversity in housing types.” All the proposed changes to lot standards will promote density.

The 2020-2025 Strategic Vision Plan contains the goal “Generate sustainable economic development” with a nested strategy that relates to the proposed changes to lot standards: “Creation of diverse and inclusionary housing.” The proposed changes will reduce a barrier to creating diverse housing types, like duplexes and multifamily. Allowing smaller lots will also promote housing that is affordable.

Changes to density bonuses

Over the course of many discussions with citizen boards and commissions, there have been comments requesting incentives, rather than regulations, for affordable housing. Density bonuses are a type of incentive that can encourage the types of development the city wants. Section 070.45.080 describes incentives, including a density bonus, for deed restricted housing by allowing up to one bonus dwelling unit in residential zone districts and an additional story in commercial zone districts. Current code language states that “the City may offer a density bonus” for projects with one or more deed restricted units, and the bonus unit may be a free market unit. Additional provisions for the density bonus are found in the Housing Guidelines, a supplemental document referred to in code that was adopted by resolution by City Council. This language states that “Developments proposed in Residential Zones shall be limited to one additional unit than the zoning would otherwise allow.” Staff believes, and the Strategic Housing Plan Update supports, that this incentive needs more specificity in order to be useful. The current density bonus language would benefit from refining what makes a project eligible for a density bonus and lacks clarity about how the bonus unit or units must be incorporated into the project. Naturally, bonus units must also allow more than what is allowed by zoning.

070.045.080 - Incentives for Residential Developments (Inclusionary Housing) Over One (1) Dwelling Unit.



Any residential or mixed-use development proposing to create one (1) or more residential dwelling units may be eligible for the following incentives when providing deed restricted community housing in the form of resident occupied community housing, for sale community housing and/or rental community housing that is deed restricted in accordance with the City's Community Housing Standards and Guidelines.

- (1) *Density Bonus.* As part of any new residential or mixed-use development, the City may offer a density bonus.
- (2) *Site Design Flexibility.* Provided that the housing goals and eligibility requirements are met and provided that the intents and purposes of this title are not compromised, the City may consider flexible application of design standards including, but not limited to minimum lot size, building height, lot coverage, impervious coverage, setbacks and landscaping.
- (3) *Public-Private Partnerships.* The City may participate in, or facilitate participation with other governmental entities regarding financing or purchasing of community housing units directly from the applicant or by other means of subsidy or participation.
- (4) *Tax Rebate or Reduction.* The City Council may at its sole discretion waive, reduce or rebate property, construction use, or other tax applicable to the project.

(Ord. No. [1-2021](#), § 2(Exh. A), 2-18-2021)

Above: Current code language with density bonus provision.

The concept of a density bonus is that in exchange for building something that the City wants, the developer can build an additional unit or units that would otherwise not be allowed by code. The possibilities proposed in the survey for what could unlock a density bonus included affordable units, the creation of ADA-compliant units, the creation of larger units suitable for families, and the creation of condominiumized units for ownership.

Survey results regarding density bonus

Responses to the survey were on the whole not receptive towards a density bonus, though a density bonus is already allowed by code. The survey offered types of developments that could unlock a density bonus projects, including:

- dwelling units large enough for families

- ADA-compliant units
- units available for purchase
- units deed-restricted for local employees
- dwelling units deed restricted for local employees and that are price-capped.

Of the options offered on the survey as eligible to unlock a density bonus, deed restricted housing was viewed most favorably. There was not much support for allowing more than one bonus unit.

Recommendation for changes to density bonus

Staff recommends providing further specificity to the existing density bonus and adding additional ways to unlock a density bonus. These six changes are outlined below:

1. For projects more than three residential units but less than the threshold of applicability for the inclusionary zoning standards (10 units currently) that provide one deed restricted unit affordable to households earning 100% AMI, the project should be automatically eligible for the following incentives:
 - One free market bonus unit
 - Six additional feet in height
 - A 30% reduction in the numerical standards for lot coverage, setbacks, and landscaping

This recommendation would specify that while a bonus unit is allowed for projects that provide a deed restricted unit, it is only available for projects more than three units but not when required to provide deed restricted units as part of the inclusionary zoning standards. It would also set limits on the flexibility provided. The flexibility available is intended to accommodate projects that would struggle dimensionally to incorporate the desired deed restricted unit and the bonus unit.

2. For projects more than three residential units but less than the threshold of applicability for the inclusionary zoning standards that provide one deed restricted unit affordable to households earning 60% AMI or two deed restricted units affordable to households earning 100% AMI, the project should be automatically eligible for the following incentives:
 - One bonus free market unit
 - 12 additional feet in height
 - Theoretically unlimited flexibility for design standards, minimum lot size, maximum lot coverage, setbacks, and landscaping. The flexibility shall be allowed at the discretion of the reviewing body. This is equivalent to the current requirements. Explicitly excluded shall be modifications to parking requirements and an increase greater than 12 feet in height.

This recommendation would provide a deeper bonus acknowledging a deeper commitment to housing affordability. The deeper flexibility is intended to accommodate projects that would struggle dimensionally to incorporate the desired deed restricted unit or units and the bonus unit.

3. For projects within 500 feet of a transit stop, the project should be automatically eligible for one free market bonus unit, with no site flexibility incentives. For zone districts that do not have minimum lot standards, such as CO or M1, projects shall be eligible for a 30% reduction in the numerical standards for lot coverage, setbacks, and landscaping.

Incentivizing projects that are in close proximity to transit can drive development toward places where there would be less need for owning a car and less impact to roadways and traffic. While far from a guarantee that residents will not own cars, this concept is known as “transit-oriented design” and is practiced in most cities in one way or another.

4. For projects more than three units that will offer 100% for-sale residential units, the project shall be automatically entitled to one bonus unit, with no site flexibility incentives. For zone districts that do not have minimum lot standards, such as CO or M1, projects shall be eligible for a 30% reduction in the numerical standards for lot coverage, setbacks, and landscaping.

These provisions would incentivize residential or mixed-use projects that offer homeownership opportunities. No flexibility measures are recommended for projects in zone districts with minimum lot standards because for-sale units may be a lesser priority than affordability, but still a desired product. Site flexibility is recommended for projects in zone districts without minimum lot standards because no bonus unit would be available in these zone districts.

5. For projects that are subject to the inclusionary zoning standards (currently 10 units) that provide double the number of deed restricted units required by inclusionary zoning, the project should be automatically eligible for the following incentives:
 - Bonus free market unit or units equivalent to 5% of the project’s total unit count. The 5% shall be rounded down if calculation yields less than 0.75.
 - 12 additional feet in height
 - Theoretically unlimited flexibility for design standards, minimum lot size, maximum lot coverage, setbacks, and landscaping. The flexibility shall be allowed at the discretion of the reviewing body. This is equivalent to the current requirements. Explicitly excluded shall be modifications to parking requirements and an increase greater than 12 feet in height.

This recommendation would acknowledge the deeper commitment to affordable housing with a generous bonus and site flexibility possibility.

6. The current standards state that a density bonus may be offered when a deed restricted unit is proposed. Staff believes the intent of this standard is to offer a density bonus when one is proposed that is not required (such as by inclusionary zoning), so Staff proposes to add clarifying language stating that projects providing a deed restricted unit or units that are not required to do so are eligible.

Differences between existing density bonus program and proposed

The proposals discussed above will provide important specificity in the application of a density bonus and incentivizes certain types of development. These types of developments or added specificity includes the following:

- Residential or mixed-use projects that include deed restricted units
- Projects offering deeper affordability
- Projects offering for-sale residential units
- Projects in close proximity to transit
- Specifying that while a bonus unit is allowed for projects that provide a deed restricted unit, it is only available for projects in which deed restricted units are not already required.

Density bonus and connections to planning documents

The Strategic Housing Plan Update contains recommendations for changes to how the City offers a density bonus. They are:

- Update code to define the affordability parameters required to receive a density bonus. Note that there may be various levels of affordability requirements.
- Consider a density bonus policy that applies to residential projects below the inclusionary housing ordinance.

The proposed changes do both of these things, defining the affordability parameters, creating a different tier of incentive for deeper affordability, and specifying that these incentives are available for projects that go beyond what is required by inclusionary zoning.

The draft recommendations prepared by Williford LLC as part of the work for the West Mountain Regional Housing Coalition (WMRHC) recommended:

- When density bonuses are available, grant them automatically
- Allow relaxed design standards so that density is less-constrained by the requirement that density match design of neighboring properties.

While not a substantive change, Staff has used these recommendations as an opportunity to clarify that the incentives will be automatically available for eligible projects.

The 2020-2025 Strategic Vision Plan contains strategies nested within the goals of “Protect and preserve our quality of life” and “Generate sustainable economic development” that relate to these changes:

- Develop affordable housing with strategic partners so more people who work in the city can live in the city.
- Creation of diverse and inclusionary housing.

This upzoning proposal would allow the free market to increase the supply of housing, creating opportunities for employers to engage in this task. These recommendations would ensure at least the possibility of diverse and inclusionary housing.

The City recently submitted a letter of intent to participate in Proposition 123, a statewide voter-initiated funding program for affordable housing. Access to this funding commits the City to creating a certain number of units affordable to households earning 60% AMI. While not all details about how programs under Proposition 123 will work are available yet, incentivizing units affordable at a 60% AMI level, as the proposed changes do, would help the City meet its commitment.

