AGENDA
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
FEBRUARY 15, 2024
101 W. 8TH STREET
6:15 p.m.

The agenda is subject to *change, including the addition of items 24 hours in advance or the deletion of items at any time. The order and times of agenda items listed are approximate and intended as a guideline for the City Council.*

ATTENTION: To ensure your written comments are included in the City Council packet, public comments must be received by 4 p.m. on the day before City Council meetings. Comments may be submitted to ryan.muse@cogs.us. Written comments may be submitted after this deadline and will be shared via email to City Council but are not guaranteed to make it into the meeting packet. Submit comments at any time directly to City Council via email at citycouncil@cogs.us.

WORK SESSION

3:00 1. Potential Purchase of Property in West Glenwood for a Fire Station

3:30 2. Second Sheet of Ice at Community Center Update

4:00 3. Changes to Title 070 Regarding Allowed Uses, Minimum Lot Standards, Density Bonus, Accessory Dwelling Units, and Updates to the Community Housing Guidelines

5:15 4. Work Force Housing Advisory Commission Implementation Update

ZOOM INSTRUCTIONS

You are invited to a Zoom webinar.
When: Feb 15, 2024 06:00 PM Mountain Time (US and Canada) Topic: 2024/02/15 Regular City Council Meeting
Please click the link below to join the webinar:
https://us02web.zoom.us/j/89010479472?pwd=SXJEckxRYkFmREQzbWJEUE5aeUp3QT09
Passcode: 336531 Or One tap mobile : +17193594580,,89010479472# US +16694449171,,89010479472# US
Or Telephone: Dial(for higher quality, dial a number based on your current location): +1 719 359 4580 US +1 669 444 9171 US+1 669 900 6833 US (San Jose) +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston +1 689 278 1000 US +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US
Webinar ID: 890 1047 9472 International numbers available: https://us02web.zoom.us/u/kzb6lzUwb

REGULAR SESSION

5. Roll Call
6. Agenda Changes & Conflicts
7. Council Announcements
8. Citizens Appearing Before Council (for items not on the Agenda---comments limited to 3 minutes)
9. Consent Agenda
   - A. February 1, 2024 Council Minutes
   - B. Airport Board Appointment
   - C. Parks and Recreation Commission Appointments
   - D. River Commission Appointments
   - E. Transportation Commission Appointments
   - F. Letter of Support for Senate Bill (SB) 100
   - G. Allow Mind Springs to use 2024 Contribution from Tobacco and Marijuana Fund for either Capital Expenditures or Operating Expenses
   - H. Resolution 2024-11; Designating Temporary Election Official

ACTIONS AND/OR PRESENTATIONS

10.	River Commission Reappointment	Discussion and/or Action
11.	South Bridge Update	Discussion and/or Action
12.	Resolution 2024-10; Adoption of the South Canyon Management Plan	Discussion and/or Action
13.	Work Force Housing Advisory Board Implementation Plan (if needed)	Discussion and/or Action
14.	Request for Proposals from Communication Firms Update	Discussion and/or Action
15.	Council Comments	
16.	Report from City Administration	
	A. City Manager	
	B. City Attorney	
	C. Correspondence Incoming/Outgoing	
17.	Council Social Event Location	Information Only
18.	Adjournment	

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

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item:	Potential Purchase of Property in West Glenwood for a Fire Station
Action Requested:	None. Staff will update on status of the potential acquisition of property for a fire station.
Department:	Fire Department
Presented By:	Gary Tillotson, Steve Boyd
Strategic Goals:	Ensure Public Safety
Background Info:	The fire station in West Glenwood is in need of replacement and we have been looking for a suitable location to build one.
Issues:	NA
Fiscal Impact:	Unknown at this time.
Legal Review:	NA
Staff Recommendation:	NA

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item:	Second Sheet of Ice at Community Center Update
Action Requested:	None
Department:	City Administration
Presented By:	Steve Boyd, Rod Tarullo
Strategic Goals:	Protect and Preserve our Quality of Life
Background Info:	There have been discussions about the feasibility of a second sheet of ice at the Recreation Center.
Issues:	NA
Fiscal Impact:	Unknown at this point.
Legal Review:	NA
Staff Recommendation:	NA

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item: Changes to Title 070 Regarding Allowed Uses, Minimum Lot Standards, Density Bonus, Accessory Dwelling Units, and Updates to the Community Housing Guidelines

Action Requested: Discussion about the package of possible zoning changes related to duplexes and triplexes, minimum lot standards, density bonus, and accessory dwelling units. Staff will present the timeline of this project and potential next steps, and requests direction about public engagement next steps and any additional information that is needed.

Department: Economic and Community Development

Presented By: Watkins Fulk-Gray, Hannah Klausman

Strategic Goals: Protect and Preserve our Quality of Life
Generate Sustainable Economic Development

Background Info: This project considers code changes and changes to the Housing Guidelines aimed at promoting affordable housing both through incentives and a loosening of restrictions. The code changes proposed here are a product of the Comprehensive Plan, the Strategic Housing Plan Update, the City's Proposition 123 Commitment, and City Council's 2020-2025 Strategic Vision. Below are some of the project's milestones thus far:

- A two-session open house for the Strategic Housing Plan Update at the Community Center in February, where some of these ideas were proposed on boards. Attendees were also able to fill out a response form with their thoughts.
- Planning & Zoning (P&Z)/City Council joint meeting in June to discuss the Strategic Housing Plan Update, which included some of these ideas
- City Council adoption of the Strategic Housing Plan Update in July
- A P&Z worksession on these specific code changes was also held in July
- Online survey over four weeks in September
- In October, the P&Z recommended approval of code changes
- In November, City Council tabled the discussion to allow for greater public engagement

The following general categories of zoning changes were proposed with unanimous P&Z recommendation in November:

- An "upzoning" that would allow duplexes and triplexes in more zone districts
- Changes to minimum lot standards that would allow smaller subdivisions in some zone districts and allow more multifamily dwelling units in some zone districts
- Changes to the existing density bonus provisions that would provide greater specificity and guidance and more targeted incentives for new development

A change to rules for accessory dwelling units, which was not part of the project previously, will also be under consideration going forward.