Reviewing Agency Comments

The Housing Commission at their July meeting discussed these potential code changes. Housing Commission believes an upzoning may be warranted, but expressed concern about losing some of the City’s historic single-family homes to redevelopment. Broad support, but not unanimous support, was held for allowing triplexes as a by-right permitted use in the RM1 zone and allowing duplexes by-right in the RR and RL zones. Methods of limiting the number of conversions from single-family homes to triplexes was also discussed.

Housing Commission believes that dwelling units with two or three bedrooms, condominiumized units, and ADA units are housing products that the City needs more of and which should be included as ways that make a project eligible for a bonus unit. They identified three- and even two-bedroom

units as sufficient for families. These, and ADA-compliant housing units, they view as particular needs in short supply.

The Historic Preservation Commission reviewed the possible upzoning in its August meeting. They are very concerned about the potential for demolition of structures that are eligible for local historic landmarking. While separate from an upzoning, they are interested in a related effort to strengthen downtown design standards to ensure compatibility between existing historic structures and new development, regardless of density.

Review Criteria and Staff Analysis

A code amendment is a legislative decision by the City Council. Prior to recommending approval or approving a proposed Code amendment, the Planning and Zoning 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 changes are consistent with the Comprehensive Plan and supports several policies or actions described in the Comprehensive Plan.

The Comprehensive Plan identifies housing as an important goal. The following overall goals in the Comprehensive Plan relate to these proposed changes:

- **Increase housing density**
- **Provide diversity in housing type**

More specific Comprehensive Plan Policies/Actions also support the proposed changes:

- **Provide incentives for developers to build condos or townhouse units, including identifying and supporting condominiumization opportunities to increase homeownership.**
- **Require qualified workforce and affordable housing buyers and renters under subsidized housing programs to be employed locally within city limits or in close proximity as determined by deed restriction regulations.**
- **Create a policy or program to preserve existing missing middle housing and explore ways to develop new missing middle housing.**

- II. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
The proposed changes to the Code's mitigation requirements do not conflict with the Municipal code.

- III. Is necessary to address a demonstrated community need;
Housing is an important community need. According to the 2023 Strategic Housing Plan Update, Glenwood Springs faces a current shortage of approximately 1,300 dwelling units. The proposed changes would make development of new housing

possible. Though the specific code changes do not mandate affordability, they incentivize affordability and will contribute to an environment that can produce greater affordability.

- IV. Is necessary to respond to substantial changes in conditions and/or policy; and
The 2023 Strategic Housing Plan Update found an overall shortfall of around 1,300 dwelling units, a condition that was most likely not present when the existing density limits and minimum lot sizes were created.
- V. Is consistent with the general purpose and intent of this Code.
The proposed amendment is in line with the purpose and intent of the Code.

Action Item and Staff Recommendation

Action Item:

Consideration of code text changes to 070.020, 070.030, and 070.45 of the Municipal Code, involving changes to allowed uses, minimum lot sizes, and incentives for residential development.

Staff recommends **approval** of the code amendments.

Suggested Findings:

The proposed code amendment:

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

Suggested Motion:

I recommend **approval** of the text changes to the Municipal Code sections 070.020, 070.030, and 070.45 as described in the Staff memo with the findings as written in the Staff memo.

Alternative Motions:

I recommend **approval** of the text changes to the Municipal Code sections 070.020, 070.030, and 070.45 as described in the Staff memo with the following changes: [describe changes], and with the following findings: [make findings for how proposed changes meets the five criteria for approval].

Or

I recommend **denial** of the text changes to the Municipal Code as described in the Staff memo.



2023 Income Limit and Maximum Rent Tables
for All Colorado Counties
20% to 120% of Area Median Income (AMI)

HUD Effective Date: May 15, 2023

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 06.29.2023.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2023 limits and that place in service before 06.29.2023 may continue to apply the same limits used in 2022.

County	HERA	AMI	2023 Maximum Rents					2023 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Fremont		120%	1,827	1,957	2,349	2,715	3,030	73,080	83,520	93,960	104,400	112,800	121,200	129,480	137,880
Fremont		100%	1,522	1,631	1,957	2,262	2,525	60,900	69,600	78,300	87,000	94,000	101,000	107,900	114,900
Fremont		80%	1,218	1,305	1,566	1,810	2,020	48,720	55,680	62,640	69,600	75,200	80,800	86,320	91,920
Fremont		70%	1,065	1,141	1,370	1,583	1,767	42,630	48,720	54,810	60,900	65,800	70,700	75,530	80,430
Fremont		60%	913	978	1,174	1,357	1,515	36,540	41,760	46,980	52,200	56,400	60,600	64,740	68,940
Fremont		55%	837	897	1,076	1,244	1,388	33,495	38,280	43,065	47,850	51,700	55,550	59,345	63,195
Fremont		50%	761	815	978	1,131	1,262	30,450	34,800	39,150	43,500	47,000	50,500	53,950	57,450
Fremont		45%	685	734	880	1,018	1,136	27,405	31,320	35,235	39,150	42,300	45,450	48,555	51,705
Fremont		40%	609	652	783	905	1,010	24,360	27,840	31,320	34,800	37,600	40,400	43,160	45,960
Fremont		30%	456	489	587	678	757	18,270	20,880	23,490	26,100	28,200	30,300	32,370	34,470
Fremont		20%	304	326	391	452	505	12,180	13,920	15,660	17,400	18,800	20,200	21,580	22,980
Garfield		120%	2,085	2,233	2,679	3,096	3,453	83,400	95,280	107,160	119,040	128,640	138,120	147,720	157,200
Garfield		100%	1,737	1,861	2,232	2,580	2,877	69,500	79,400	89,300	99,200	107,200	115,100	123,100	131,000
Garfield		80%	1,390	1,489	1,786	2,064	2,302	55,600	63,520	71,440	79,360	85,760	92,080	98,480	104,800
Garfield		70%	1,216	1,302	1,562	1,806	2,014	48,650	55,580	62,510	69,440	75,040	80,570	86,170	91,700
Garfield		60%	1,042	1,116	1,339	1,548	1,726	41,700	47,640	53,580	59,520	64,320	69,060	73,860	78,600
Garfield		55%	955	1,023	1,227	1,419	1,582	38,225	43,670	49,115	54,560	58,960	63,305	67,705	72,050
Garfield		50%	868	930	1,116	1,290	1,438	34,750	39,700	44,650	49,600	53,600	57,550	61,550	65,500
Garfield		45%	781	837	1,004	1,161	1,294	31,275	35,730	40,185	44,640	48,240	51,795	55,395	58,950
Garfield		40%	695	744	893	1,032	1,151	27,800	31,760	35,720	39,680	42,880	46,040	49,240	52,400
Garfield		30%	521	558	669	774	863	20,850	23,820	26,790	29,760	32,160	34,530	36,930	39,300
Garfield		20%	347	372	446	516	575	13,900	15,880	17,860	19,840	21,440	23,020	24,620	26,200

070.020.020 Summary of Dimensional Standards.

(a) *Residential Districts.*

Table 020.2: Summary of Residential Dimensional Standards						
	RR	RL	RM1	RM2	RH	RT
Lot Standards, Minimum						
Lot area	40,000 sf 20,000 sf	20,000 sf	6,000 sf	—	—	—
Lot area, lots created prior to March 1, 1965			5,000 sf			
Lot area, single-family detached	—	—	—	5,000 3,000 sf	4,500 3,000 sf	5,000 sf
Lot area, attached dwellings sharing common wall			7,500 sf 2,500 sf/unit	2,500 2,200 sf/unit	2,250 2,000 sf/unit	2,500 2,000 sf/unit
Landscaped area (for multifamily dwellings)	20 percent	20 percent	20 percent	20 percent	20 percent	20 percent
Setbacks, Minimum						
Front (from arterial streets)	50 feet	50 feet	30 feet	30 feet	15 feet	15 feet
Front (from other streets)	25 feet	25 feet	20 feet	20 feet	10 feet	10 feet
Side	10 feet	10 feet ^[1]	5 feet	5 feet ^[2]	5 feet ^[2]	5 feet ^[2]
Rear	25 feet	25 feet	15 feet	10 feet	10 feet	10 feet
Building Standards, Maximum						
Building height	27 feet	27 feet	27 feet	27 feet	40 feet	40 feet
Notes:						
[1] Or one-half the height of the principal building, whichever is greater.						
[2] For attached dwellings sharing a common wall, interior side setbacks may be permitted at zero feet.						

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
RESIDENTIAL USES																		
Household Living	Dwelling, live-work						P	P	P	P	P	P	P	P			070.030.030(c)(2)	1 per dwelling unit
	Dwelling, multifamily				P	P	P	P	P	P	P	P					070.030.030(c)(1)	1.5 per dwelling unit, plus 1 guest space per each 5 dwelling units
	Dwelling, townhouse				P	P	P	P	P	P	P	P				S	070.030.030(c)(1)	1.5 per dwelling unit, plus 1 guest space per each 5 dwelling units
	Dwelling, single-family detached	P	P	P	P	P	P	P	P		P	P				S	070.030.030(c)(1)	1 per dwelling unit
	Dwelling, three-family			P[1]	P	P	P	P	P	P	P	P				S		1.5 per dwelling unit, plus 1 guest space per each 5 dwelling units
	Dwelling, two-family	P	P	P	P	P	P	P	P		P					S	070.030.030(c)(1)	1.5 per dwelling unit
	Mobile home park					S	S	S			P						070.030.030(c)(3)	1 per dwelling unit
	Accessory dwelling unit	P	P	P	P	P	P	P	P		P	P				S	070.030.040(d)(1)	1 per unit
Group Living	Convalescent or nursing home					S	S	P	P		P	P			P			1 per 3 beds

[1] Triplexes allowed only when one unit is deed restricted in accordance with the City's Community Housing Standards and Guidelines.