Staff hopes to present ideas and take feedback at this worksession to determine next steps with this project.

Issues: Staff is requesting feedback on specific issues outlined in the "Staff Recommendation" section. Staff would also like to discuss the following topics: why these changes are being proposed, some of the misunderstandings Staff has become aware of during this process, an updated list of states and cities doing similar work, and to introduce a new topic: potential changes to accessory dwelling unit regulations.

<u>Why are these changes being proposed?</u>
Glenwood Springs, the region, and the nation have faced extraordinary housing market pressure over the past several years. The median price for a single-family home increased by about 42% in Garfield County from 2019-2022, and the average rent for apartments in Glenwood has also increased by an identical 42% during this

period. Housing has become entirely unaffordable for the local workforce, which negatively affects the local economy and quality of life. The proposed zoning changes are one part of the City's efforts to combat housing unaffordability, and have their origin in the Comprehensive Plan and Strategic Housing Plan Update. These changes also involve incentives and a loosening of regulations, which have been stated desires of citizen boards and some members of the public.

Misunderstandings and FAQs:

1. Single-family homes will be outlawed. Response: Single-family homes will remain allowed in all residential and most other zone districts. Nothing will change except that in addition to single-family homes, people will also be able to have a duplex or triplex in more places. There are zones within the city already that allow for both single-family and multifamily but still have a strong single-family neighborhood component. Single-family homes as a product will always have a strong demand and is not jeopardized by this proposal.
2. Steep hillsides will be developed. Response: If it is too steep to build on now, it will be too steep to build on after these changes. The City restricts development on hillsides steeper than 20% and prohibits development on hillsides steeper than 30%. The proposed zoning modifications will do nothing to change this.
3. Every lot will turn into a triplex. Response: To build or convert a structure to a triplex, the property owner will need to upgrade several site elements, including parking. Not all lots will be able to accommodate the required upgrades. Of lots that can feasibly support a triplex, it is impossible to know how many property owners will want to go through with a demolition/new build or a conversion. Examples from other municipalities show that it is a slow-paced change.
4. The golf course will be developed. Response: The golf course in West Glenwood is private property, so its owners will be who drive any changes to the golf course. The proposal does not propose or require any changes to the golf course.
5. There won't be enough parking. Response: Duplexes and triplexes have their own parking requirements, and duplex/triplex conversion or new build must meet parking requirements to be approved.
6. Traffic will increase. Response: Changes that may affect development City-wide are difficult to predict or simulate, but one of the goals of this project is to allow more of Glenwood's workforce to live in Glenwood. While Glenwood residents do generate traffic, their patterns are not the same as through-commuters on I-70 and Highway 82. More density within City limits also makes it more possible and more likely that people will use RFTA and Ride Glenwood or ride a bike for their commute and daily business.
7. There is not enough water for this development. Response: According to a 2022 analysis, the peak water use day in 2020, a dry year, was 4.71 million gallons per day. The City's water rights for No Name Creek and Grizzly Creek are equal to 12.93 million gallons per day. While the City has rights to water in both Grizzly Creek and No Name Creek, it is mainly No Name Creek that supplies water for most of the year. Based on average flows and watershed capacity from 1976 to 1996, Grizzly Creek alone could supply 2.4 times more water than the City currently uses. The City therefore believes there is sufficient water for the current population and that there is room to grow.
8. These changes will cause a decrease in property values. Response: Staff knows that this is of critical importance to homeowners. We also know that property value is extremely site-specific and changes over time, making any generalization difficult. Studies have shown that in general, nearby affordable housing is more likely to increase property values than decrease it. Zoning changes that allow more uses also will increase property values, for better or for worse.
9. It won't fit with the neighborhood. Response: The City has residential design standards that all new development must meet, including standards that require mitigation techniques for structures that are taller than surrounding structures.
10. These changes will make Glenwood too dense. Response: Staff is sympathetic to residents who feel that their city is changing for the worse. A question that could be asked is, If Glenwood is to grow, would it be better to fill in than fill out? Expanding Glenwood outwards to build new housing will reduce open space and the necessary expanded infrastructure would cost the City more in maintenance.
11. New units created will end up as investor properties. Response: Staff recommended in November that some of the new units allowed by the proposed changes be deed restricted to resident occupancy, which would require that the person living there be part of the local workforce. Free market units would not have restrictions on who could purchase them.

Other Jurisdictions Doing Similar Work

Cities that have passed similar zoning changes to what is proposed include (but aren't limited to) Durham, NC; Chicago; Minneapolis; Walla Walla, WA; Charlotte, NC; Arlington,, VA; and Eagle (Colorado). States that have passed legislation related to these issues include Oregon, California, Montana, and Connecticut.

Changes to Accessory Dwelling Unit Regulations

At the request of City Council, Staff has also examined potential changes to the accessory dwelling unit (ADU) regulations. Currently, ADUs are allowed everywhere single-family homes are allowed. Only one ADU is allowed per property, with limitations to where on the lot an ADU can be built, limitations on floor area, and requirements for the ADU's color and design to be compatible with the primary house. Allowing multiple ADUs on a property could be accommodated by changing Section 070.030.040(d)(1)(g)(1), but require careful category determination to differentiate between a triplex property.

ADUs are characterized by their size and location relative to the primary house, both of which reinforce their being "subordinate" to the primary house. The City's most recent ADU change in 2021 increased the allowable size of ADUs from 850 square feet to 1,000 square feet. It would be prudent to look at a size restriction for properties wanting to have multiple ADUs to maintain the accessory nature of the units. Jurisdictions in California have come up with the concept of a "junior ADU" or JADU which is limited to 500 square feet. This may be a way to further differentiate a property that encompasses a single-famiy home, a traditional ADU, and a JADU from a triplex configuration.

If Council wishes to allow two ADUs where ADUs are allowed (which is currently everywhere that single-family homes are allowed), Staff would recommend limiting detached ADUs to one per property and encourage the second to be encompassed within the primary home.