Created: 2023-08-17 08:24:55 [EST]

(Supp. No. 30)

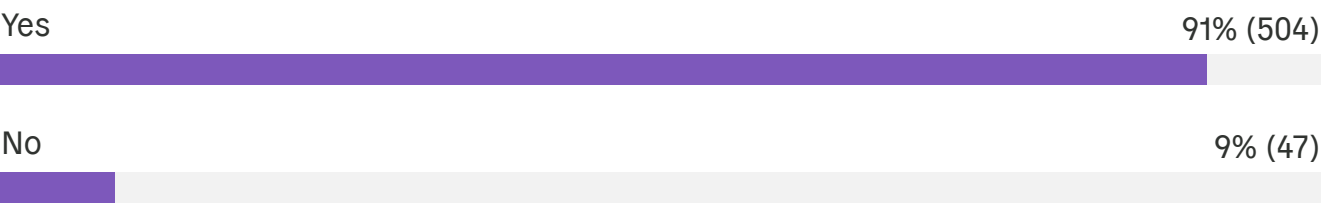


Glenwood Springs Zoning Changes

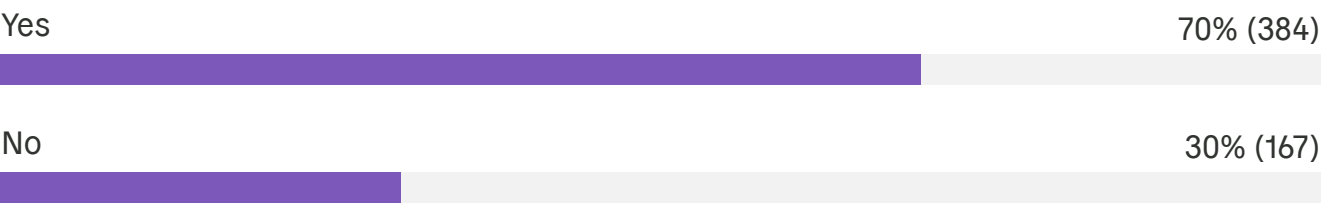
Survey Results
FINAL

09/27/2023

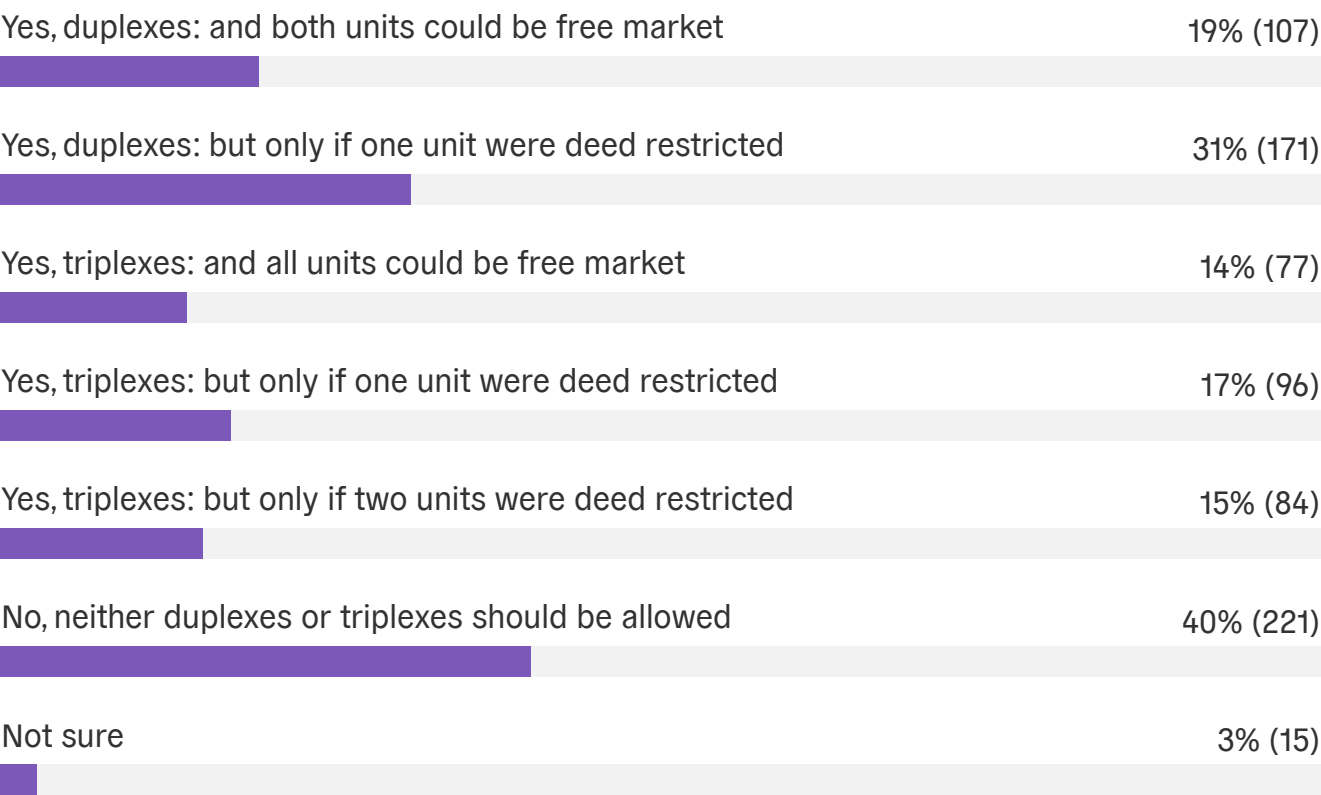
Do you live in Glenwood Springs



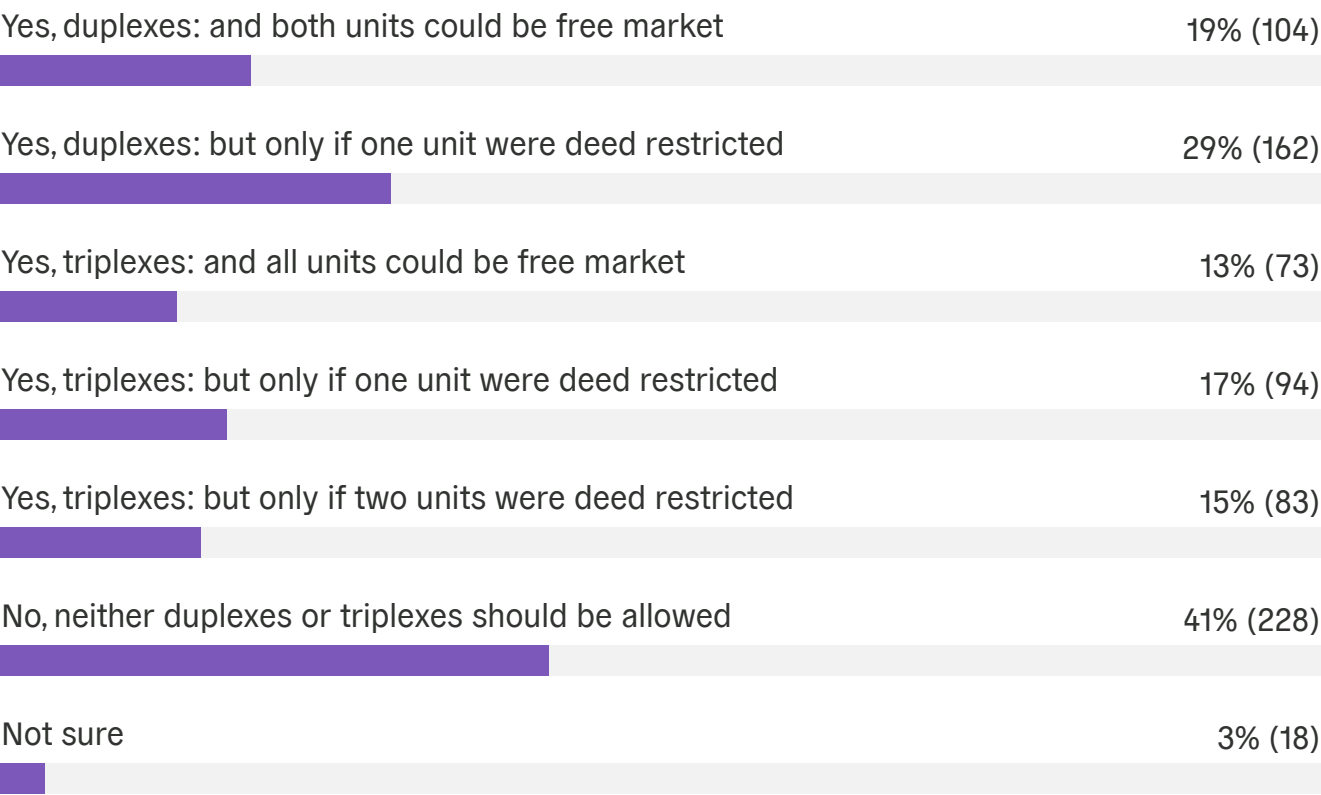
Do you work in Glenwood Springs?