Moving Foward - Next Steps and a New Public Process

At the 11/16 City Council meeting, councilors directed Staff to schedule one or more worksessions to refine this package of possible zoning changes and discuss specific topics such as carrying capacity, possible misunderstandings, and traffic.

Public engagement moving forward should include at least two components. First, Staff will better explain the "why" for this project, meaning explaining why there is a proposal to make these changes to Glenwood's zoning code. Possible ways to accomplish this component may include news releases, shareable videos, open house meetings, and online opportunities for residents who do not have time to attend scheduled events. These proposals must be put into context with other housing work the City is doing. The proposed package of zoning changes will not solve Glenwood's housing affordability problem, but taken into context with other work, such as public-private partnerships and programmatic use of 2C funds, these proposals are an important part of the solution. Staff will also point out that these proposals constitute incentives and a loosening of regulations, which the City has heard is a desire rather than new rules.

Secondly, the public engagement process must listen and respond to concerns of residents. From previous work done, Staff has heard concerns about growth and density, development on steep hillsides, and traffic, among other issues. These questions, and in some cases misunderstandings, will be answered, but there may also be neighborhood-specific concerns that merit discussion. To uncover area-specific concerns, neighborhood meetings, with online options for those who cannot attend scheduled events, may be part of the program.

A guiding principle for how Staff wants to approach this public engagement process is to be inclusive, but to make a special effort to include people who were underrepresented earlier in this process, such as those who work in Glenwood but cannot afford housing here, renters who do not receive mailed public notices to property owners, and other groups who have an interest in the possible impacts or benefits of the proposal.

Fiscal Impact: Staff will assess any fiscal impacts when there is more clarity about next steps.

Legal Review: N/A

Staff Recommendation: Provide feedback to Staff on the following issues:

1. Shall Staff continue moving forward with the proposed zoning changes? These are: allowing duplexes/triplexes in more zone districts, changing minimum lot standards, changing density bonus provisions, and allowing multiple ADUs.
2. Next steps for a public process.
3. What other information is needed?

- 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

Check for updates

Article

Urban Studies

Urban Studies
1–22
© Urban Studies Journal Limited 2023
Article reuse guidelines:
sagepub.com/journals-permissions
DOI: 10.1177/00420980231159500
journals.sagepub.com/home/usj
SAGE

Land-use reforms and housing costs: Does allowing for increased density lead to greater affordability?

Christina Stacy
Urban Institute, USA

Chris Davis
Urban Institute, USA

Yonah Slifkin Freemark
Urban Institute, USA

Lydia Lo
Urban Institute, USA

Graham MacDonald
Urban Institute, USA

Vivian Zheng
Urban Institute, USA

Rolf Pendall
University of Illinois at Urbana-Champaign, USA

Abstract

We generate the first cross-city panel dataset of land-use reforms that increase or decrease allowed housing density and estimate their association with changes in housing supply and rents. To generate reform data, we use machine-learning algorithms to search US newspaper articles between 2000 and 2019, then manually code them to increase accuracy. We merge these data

Corresponding author:
Yonah Slifkin Freemark, Metropolitan Housing and Communities Policy Center, Urban Institute, 500 L'Enfant Plaza SW, Washington, DC 20024, USA.
Email: yfreemark@urban.org

with US Postal Service information on per-city counts of addresses and Census data on demographics, rents, and units affordable to households of different incomes. We then estimate a fixed-effects model with city specific time trends to examine the relationships between land-use reforms and the supply and price of rental housing. We find that reforms that loosen restrictions are associated with a statistically significant 0.8% increase in housing supply within three to nine years of reform passage, accounting for new and existing stock. This increase occurs predominantly for units at the higher end of the rent price distribution; we find no statistically significant evidence that additional lower-cost units became available or moderated in cost in the years following reforms. However, impacts are positive across the affordability spectrum and we cannot rule out that impacts are equivalent across different income segments. Conversely, reforms that increase land-use restrictions and lower allowed densities are associated with increased median rents and a reduction in units affordable to middle-income renters.

Keywords
affordable housing, housing, land use, zoning

摘要
针对提高或降低允许胡住房密度的土地使用改革，我们生成了第一个跨城市面板数据集，并估计了这些土地使用改革与住房供应和租金变化的关系。为了生成改革数据，我们使用机器学习算法搜索了 2000 年至 2019 年间的美国报纸文章，然后对其进行手动编码以提高准确性。我们将这些数据与美国邮政服务信息以及人口普查数据合并，前者有每个城市地址的计数，后者有关于人口统计、租金和不同收入家庭的可负担单元的数据。然后，我们就城市在特定时间的趋势，估计了一个固定效应模型，以考查土地使用改革与出租房屋的供应和价格之间的关系。我们发现，在放宽限制的改革通过后的三到九年内，这些改革与住房供应（包括新房和现有存量房）0.8% 的统计显著性增加相关。这种增长主要发生在租金价格较高的单元；我们没有发现任何具有统计意义的证据表明在改革后的几年中有更多低价格单元可以租到或价格进一步降低。然而，在整个可负担的范围内，影响都是积极的，我们不能排除影响在不同收入阶层之间是相同的。相反，增加土地使用限制和降低允许密度的改革与租金中位数增加和中等收入租房者的可负担单元减少相关。

关键词
可负担的住房、住房、土地使用、分区

Received February 2022; accepted February 2023

Introduction

The United States is facing a housing affordability crisis that is exacerbating economic and racial inequities (Matlack and Vigdor, 2006; Popov, 2019). Rental prices were at an all-time high before the COVID-19 pandemic (Joint Center for Housing Studies of Harvard University, 2018), and as of March 2021, an estimated 10.7 million adults were delinquent on rent (Center on Budget and Policy Priorities [CBPP], 2021). These challenges disproportionately affect households with low incomes and people of colour since they are more likely to rent than own their homes (Neal et al. 2021).

One explanation for the affordability crisis is that supply has not matched demand.

While demand for rental units rose across all income bands between 2005 and 2015, the supply of rental housing costing less than $800 a month (2016 dollars) dropped as the national rental vacancy rate fell to a 30-year low (Joint Center for Housing Studies of Harvard University, 2018). Many metropolitan areas have experienced increases in housing prices and decreases in new construction over the past 25 years (Freemark, 2022).

The debate over how to increase the supply of affordable housing, however, stands unresolved. Many housing economists posit that inadequate supply stems from overly restrictive land-use regulations. Loosening these restrictions might increase housing production and thus decrease prices (Glaeser et al., 2005; Malpezzi, 1996; Quigley and Raphael, 2005). Research on housing filtering – the process by which properties age and depreciate into affordability – shows that new construction, even if rented or sold at prices above the market average, eventually opens less-expensive housing units for lower-income residents (Liu et al., 2020; Mast, 2021).

But others argue that loosening land-use restrictions (e.g. by increasing height limits) may not increase housing supply because loosened zoning may simply standardise common requests for variations from by-right rules that local zoning commissions already systematically approve for developers (Lo et al., 2020). Moreover, even if a regulatory change yields a supply increase, prices may not fall (or stop rising) accordingly. In rezoned areas, builders might convert existing lower-cost units into higher-cost ones; the amenity effects resulting from these conversions plus associated neighbourhood retail and public safety improvements may, in turn, increase surrounding housing values (Jacobus, 2016). As such, additional research is necessary to identify the effects land-use reforms have on housing supply and price.

To examine these issues, we undertake the first cross-city panel analysis of the impact of land-use reforms on housing supply and rents. While other studies have examined the effect of land-use reforms on supply or housing costs for *individual* cities or *individual* reforms (e.g. Kuhlmann, 2021), we are the first to use a machine-learning approach to identify a diversity of reforms, and then pinpoint their effects in multiple cities simultaneously. We also examine reform impacts on rents rather than sales prices – a unique contribution – and offer insight into how regulations impact unit availability at varying rent levels. We are specifically interested in housing that is affordable, which we define as units that cost no more than 30% of income for low- and moderate-income families, in both subsidised and non-subsidised projects (these units could be newly constructed or filtered down). We limit our investigation to reforms and impacts within individual cities, not across metropolitan areas.

We generate a dataset of a variety of land-use reforms across eight US metropolitan regions encompassing 1136 cities from 2000 to 2019. We also collect data on housing supply and costs. We then develop a random-trend model to estimate outcomes. We find that cities that passed reforms loosening land-use regulations (increasing allowed housing density, or 'upzoning') saw a statistically significant increase in their housing supply compared to cities without reforms. This increase, however, occurred predominantly for rental units affordable to households with higher-than-middle-incomes over the short- and medium-term following reform passage; effects for units affordable to those with extremely low incomes and very low incomes were positive but not significant, perhaps due to the small number of such units at baseline in each city. Cities with reforms that increased regulatory restrictiveness (reducing allowed housing density, or 'downzoning') did not experience a change

in housing supply compared to cities without reforms, though downzonings were associated with a significant increase in median rents and a reduction in rental units affordable to middle-income households.

These results suggest that reforms loosening restrictions are, on average, associated with an uptick in new housing supply. But this increase is likely inadequate to expand the availability of housing affordable to low- and middle-income households in the short-term, at least within the jurisdictions that execute reforms, and among the reforms that we studied. Reforms tightening regulations are associated with increased rents, potentially worsening conditions for low- and moderate-income renters. Cities should consider pairing direct investments in housing subsidies, such as immediate investments in housing vouchers and project-based subsidies for publicly assisted housing, with reforms loosening restrictions to address both short-term and long-term housing affordability.

Conceptual framework

Land-use regulations like zoning are generally implemented in the United States by local governments under rules set by states. For years urban economists and housing scholars have sought to understand how they affect housing supply and prices. Though research has identified how regulation restricts construction and raises prices, researchers have yet to come to consensus on the degree to which loosening regulations reverses those effects. Nor have they specified impacts on the supply of rental housing affordable to low- and moderate-income households.

One common approach to evaluating regulations begins by breaking down home price into the sum of its components: labour, materials, neighbourhood attributes, land, and process costs. Higher labour and materials do not appear to dramatically increase housing costs (Gyourko and Saiz, 2006); inflation-adjusted construction costs have remained essentially flat since the 1990s while housing prices have trended upward (Gyourko and Molloy, 2015). Land-use regulations, however, may be partially to blame for high costs. Zoning, impact fees, building codes, review processes, and other regulations have proliferated since the 1970s. These restrictions act as a component part of housing costs and dampen supply (Glaeser, 2017; Kok et al., 2014). Glaeser et al. (2006a) explore the wedge between marginal construction costs and market price, labelling the gap a 'regulatory tax' ranging from zero in a few low-demand and low-regulation cities to upwards of 50% of home values in the Bay Area and Manhattan. These studies suggest that regulation reduces supply elasticity, resulting in larger price increases and slower growth in quantity as demand increases, as well as lower responsiveness to demand shocks (Saiz, 2010).

Several cross-sectional, point-in-time studies further explore these phenomena. Using a dataset on lot size, environmental, and subdivision laws in Boston-region jurisdictions, Glaeser et al. (2006b) find that stricter regulations have a negative effect on construction and lead to higher prices. Other cross-sectional studies of specific land-use policies' effects on construction capture effects on a state-wide or national level. Schuetz and Murray (2019) find that cities with less restrictive zoning issued more permits for multifamily development. Similarly, Mawhorter et al. (2018) finds that a higher proportion of single-family zoning and higher parking requirements in a jurisdiction were negatively associated with multifamily housing production. Using a national survey, Gyourko et al. (2008) identify positive correlations between component measures of regulatory restrictiveness (i.e. strict regulations in multiple dimensions, like parking

requirements and height limits, are related), as well as higher housing prices.

Several of these studies use surveys to assess regulatory stringency, but these surveys raise concerns because planners assessing their own land-use rules may not offer an objective view of regulatory stringency (Lewis and Marantz, 2019). Moreover, despite the comparative lessons the above studies offer, they are limited because static cross-sectional data cannot confirm the effects a policy reform would have over time, nor can their averaged housing-price data discern variations in housing production at different levels of affordability.