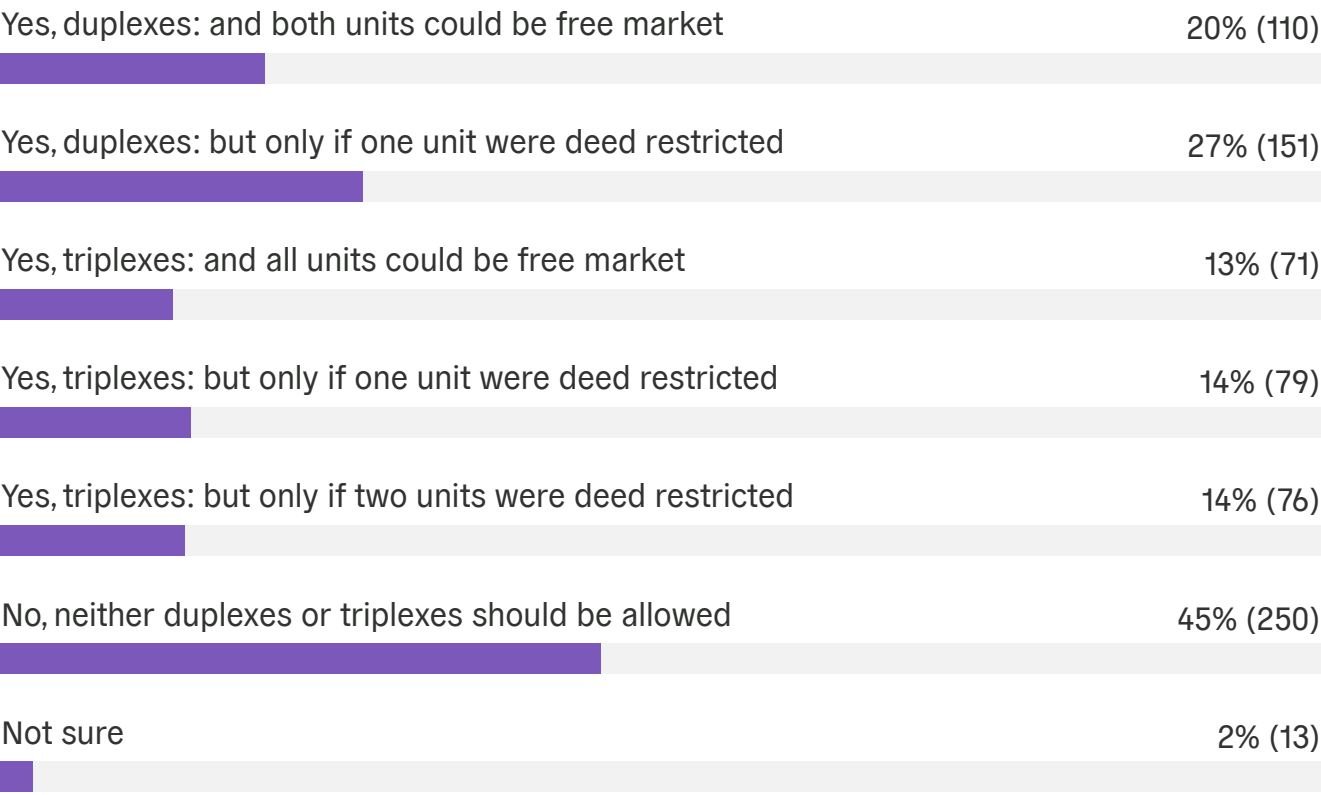
Would you support allowing duplexes or triplexes in the areas shown above? Select up to two of the following answers.



Would you support allowing duplexes or triplexes in the areas shown above? Select up to two of the following answers.



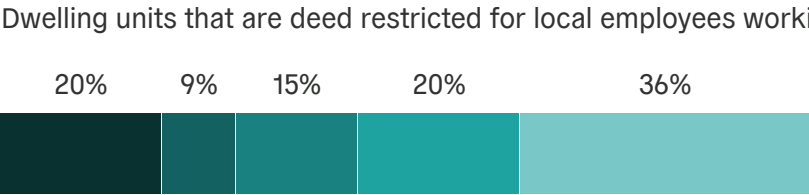
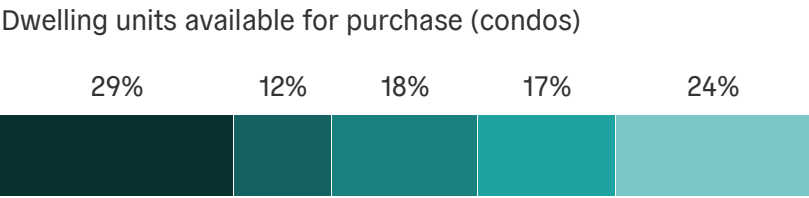
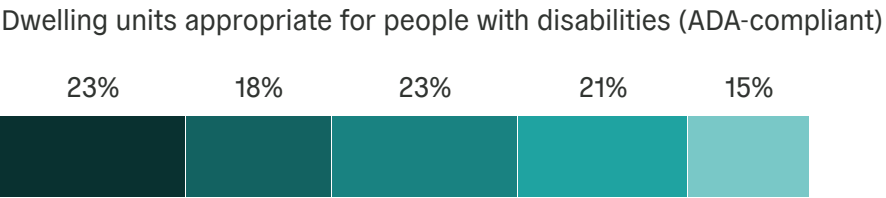
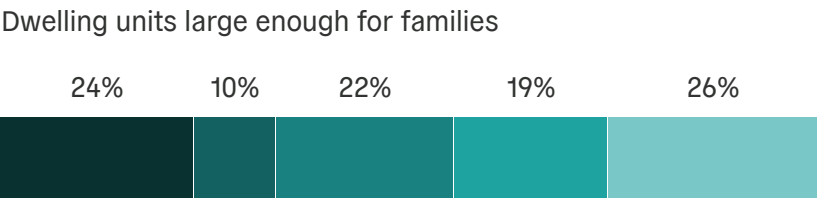
Would you support allowing duplexes or triplexes in the areas shown above?



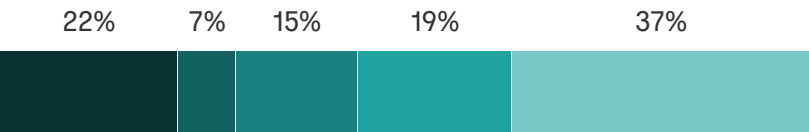
Density bonuses allow property owners to add dwelling units in exchange for something the City wants. Here are some ideas for things the City wants. Please tell us how important each of the following things is to you:

Question	1 (least important)	2	3	4	5 (most important)
Dwelling units large enough for families	24%	10%	22%	19%	26%
Dwelling units appropriate for people with disabilities (ADA-compliant)	23%	18%	23%	21%	15%
Dwelling units available for purchase (condos)	29%	12%	18%	17%	24%
Dwelling units that are deed restricted for local employees working in Glenwood	20%	9%	15%	20%	36%
Dwelling units that are deed restricted for local employees working in Glenwood AND that are price-capped for affordability	22%	7%	15%	19%	37%

Expand all / Collapse all



Dwelling units that are deed restricted for local employees working in Glenwood AND that are price-capped for affordability



Is there any other type of development that should unlock a density bonus? What's your priority?

Child Care provided on site, Townhome style units versus stacked apartments.

Residential over commercial, multi use

wildfire mitigation

Senior housing

Allowing duplexes and triplexes by right is critical for helping us bridge our housing shortage long term and offer some natural affordability. These should be strictly by right to keep the small-developer ecosystem clean and straightforward. Then, offer density bonuses on top of that but ONLY in exchange for deed restricted affordability. No geography caps (upward economic mobility requires job changes... don't lock people into their Glenwood jobs and restrict their economic options further).

Senior housing

Senior housing

Mixed use projects deserve density bonus incentives

Entry level home development greatly needed for younger working population willing to join the workforce. NO Air B&B's

Glenwood has gone way overboard pushing the narrative that thousands of additional units are needed. Over the last several years, more than a thousand units have been added with little concern for the other essential community needs. The growth mindset of the city is setting us up for disaster and destroying the feel, quality of life and amenities that make Glenwood a desirable place to live.

This town is already over developed and overpopulated.

Transit-oriented developments within 2 blocks of bus stop

adding an ADU that is rented out long-term to someone who lives here (can't be a short term rental)

Transit-oriented development, reduced parking allocations

New units should be fully electric - no gas heating or appliances

No, with the city council we have now it is such a botched up mess that it is unreal. No more building anywhere.