Other researchers have focused on changes in regulations. Zabel and Dalton (2011) find that larger minimum lot size requirements significantly increased prices over time. Glaeser and Ward (2006) find that those lot size increases decreased housing permits issued. Similarly, Kahn et al. (2010) examine a reform that increased restrictiveness on construction, finding that it increased prices.

Broad-scale regulatory changes that increase allowed housing-unit density are rare, thus few studies have captured their effects on prices – and those that do typically examine jurisdictions one by one. Dong (2021) finds that increased allowed density in Portland was associated with a greater probability of long-term development – though the number of new units developed was small. Freemark (2020) finds that a Chicago reform allowing for higher densities and reduced parking requirements raised prices without affecting supply. Kuhlmann (2021) and Zhou et al. (2008) report similar findings in other cities. Greenaway-McGrevy et al. (2021) show significant increases in parcel costs for underdeveloped land in Auckland, New Zealand after allowed densities were increased. While such studies are suggestive of the impacts of loosened regulations on land values and sales prices, none looks at impacts on rents, nor do they estimate average treatment effects across multiple jurisdictions.

Given these findings, telling a consistent story about zoning reform impacts is difficult – especially when it comes to affordable housing. New construction creates positive spillovers for existing neighbourhoods by improving aesthetics, removing eyesores, and adding neighbourhood vibrancy (Zahirovich-Herbert and Gibler, 2014). These amenity effects exert upward pressure on housing prices (Damiano and Frenier, 2020; Rossi-Hansberg et al., 2010), and newly constructed homes tend to cost more than the older buildings they replace or abut (Zillow, 2020). We may thus expect reforms reducing restrictiveness to decrease affordable housing supply.

Alternatively, the economic principles of supply and demand indicate that an increase in housing availability should reduce scarcity and increase competition among sellers, reducing prices. Additionally, scholarship on housing filtering tells us that supply increases create a chain of out-migration into newer units, creating newly affordable residences (Mast, 2021). Thus, we may expect supply allowances to add units to the market that are affordable for low- and moderate-income families. A recent series of working papers examining the impacts of new housing largely find that such construction reduces rents in the surrounding area, potentially limiting displacement (Asquith et al., 2019; Li, 2022; Pennington, 2021; Phillips et al., 2021). That said, it is possible that outcomes vary by market segment, with more of an effect on moderating the costs of higher-end housing (Damiano and Frenier, 2020). This latter phenomenon could reduce affordable housing in neighbourhoods where amenity affects outweigh supply effects in the context of upzoning, but an increase in affordable housing in the region overall.

Unlike studies leveraging surveys to identify regulatory stringency, we focus on the parameters of actual reforms in individual municipalities, where land-use regulations are written. This allows us to avoid potential biases inherent in survey-based analysis. Unlike studies that examine zoning reforms in individual cities, we use machine-learning approaches to develop a cohort of changes in *multiple cities*. We also provide insight into unit availability by rent level, unlike most studies that examine home sales.

Our research links reforms passed within an individual jurisdiction with outcomes within that same jurisdiction. We acknowledge that reform impacts vary based on scale; it is possible that reforms passed in one jurisdiction have impacts across an entire metropolitan area. A reform increasing housing production in one city could have limited effects therein because of amenity effects surrounding construction – yet at the same time reduce prices in the region overall due to increased supply. This is a key finding in Buechler and Lutz's (2021) examination of zoning changes in Zurich, Switzerland. The latter effect may ultimately be more important for residents seeking housing, since households have the ability to choose between multiple jurisdictions to live in a metropolitan real-estate market, but we do not have adequate data to measure such outcomes in this paper.

By focusing on housing supply variations in multiple cities in the years following reform passage, our research adds evidence on how housing markets change in jurisdictions overall. We do not specifically investigate the number of new units built or their sales costs (as most aforementioned studies emphasise), but rather evaluate the total units available and their rents, with a focus on those units affordable to low- and moderate-income families.

Data

Land-use reform data

To generate a novel dataset of land-use reforms, we used machine-learning algorithms to analyse newspaper articles from Access World News, a comprehensive database of major newspapers. This approach to data generation builds on other methods for textual data proxies from newspapers for urban phenomena (Ginsberg et al., 2009; Saiz and Simonsohn, 2013). We first assigned newspapers to their 40 respective US metropolitan regions. We prioritised regions with relatively better news coverage and higher population growth, since we hypothesise that those growing regions are more likely to experience affordability challenges, while also having cities that implement reforms that reduce land-use restrictions (to ease affordability) or reforms that increase restrictions (in response to resident concerns about growth).

Next, we identified 21 types of regulations that we hypothesise could affect housing production and availability, a list developed based on our prior research, and constructed a string of search terms relevant to those 21 policies to use in the machine-learning and article identification process. We then used the search string to narrow down the articles, only including those from between 1 January 2000 and 13 January 2019, producing 76,410 articles.

We then relied on a machine-learning algorithm to tag articles. Articles were identified as describing reforms that are more or less restrictive (i.e. producing lower or higher allowed housing density, respectively), tied to a specific neighbourhood or the whole city, occurring in a particular month and year (i.e. when policies were passed by respective city councils), and tied to a specific land-use reform type. We trained a

team of four manual taggers with a background in housing and land-use policy to tag 568 randomly selected articles. The machine used this 'training set' to 'learn' to tag the full article set.

While the machine-learning procedure successfully tagged many articles, the algorithm identified many articles merely discussing zoning reforms that did not indicate reform passage. Though we optimised the machine-learning algorithm to eliminate false negatives, this continued lack of reliability necessitated that the team verify all variables within the dataset for each article. A team of land-use experts including the authors of this study and analysts from the Urban Institute with experience researching land-use reforms then hand-coded the data by reading each article and correcting machine-coded data.[1]

Since the dataset was large, we reduced the sample for hand coding, selecting eight metropolitan regions with a higher number of cities tagged as having implemented reforms loosening restrictions. We selected the most frequent reform types to hand code, including those related to accessory dwelling units (ADUs); floor-area ratio (FAR) or housing density; general rezonings (city-initiated zoning map amendments); height limits; lot sizes; minimum setbacks; and mixed residential and non-residential development. Some articles lacked sufficient information to identify the exact reform type; we coded such reforms as general rezonings. We then randomly selected a set of reforms for manual analysis and independently identified other sources confirming 90% of regulations, suggesting that our approach effectively identified reforms. Table 1 lists the various reform types, noting examples of more or less restrictive versions of each.