STOP BUILDING YOUR RUINING THE QUALITY OF LIFE HERE!!!!!!

mixed use- i.e. retail lower / residential upper

The city should focus on curbing expansion of Glenwood’s development and follow Aspen's lead. See e.g., <https://www.aspentimes.com/news/freeze-on-residential-development-sails-through-approval/>

No

NO. STOP THE GROWTH. WILDLIFE HAS BEEN DESTROYED. QUALITY OF LIFE HAS BEEN DESTROYED. WATER?? STOP THE GROWTH

Dedication of parking spaces to housing. This is happening in other communities (Pasadena, California)

glenwood is becoming over developed and not thinking about the strain on infrastructure. We need another grocery store before any additional housing is built. This is not something citizens want or need. We need to utilize the buildings we have and right now Glenwood is allowing building on unstable land.

Traffic and traffic management is already a problem, a greater density ill only add to an existing problem. Water management and affordability is a growing, long term issue.

What I would like to see more of is small single family homes. It seems that there are many condos and large (3-4+ bedroom) homes and few 2 bedroom single family homes.

Please require owner occupied deed restrictions- investors flush with cash snatch up condos and townhouses and affordable himes and then rent out for their own profit - we need to support resident ownership!!!!

We need dwellings that encourage community to uphold the small community strength that Glenwood has had for so many years. We need to factor in what the excessive and quick growth is doing to our values as a town.

Stop packing people in Glenwood. We don't want to keep building and keep packing people in. There will always be a shortage of housing because it is one of the most desirable places to live. Also if you are encouraging workforce house it should only be for rental units. I can barely afford to live here and you want to use my taxes to help someone else buy a house here? You are literally robbing people who live here to build houses for people not from here to buy at discounted rates.

Nothing should. Density will destroy this town. As will this continued priority to build. You should send out a survey or include a question about supporting a moratorium on new buildings. It would have massive support. You can't build your way out of this problem. Rental housing is the only thing you should consider. You are making it harder for longtime locals to live here when you tax us to raise money to buy houses for people that want to move here. Seriously, your surveys are always so slanted to the outcome the city staff is pushing. If you made a fair survey that wasn't this sort of push poll style opinion bullying your results would show overwhelming support for stopping development in GWS.

Units through habitat for humanity or that are solely deed restricted for residents in the city with a income suggesting need.

You should only be allowed one ADU per property.

No

Less dense, not more dense. Stop ruining our town.

Vacant lots in downtown should be allowed to be developed. Stop wasting time and taxpayer money on studies. City has study "paralysis by analysis."

No more building

Not everyone could live in Glenwood. We cannot build our way out of this problem. Stop ruining this town.

Apartment complex

No

None

NO Density bonuses!

N/A

Commercial / Retail Space to accommodate the completely out of control growth plan - WE NEED GROCERY AND MOM&POP RETAIL SPACE - NOT HIGH END LUXURY GOODS AND REAL ESTATE OFFICES

Dual residential and commercial

Quit building rentals and build purchase properties so people can get into the housing market instead of throwing their money away to rent

Tiny home community

This city is becoming miserably unlivable with traffic increases, lots more apartments accommodating people who commute and many people who have no intention of investing in our community long term. My priority is single family homes that we market driven in pricing rather than the city government meddling here and there with little long term impact understanding.

Work with roaring Fork Valley neighbors and quit trying to squeeze people in Glenwood Springs. There's other spaces they can go.

No

I don't know

None we have enough people in this valley and especially in this town. The people who already live here are struggling with just getting through town due to extremely high traffic volumes that last ALL day long. Also and having food available in the ONE grocery store is becoming a huge problem.

Please do not increase density in Glenwood Springs. The only one who benefits are up valley employers.

Affordable and dense housing with storage areas!

Build additional grocery store where Safeway used to be, and where the mall is. Let's take better care of the people who already live here.

Do not increase downtown density due to traffic congestion existing now.

No

5

Affordable ADUs or one-story duplexes/triplexes for seniors. They can sell their current home and move into a smaller, cheaper place to age in place.

Please stop running our land! It's overpopulated enough.

You guys are building too much.

ADU's should be available to all SF homes (with parking)

Environmental credits

We need baseball/softball fields.

No

There should be no density bonus.

No

My priority is fixing and maintaining infrastructure before any more building of any type. 2nd priority is escape routes in case of fire.

Grocery stores with the capacity to service our growing community or add another grocery store to compete in price a d variety the one an only store.

For all of these questions, parking is important. We live in the west and although the transit system is amazing for a rural region, living here still requires a car (going to Denver, going other places outside the roaring fork valley, camping, outdoors activities, etc). Additional units need to have adequate parking. Additional density requires parking in order for it to be accepted by neighborhoods.

No

Small house and adu size. Since this is the only space provided for comment - the maps are not clear enough to tell exactly what areas/streets are in the outlined yellow areas. Many of them looked like they were on undeveloped hillsides so I answered no to all when there are areas that are appropriate for upzoning. Increasing population, traffic, demand for services should not be the goal of the city.

Senior, limited income

Stop the growth!

No development is best!

i'm not sure I understand this question

n/a, but no field to add additional thoughts/nuance - Triplexes with two deed restricted units may not be financially feasible for developers/property owners to build and requiring two deed restricted units may discourage any development of triplexes. Be very careful with setting requirements that may actually prevent deed restricted/affordable units from being created! Generally, requiring more than 30% of the units on a property to be affordable means that nothing will be built because the profit from the market rate units need to offset the losses of the deed restricted or affordable units. Advocates across the country generally agree on this threshold, but obviously individual markets may vary.

No density bonus

Senior only additional units.

Proximity to public transportation. 5

Townhomes

Glenwood should have a development moratorium for these kind of structures

No development with any density bonus. Glenwood is providing housing for workers in Aspen and Basalt. Let them solve their own problems. Let us verify the people that work in our community live here. The councils housing solutions are not and have not ever worked. Are we not on the wrong path attempting to please developers ?

dwelling units large enough for families

4 plexes as an use-by-right across the entire city.

None

Does the hillside protection overlay zone above 6000 feet no longer exist ? Please stop increasing density. The daily commuting traffic suggests we are attempting to provide affordable housing for up valley employed residents. Deed restriction affordable housing requirements you have imposed in the past have gone unmonitored by the city resulting in winfall events, when sold, for a one time occupant, at a significant cost to the developer, which gets passed on to the rest of us. How do you plan to enforce the deed restriction rules you put in place.

No way!

I do not think they should build any more low income duplexes triplexes or apartments in West Glenwood. The neighborhood is going down with the current housing and light industrial.

I currently live in a high-density area with a property on 1/3 of an acre. I have plans to redevelop the property down the road, but am concerned about the construction costs and doing so for deed-restricted units, as I would need to recoup costs to make it worth my while. I'm literally the last house on the block smushed between apartments and I can see the need for more housing options. My neighbors have 6 of them living in a 2 bedroom. I currently rent my basement out at an extremely affordable price as I understand the crunch. Just trying to make sense of it all as more apartment buildings are being built in town. Not sure this ramble makes sense. But as an owner, how do we move forward so that we can be part of the solution.

No

None

No more development! Way over built. It's like living in Denver. Please don't make it worse under the guise of affordability.

No

Habitat Houses - priority 5

Providing deed restricted housing

No more building ! First address infrastructure and road and public land maintenance.

adding ADUs on current housing lots

Down town is over developed, why would we want more units downtown.

Studios for singles or couples deed restricted

No vacation rentals allowed. Stop building for corporations to buy and rent as vrbos

Affordable housing that is NOT deed restricted; priority 5 (most important); excluded from answer to question 8.

Expanding current homes

Not sure

No more development

STOP building in Glenwood. You are ruining our community. None of you seem concerned about residents on fixed incomes and the horrendous cost of living here, or families for that matter. Enough is enough!!!

No. We don't need more density. We are already turning into Edwards West and we need more single family units that people can transition into after starting with an apartment or condo. This is a major issue for employers who have employees that leave after 5 years because they want the yard for the dog and garage for the toys. The city government (elected officials and staff) need to consider existing residents and employers - we're tired of developing every square foot of land and all the traffic and strain on resources that comes with this. How about trying to conserve more open space instead?

Tiny home community

Affordable single-family housing

We should allow 6 plexes

Don't change the rules that everyone else had to follow previously.

No, modify parts and pieces of the code is not productive planning and zoning.

80% of Aspen is vacant most of the year. Glenwood is on the same path. This is wrong.

No

allow adu's in all areas if appropriate to structures and sites

No

Stop Californicating colorado

Dwelling units should not be second homes or for short-term leases or rents.

NO MORE DEVELOPMENT!!!

No really in favor of it all

Infill makes sense but do not allow building on steep hillsides. Do not sacrifice treasured open spaces for the sake of growth. Our narrow valley can only take so much; it is already dysfunctional.

Dwelling units available for purchase (condos) only if a) no more than 3 people live in the dwelling, and b) buyers must be 60+ years old.

Free market town homes

No

No

We can't add more people to overrun infrastructure

No.

Liv/work spaces for purchase

Maintain our current size. No more growth or population additions.

Grocery Store in West Glenwood

Building up on downtown buildings and along grand ave. These are close to mass transit and amenities and do not require raw land. We could incentivize doing this and modernizing the buildings. (Fire suppression, sprinklers ect). We should incentivize the condo-ing of these buildings because it would allow current commercial tenants to buy their spaces. This would build equity for local business owners and encourage up keep through pride of ownership. The new HOAs for these buildings would build in maintenance budgets for upkeep. This would keep buildings from deteriorating. As opposed to a single out of state owner who can just decide to not spend money on their building.