We identified 180 major reforms during the study period in the eight regions' 1136 cities (Table 2). We intentionally excluded small-scale reforms, since our interest is in municipality-wide impact. We did not include reforms affecting only one or two neighbourhoods, but we did include reforms that, for example, reduced minimum lot sizes on all parcels. Of the reforms identified, 84 increased development restrictions and 96 loosened them. Most reforms related to ADUs and minimum lot sizes, though many also related to height limits and floor-area-ratio requirements.

About one-third of reforms were in the Los Angeles–Long Beach–Anaheim, CA Metropolitan Statistical Area. Because of our choice to specifically examine regions with many reforms loosening restrictions, the ratio of less restrictive reforms to more restrictive reforms should not be interpreted as nationally representative. Our dataset contained reforms passed by local governments between 2005 and 2019 (Figure 1).

Census and address data

We merged reform data with rent levels and population from the 2000 Decennial Census and each five-year American Community Survey (ACS) available at the time of writing (2005–2009 to 2015–2019) from the IPUMS National Historic Geographic Information System (Manson et al., 2019). Because census-designated places (generally equivalent to municipalities) and tracts change geographies over time, we created city-level information from census-tract data with consistent boundaries based on 2010 tracts. We used Brown University's Longitudinal Tract Database to standardise tracts (Logan et al., 2014). Our findings incorporate error due to ACS estimates, but that error is distributed across all studied communities, no matter whether they undertook a reform.

The ACS publishes data on the number of rented housing units by the gross rent paid. These data are in bucket form; each bucket has a range of gross rent for units. To create our measures of affordable housing units, we calculate the rent that would be affordable to people in the relevant

Table 1. Reform types.

Reform type	Description	More Restrictive, i.e. allowing lower housing densities	Less restrictive, i.e. allowing higher housing densities
Accessory Dwelling Units (ADUs)	Secondary housing units on single-family residential lots, such as tiny homes in the backyard ('granny flats') or basement apartments	Raise minimum lot sizes for ADUs, ban ADUs	Lower minimum lot sizes for ADUs, allow ADUs
Floor-Area-Ratio (FAR) or density	Ratio of a building's total floor area to the size of the parcel where it is built	Lower allowed density or FAR	Higher allowed density or FAR
General Rezoning	Land-use reforms with a broad purpose, but with implications for housing density	Lower density or FAR	Higher density or FAR
Height limits	Limitations to building heights	Lower height limit	Higher height limit
Minimum lot sizes	Requirement that every parcel be larger than a minimum square footage	Minimum allowed size increased	Minimum allowed size decreased
Minimum setbacks	Minimum distance for a building from its property line	Minimum setback increased	Minimum setback decreased
Mixed residential and non-residential development	Blending of residential, commercial, cultural, or institutional uses into one space	Reduce use types allowed in a zone, increase specificity on types of allowed uses in mixed-use zones	Lower restrictions on allowed use, lower specificity in allowed-use sub-types

Table 2. Land-use reform summary statistics.

Type of reform	Frequency		
	Total reforms	More restrictive	Less restrictive
ADUs	50	15	35
FAR	34	19	15
General rezoning	22	11	11
Height limits	37	24	13
Minimum lot size	33	14	19
Minimum setbacks	1	1	0
Mixed residential and non–residential development	3	0	3
Metropolitan region	**Total reforms**	**More restrictive**	**Less restrictive**
Boston–Cambridge–Newton, MA–NH	17	11	6
Charlotte–Concord–Gastonia NC–SC	16	7	9
Chicago–Naperville–Elgin, IL–IN–WI	20	11	9
Dallas–Fort Worth–Arlington, TX	15	3	12
Los Angeles–Long Beach–Anaheim, CA	57	28	29
Miami–Fort Lauderdale–West Palm Beach, FL	17	9	8
Philadelphia–Camden–Wilmington, PA–NJ–DE	17	6	11
Portland–Vancouver–Hillsboro, OR–WA	21	9	12
Total	180	84	96

Note: General rezonings refer to land–use reforms that were major, but for which specifics of the type of reform are unclear. We designated regions using Census–defined metropolitan statistical areas (MSAs).
Source: Authors' analysis of land-use reform data.

geography. We then sum the housing units in each rent bucket below the calculated affordable rent. We then approximate the number of units within the bucket that contains the calculated affordable rent by multiplying the number of units in the bucket by the difference between the calculated affordable rent and the minimum value of the bucket over its dollar range. For example, if the bucket between $80,000 and $100,000 has 1000 units, and the relevant affordable rent for the calculation is $90,000, we would count 500 units. Finally, we integrated quarterly US Postal Service (USPS) data on the total number of addresses within each place, provided by the US Department of Housing and Urban Development (HUD) between 2005 and 2018. These data represent the count of units as a housing-supply measure. Our decision to use this as an outcome measure limited our reform universe to cases between 2005 and 2018. USPS address data are available at the tract level, so a geographic transformation from tract to place was necessary to match the datasets. We used a geographic crosswalk to transform the data (Missouri Census Data Center, 2020).

Summary statistics

Cities that institute reforms (more *or* less restrictive) tend to be much more populous than those that never institute reforms (Table 3). We identify similar statistically significant variation with respect to population change, rent levels, and other municipal characteristics. These differences could be exacerbated by bias in our data collection method since smaller cities are less likely to feature robust news coverage.

Cities that institute reforms that increase restrictiveness and those that reduce restrictiveness tend to have an increasing number of

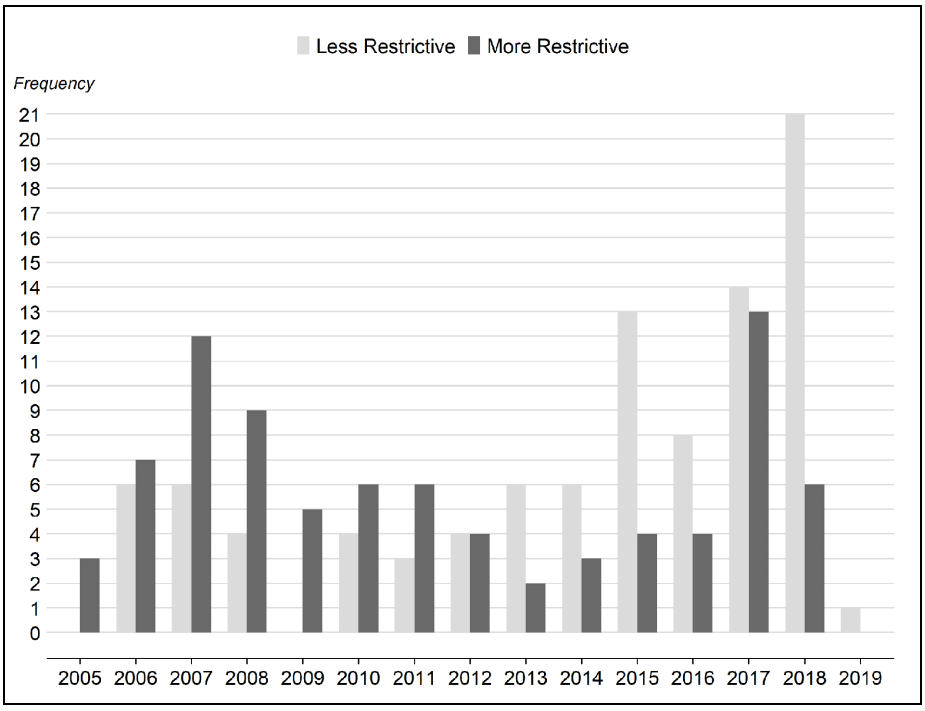


Figure 1. Municipal land-use reforms.
Source: Authors' analysis of land-use reform data.

Table 3. Baseline municipal characteristics by reform status.

Characteristic	Data year	Means		
		Never had a reform	Ever had a more restrictive reform	Ever had a less restrictive reform
Population	2000	19,700	189,585**	212,003**
Population change	2000–2007	1612	8473**	7635**
Addresses	2005	8884	89,385**	96,686**
Change in number of addresses	2005–2006	213	1003**	1230**
Median gross rent	2000	$945	$1122**	$1034**
Change in median gross rent	2000–2007	$67	$100	$89
Aggregate gross rent	2000	$1,846,465	$26,129,489**	$28,536,468**
Change in aggregate gross rent	2000–2007	$739,340	$11,637,144**	$12,151,556**
Per-capita rental units available by income				
Extremely low income (ELI)	2007	0.005	0.008**	0.007
Very low income (VLI)	2007	0.012	0.011	0.012
Low income (LI)	2007	0.038	0.046*	0.043
Median income (MI)	2007	0.015	0.025**	0.023**
Above MI	2007	0.019	0.051**	0.045**
Above 50% AMI	2007	0.033	0.071**	0.084**
Under 50% AMI	2007	0. 056	0.071	0.066

Note: Asterisks indicate significant differences in means between cities that instituted reforms and those that never instituted a reform. $^{**}p \leqslant 0.01$; $^{*}p \leqslant 0.05$.

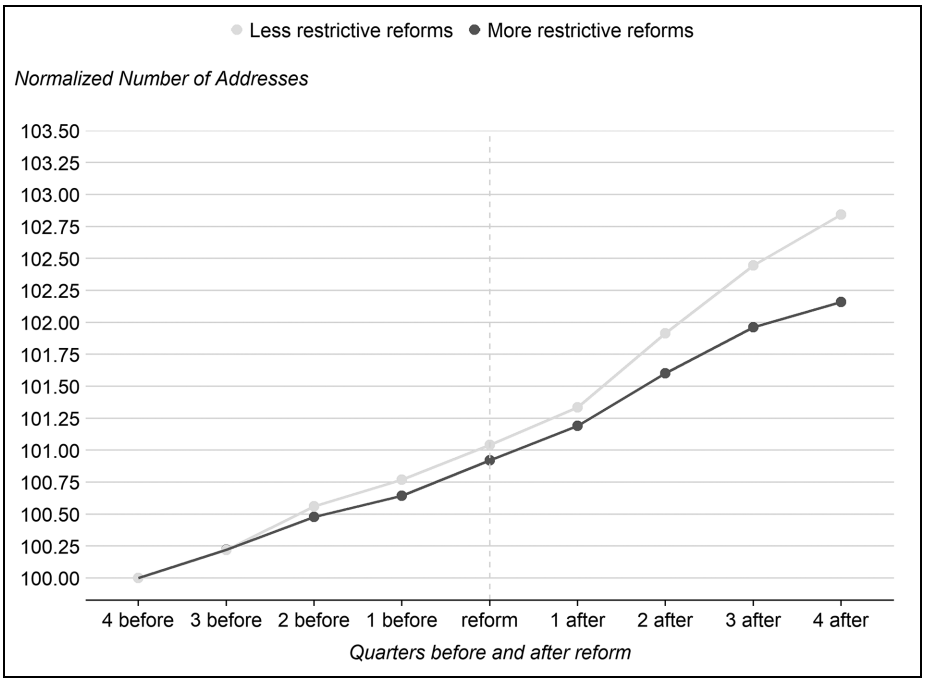


Figure 2. Average number of addresses before and after reforms, normalised.
Source: Authors' analysis of HUD USPS Vacancy Data and land-use reform data.

housing units leading up to a reform, though their trends diverge in the years after (Figure 2). These overall increases in the number of units do not appear in cities that never instituted land-use reforms. This is likely due to reverse causation; cities may be more likely to institute land-use reforms because of observed changes in their housing supply. Therefore, controlling for these pre-trends helps identify the causal impacts of the reforms, since parallel trends prior to the treatment are necessary for a fixed-effects model.