Glenwood Springs is choking. We don't have room for more density. The traffic situation is atrocious. However, if we did have room a deed restricted neighborhood like Miller Ranch in Edwards would be nice for families and people trying to make roots in this community.

no

My priority is to fix and maintain existing infrastructure before building any more housing.

None

Multiple Units

Any buildings developed that have more than 3 rental units should be required to include low income rental options.

Glenwood is packed as it is. Take out the Safeway and add some units there.

Any Condo Development

Additional community open space

NO. Glenwood Springs needs to halt all apartment building and stop all building. It is crowded and traffic is a mess! Take a break.

Do mixed use commercial/residential units work well for building community and fostering business? I'm not sure honestly.

Stop promoting tourism People will come here regardless Need to stabilize population (the problem) before any further action Get a grip on what “affordable housing “ really is Listen to the citizens

None

no

Parking is a priority. The amount of parking you have for these duplexes/triplexes is NOT enough. Are you even listening to the problems?

Projects with green space/trails integrated into housing. Smaller scale developments.

In the city limits, there should be at least 1 accessory dwelling unit allowed per house.

No more development

ADU development should be top priority without parking restrictions

This is the only place to make any comment. If you change the zoning in my neighborhood from single family, I hope you are prepared to pay me for my loss in property value which in my case could be \$300K to \$400K. If not, the lawyers will get rich.

STOP BUILDING—you have ruined our community with your greed!! That raping if the land above lowes is absolutely awful!!

Developments that purchase or improve open space or parks

Dwelling units that are put into a city run housing trust, to be managed and maintained for local housing.

we need infrastructure before adding more and more people. Add more police and firefighters first.

We should promote rebuilding existing homes with existing non-conforming conditions. We should promote more dense development throughout the City as well. A big key will be to increase and promote density for existing reconstruction and infill development

LEED gold. Exceptional design

Paying for infrastructure improvements that would benefit the greater community and not just the developer's project area.

Priority - affordability; so many new developments are NOT affordable; they add to density without solving the housing affordability crisis; so anything that gets regular people in secure affordable housing should be prioritized for the bonus

"a no cars or parking spaces allowed" development

Location near transit might make sense as a place to allow a density bonus

Workforce housing that are required to allow pets

Full Removal of Single Family zoning within city limits. Increase height allowance with sun path setbacks for solar snow melt.

Grand Ave. needs expansion- traffic is an issue.

NO, WE AE LIVE IN A SINGLE FAMILY NEIGHBORHOOD. WE WANT IT TO STAY THAT WAY. CAN'T CHANGE THE RULES IN THE MIDDLE OF THE GAME.! OUR HARD EARNED MONEY LANDED US IN A SFH AREA AND WE WANT IT TO STAY THAT WAY! DEVELOP SOME OTHER LAND THAT IS EMPTY!

Don't change the current PUD. We live in our neighborhood because of its designation.

Deed restricted for employees working in roaring fork valley

Affordable housing for all

Unknown

Multilevel with live above work opportunities

N/A

Density bonuses should be allowed if it is right for the neighborhood. The neighbors have a right to say if there will be a change to the density.

I believe that parking needs to be considered with all building. We have 2 rental houses on our street and there are at least 6-8 cars parked on the street from one house and 4 at the other across the street.

Glenwood already does not have the infrastructure to support the amount of people living here. For fire safety this is terrifying thinking of trying to get out of the valley during a wild fire. We also only have one grocery store which is overwhelmed and not able to keep up with the community demands.

The continued expansive building in Glenwood springs needs to slow down. In the last few years hundreds of units have been made available: behind Walmart, in the meadows and on rte 6 just to name a few. We have no infrastructure to support the influx of people. One grocery store is not enough. The highway seems to be closing on a daily basis. Stores are closing in the meadows, and by walmart etc. The population of students has decreased over the last few years, our public school numbers are shrinking. At some point enough is enough.

ADA focus for sure

One thing that is being ignored is that many folks who have owned primary residences in Glenwood, purchased homes in neighborhoods which had specific zoning as they did not want to be on top of each other. If their neighbors can add all the extra housing subsequently, they cannot afford to purchase a new house in the area any more if they would like to move because their neighbors decide to add the extra housing on their property. With 300 units currently being built above the Meadows and all the new apartments/free market units recently built and/or currently under construction, I believe the hysteria of housing is being oversold to our community. Parking is already a problem in some neighborhoods like Cowdin and the big new apartment rentals are not owned locally thus moving money out of our community. Further, I do not want to be providing housing anymore for Aspen employees!

No. No development at all.

No, stop building in our valley. Send them up Valley or down I-70. We have no room. Not enough roads or necessary services.

All new development should be deed restricted and price capped with MORE not less parking spaces required

No!!!!!!

Adu,s without burdensome city building regs like sidewalks and tree removal.

Valuing the residents who live in Glenwood

No more building of any kind until we have at least one more major grocery store, and our potholed streets are repaired! Enough housing, quit encouraging more people here, our valley can't handle it!

My priority is having more living areas prioritizing family sizes.

For sale or deed restricted housing.

deed restricted for local employees

I feel that this is a very inadequate survey. It is poorly worded, confusing, and very little publicized in the paper. Most of my friends did not know about this and I only knew about it because I get email from the city. This bonus density is very confusing. Are they just getting the ability to add units to their property or are you giving them reduced tap fees, etc. One staff member I talked to said that if the parking is not three spots for a duplex and six spots for a tri Plex, any building would not be allowed. You're already not requiring that much parking for so many of the developments that you have approved. The quality of life,for the

citizens of Glenwood will be greatly diminished by this infill throughout the city. When is the city going to be full? When is enough enough? Where is the next school going to be built?

The above question is VERY poorly written and does NOT allow anyone to disagree with this survey and your density bonus NO additional development should be allowed. The Mauri fire is a good example as to why the proposed increase in density should not be allowed. GWS is a narrow valley surrounded by mountains, Once a fire takes hold the tighter the houses the more difficult to fight the fire!

Why is the City being so seemingly greedy about this? Where are the schools, hospitals, grocery stores, parks, playgrounds, open spaces, and other amenities that are needed for growth of this magnitude? Our traffic problems are real. Not sure anyone realizes how bad it's become and it gets worse each year - and what are you doing about that? What about parking? Police? Fire? Water? Is expansion really the right choice here? Thanks...

Condominiumizing existing multi-family properties for for sale and/or affordable housing units

The larger/ high density condo developments/ loft style should have a portion that are for sale. Example: the New buildings at Glenwood Meadows, Walmart area or the new builds near Carbondales roundabout. Developers should put a few into purchase for Glenwood or Garfield county employees. Ownership vs renting helps keep community members living here and involved. Deed restricted rentals aren't as stable. Having larger rental properties benefits the developers bottom line but doesn't help secure renters to town. Ownership is key.

Small spaces for single people

I do not believe density bonuses are a good idea. They are too prone to manipulation defeating the spirit of the intent.

All size units not just family size would help mitigate the housing shortage.

No more growth until we have the infrastructure to support more residents.

No. Why are we trying to build more housing for Aspen employees??

I think any program that incentivizes making Glenwood more crowded than it already is, is a step in the wrong direction. We should incentivize open space. Any development at Vogelaar Park will choke this town to death.

Can we turn parking lots into housing? We have lots of huge, vacant parking lots. Why not use them before Red Mountain?

Duplexes, condos, apartments

Remodeling units and buildings.

teacher specific housing

All development ideas should be eligible for a density bonus

True partnerships with other public and private entities to address their commitment and investment in housing for their staff. Allows an outlet for their investment in housing with guaranteed affordability with restrictions.

ADUs

Actual affordable housing

single family home

Stop cramming people into this town, we don't have anymore room!

There are vacant infill opportunities throughout town as well as redevelopment candidates in areas already zoned for duplexes or triplexes with special use permits. Focus on those areas first to encourage building owner occupied units - provide reduced or cancelled tap fees and other incentives (see other communities nationwide). Think the deed-restricted and bonus can fit in some locations. In local conversations, what people want that have lived here five or more years want is - 1) to stop paying opportunistic, exorbitant rents and also have an opportunity to buy and-or 2) live relatively near to where they work. This is big stuff and glad you are getting ahead of Governor Polis's bill, which likely to be reworked, but a lot more community outreach is needed. Many people and apartment units have arrived in Glenwood in just 5-7 years and residents are rolling with it but also nervous about how

much/how many, and why Glenwood residents seem to be taking the load. Work harder to bring people into this conversation with neighborhood meetings and identify what the targets are the goals and why.

More townhomes, quadplexes, opportunities for families

No other

Density bonus for units that have close proximity/walking distance to RFTA all day/evening (unlike West Glenwood)

INCREASE SIZE OF ADU TO MAKE A BETTER LIVING SPACE.

Tear down the GSMall, add housing and a new entrance onto I70

Single residential with yards

No, any time a developer wants to come into Glenwood Springs. They put far too many housing right now. People are housing. Multiple families in their single family homes. Just walk down my street.

ADUs and apartments above commercial space

Not sure

Development near transit, 4 and 6 plexes, development should be as dense as possible as long as there is some affordability considerations.

No

The town needs to consider purchasing vacant spaces that can be redeveloped rather than letting vacant blogs sit empty or junky houses. Don't go out developing new dirt you all have over built this community. Redevelop the junk you have.

Don't over build. Don't manipulate the free market beyond housing for employees built by employers. Solve other infrastructure and traffic problems first before adding more and more units

Any ADU

Allow the use of low-cost natural gas mandating energy efficient equipment for heating water heating and cooking. This will reduce the cost-of-living expenses.

No. Growth for the sake of growth hurts everyone. We already have high density areas particularly in West GWS. Adding more people will strain our already dilapidated infrastructure and overcrowded schools. Rental units don't put the burden of funding property tax supported services on the people that use them. WE ARE ALREADY MAXED OUT!!!

Traffic

Developments that include sufficient parking to minimize impacts to neighbors from additional housing

allow homeowners to build out existing garage's for adu for workforce housing.

We need an organized deed restricted program for the area.

Repair and fix up of old houses

everything needs to be deed restricted and resident occupied

Theres needs to be wayyyyy more commercial on bottom and residential on top style buildings. Far too many single story commercial buildings in Glenwood

A growth moratorium should be put in place

No

Density bonuses should not be allowed.

Additional ADUs where space and parking allow

Commercial downtown should be higher. 60 ft!

Not cutting down trees

mixed use with retail

Condominiumize existing structures into multi family housing that are restricted from short term rental. Deed restrict from short term rental to owner occupied or long term rentals

very concerned if you don't build a south bridge that things are getting too dense south glenwood. it's for safety, what's the hold up?

No more housing units.. we have enough Your ruining our beautiful tiwn

True affordable housing for employees at line level positions

No. We need high end development, not dense.

Units that provide the owner with flexibility in the future. For example, they have a house for their family now, but could build a small adu that they could live in when kids leave home, allowing them to occupy less space and rent the larger, now empty space to another family.

no

No. We do not have the infrastructure to support more density in our little town. We do not have parking, restaurants, and traffic is a nightmare in town. We do not have the infrastructure. This should not be a high priority for Glenwood Springs until the city addresses the traffic issues, the alternate routes out of town in the event of a fire or other catastrophic event, parking and lack of infrastructure available to current residents.

Change the lot size requirement for single family homes to 2500 square feet from 5000.. Most of the original township platted lots are 25x100. Keep front and rear setbacks as they are currently but reduce the side setbacks to 3' from 5'. Require a minimum square footage home of 1200.

Apartments and other rental opportunities with rent control/caps for affordability for full-time residents and local workers. More development that allows more flexibility for pet owners (without imposing 'pet rent' that does not get applied to any security deposits, etc.). Rental and condo developments with mixed-use/ground level business opportunities for small, non-chain businesses to help Glenwood's cultural development and opportunities as well.

A privately owned space used for public access. Park, community gathering, courtyard, etc.

Anything other than the large apartment/condo complexes.

There is already enough building on hill sides, more building could increase land side risks to established neighborhoods, unfortunately that is the only direction left.

Change required parking for each and every unit to 2 spots. Stop pretending that people won't have cars because they live next to a bus stop. Parking has become a major problem in so many neighborhoods.

Im sorry your maps dont have a point of reference besides the river. I found it impossible to make an informed decision with this obtuse information.

Not sure

No more building until infrastructure is addressed. HWY 82 and Grand Ave can't support increased growth. Road rage, increased traffic accidents, and no traffic enforcement (hopefully the recent hiring of one dedicated officer for traffic infractions will help) are making Glenwood Springs congested and undesirable.

Walking distance to transit

ADU's on 6000 Sq FT or more lots with parking for rent at an affordable rate. Possibly provide a waiver of sewer and/or water tap fees or other waiver for promise of affordability

My priorities are protecting the environment, minimizing development, and reducing traffic.

Na

no development should be considered until the traffic issues are

No

We really MUST solve the problem of only having one large grocery store -- yes, we need housing, but one grocery store simply is not enough. Natural grocers helps, but it is extremely expensive.

If you live near mass transit

Nothing should "unlock" the density bonus. High-density infill should not need to have to jump through hoops. It should be a use-by-right.

You have missed defining the problem. Already, most city workers do not live in GWS due to expense You do not define “affordable housing“ Yes the need is great and always has been (I’ve lived here since 1979) Rentals went away with the advent of VRBOs The city keeps inviting more and more people here, but the current infrastructure can’t support it The city is all about spending lots of money and time on expensive projects the people don’t want, but caters to the tourists Build it, they will come The city has nearly lost its soul due to money over quality of life Long time locals can no longer enjoy the lovely town that GWS once was The reason that tourists have visited our town for over 125 years

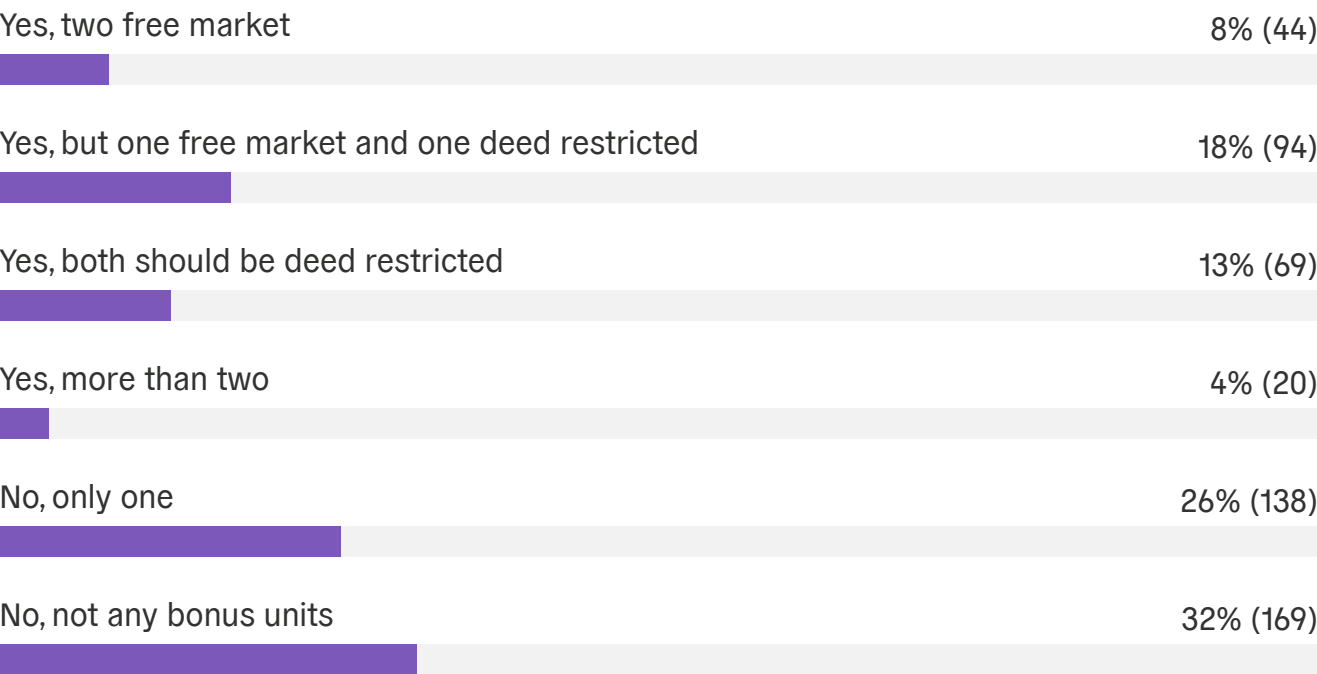
Green building and smart growth

Allow development on smaller lots. Like 2500 sqft lots.

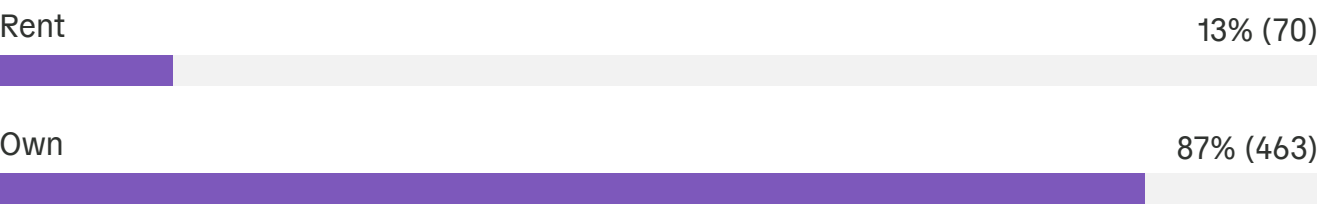
Considering the development type options in question 6, and including any "other" types you provided in question 7, would you be in favor of allowing a density bonus for these projects? Again, this would allow property owners to have more dwelling units on their property than they would ordinarily be allowed.

Yes, and the bonus unit should be allowed as free market	17% (89)
Yes, if the bonus unit were deed restricted for local employees working in Glenwood	14% (73)
Yes, if the bonus unit were deed restricted for local employees working in Glenwood AND price-capped for affordability	34% (179)
No	36% (190)

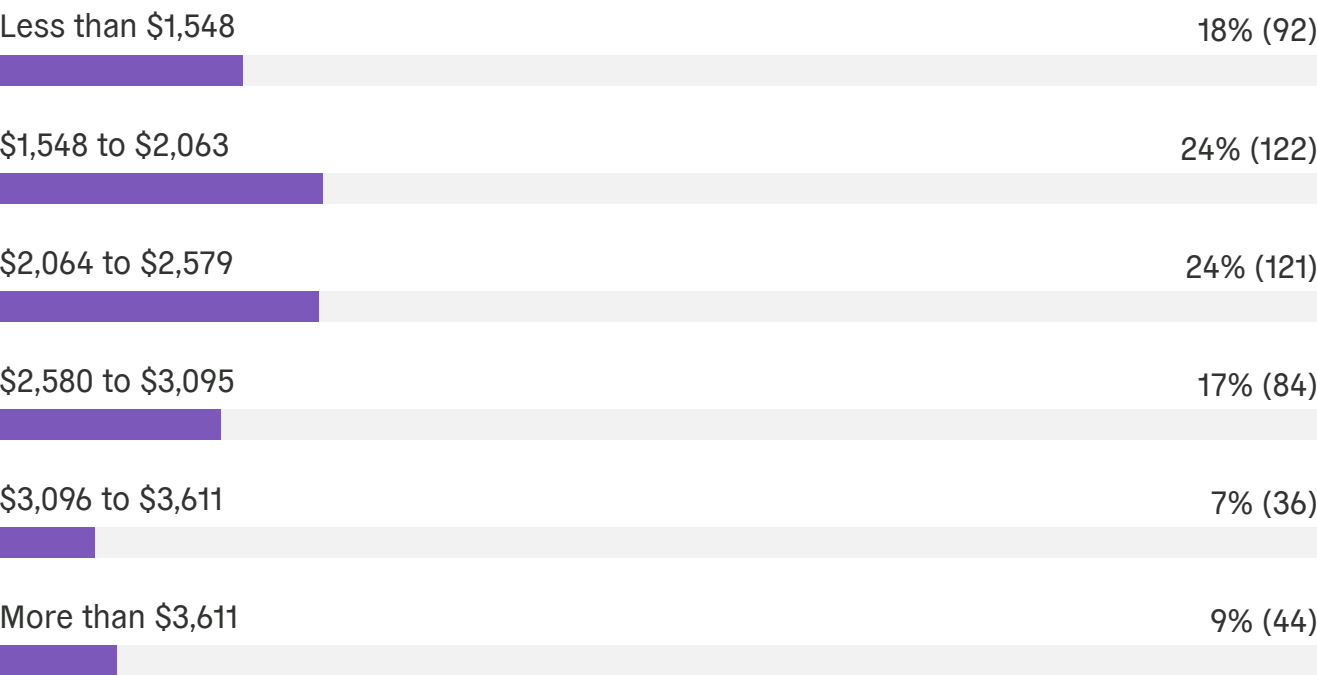
Would you support allowing more than one bonus unit?



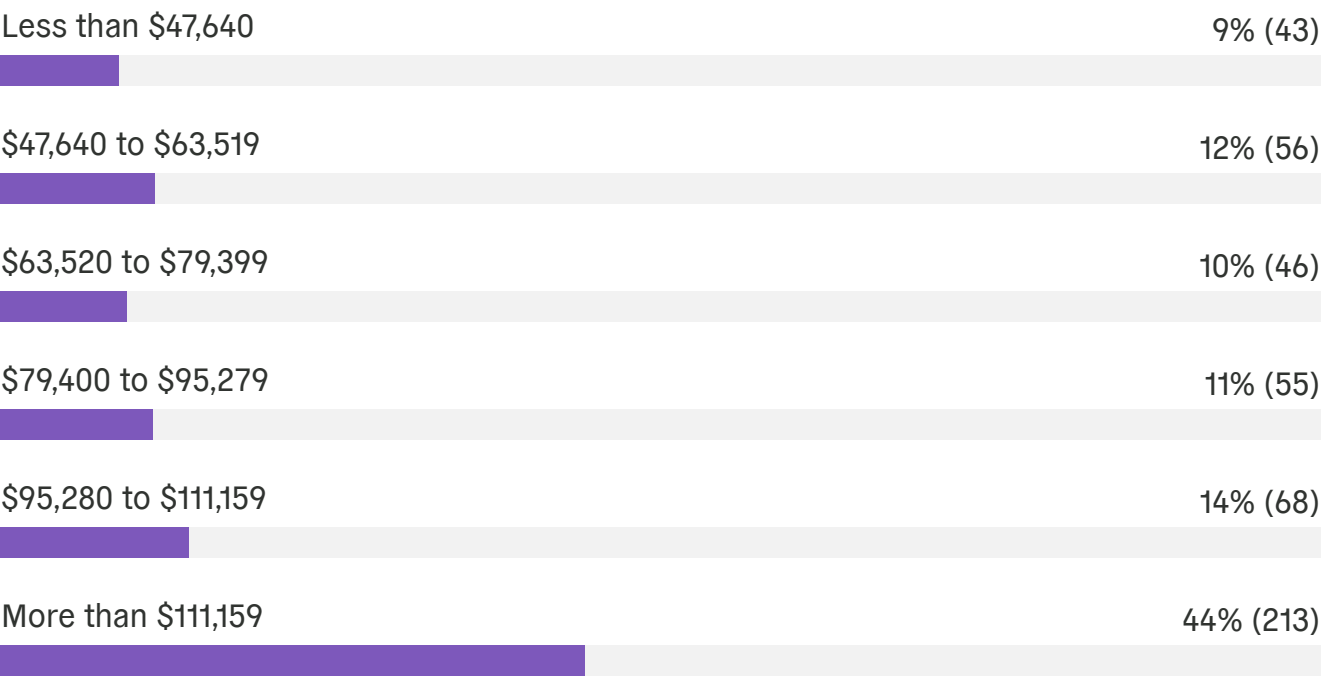
Do you rent or own your home?



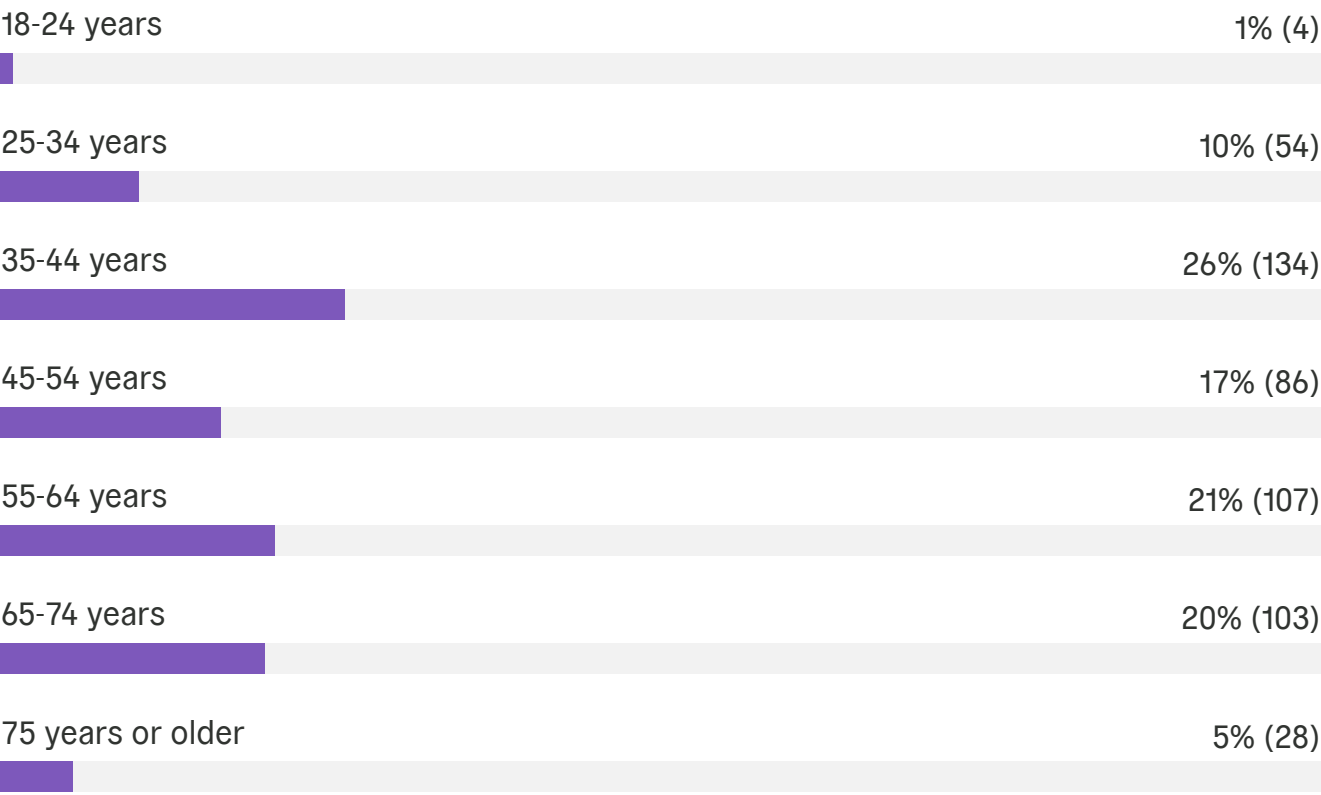
About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners’ association (HOA) fees)?



How much do you anticipate your household’s total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)



In which category is your age?



How do you identify your race or ethnicity?