Methods

We estimate a random-trend, fixed-effects model that compares housing-related changes within cities that implemented land-use reforms to changes within cities that did not. Fixed effects allow us to remove unobserved heterogeneity within places and control for national trends (Wooldridge, 2002). We also include random trends, providing each city with its own linear time trend in addition to the separate level effect. This approach reduces the potentially endogenous relationships between municipal interest in passing land-use reforms in response to changing housing conditions in that community, and helps to fulfil the parallel-trends assumption.

We estimate the following equation using multinomial quasi-conditional maximum likelihood estimation (Wooldridge, 1999):

$$\begin{aligned} Y_{it} = {} & RestrictiveReformsImplementation_{it} \\ & + LessRestrictiveReformsImplementation_{it} \\ & + RestrictiveReformsPost_{it} \\ & + LessRestrictiveReformsPost_{it} \\ & + \lambda_i + \theta_t + \varsigma_i t + \varepsilon_{it} \end{aligned}$$

where Y_{it} is a series of outcome measures related to housing supply and costs, including total address count (2005–2018, quarterly), median rents (2000–2017, annually), aggregate gross rents (2000–2017, annually), and the count of rental units affordable to households at different income levels based on national median incomes (2000–2017 yearly).[2] Note that the latter measure is not quantifying the number of available subsidised units, but rather the number of units affordable to people based on their means: units included could thus be subsidised or not. $RestrictiveReforms_{it}$ and $LessRestrictiveReforms_{it}$ are counts of the number of reforms that altered restrictions in city i in year t or any year before (i.e. it is specified as a stock variable).

The model includes city-level fixed effects that capture time-invariant characteristics, λ_i, and fixed effects for each year or quarter (depending on the outcome) to account for trends in the economy or real-estate market, θ_t. Standard errors are clustered at the city level and are robust to heteroskedasticity and arbitrary forms of error correlation within each city.

Variables are split into an *implementation period* comprising the two years before a reform, the year of the reform, and two years after the reform, plus a *post period* (three or more years after). The implementation period controls for anticipation effects that could cause an Ashenfelter dip or spike (e.g. a reform being discussed but not yet having been passed influencing developer behaviours). The post-period allows time for reforms to take effect; knowledge about reforms may take time to spread. The two-year period after reforms assesses short-term impacts and accounts for the five-year averages in the ACS data to ensure that outcome years do not include pre-periods due to averaging. Because of this averaging, we cannot separate anticipatory effects from construction effects, so we do not split this implementation period into two.

The longer-term post period reform impacts identify outcomes more than two years after reforms versus the three years before the reforms. These estimates represent average treatment effects for all years, three or more years after reform passage. This varies between cities, based on when each reform was passed.

We split the treatment variable into reforms increasing restrictions on land use and those reducing restrictions on land use. This is because we believe that their effects are not symmetric: removing restrictions may not have the opposite effects on housing affordability, at least in the short run, to increasing restrictions. This is because loosening land-use restrictions may simply standardise requests for variations from by-right rules that local zoning commissions already systematically approve (Lo et al., 2020), and because in rezoned areas, builders might convert existing lower-cost units into higher-cost ones. The amenity effects resulting from these conversions plus associated neighbourhood retail and public safety improvements may, in turn, increase surrounding housing values (Jacobus, 2016).[3]

As a robustness check, we estimate the models using area median incomes (AMIs) to calculate affordability (rather than the national median incomes in the standard models) to confirm that our results are not sensitive to this calculation. Although we do not prefer this approach, these findings can help confirm our national-data-based findings related to the lower end of rental affordability. We also run falsification tests to explore whether future hypothetical reforms could predict changes in outcome measures. If significant, these results might suggest that endogeneity exists in the model and that results are not reliable.

We acknowledge several limitations in our approach. Because of our reliance on news articles to identify reforms, we may be undercounting changes occurring in some

cities. Our control group (cities without reforms) may include some treated, but unmeasured, cities with reforms. This may attenuate our estimates of reform impact, though we expect that most reforms, especially the largest, were covered in the news. There may also be underlying conditions in cities that pass reforms that *cause* them to pass reforms; cities facing affordability problems, for example, may be more likely to loosen construction regulations. But our models' use of city linear trends and controls for regional context aid us in addressing this concern.

Moreover, though our incorporation of fixed effects and random trends aid efforts to achieve identification, we cannot fully assert a causal relationship between reforms and outcomes as there remain potential endogenous relationships for which we cannot account, plus time-varying, unobserved characteristics. For example, cities passing reforms reducing construction restrictions may have simultaneously invested in increased subsidised housing support. And cities experiencing increasing rents may be more likely to implement reforms loosening restrictions, thus violating the exogeneity assumption of the model.

We also face limitations in our ability to link land-use regulations with outcomes. We do not examine specific parcels experiencing zoning changes at the neighbourhood level; we assume that reforms we identified impacted cities overall. We also do not differentiate between relative impacts of different changes, and we do not have the statistical power to assess the varying impacts of reform types, like ADU or height-limit policy. It is likely that reform effects varied based on neighbourhood, which we do not measure. Nor do we measure effects across entire metropolitan areas, which constitute the broader housing market. And it is possible that our method for identifying reforms was incomplete, particularly in smaller cities with a less active press.

Despite these limitations, by providing the first multi-city, multi-reform dataset, we offer new insight into the short- and medium-term impacts of land-use regulatory changes. Our models provide unique information about how different types of changes may be associated with changes in housing production and affordability.

Findings

To identify relationships between land-use reforms and housing supply, we estimate reform impacts on the overall housing supply (measured by address counts), housing costs (median gross rents to represent average rental costs, plus aggregate gross rents to understand how total rents in cities change, which could be affected by both the number of rental units and their individual rents), and the supply of units affordable to households in different income buckets. We include subsidised and non-subsidised housing.

Using a fixed-effects model with city-level random trends, we find that the reforms loosening restrictions were associated with a statistically significant 0.8% increase in the total number of addresses over the medium- to long-term post reform, meaning at least three years after reform (Table 4).[4] These estimates are the average treatment effects for all post-reform years, compared to three years pre-reform, each of which varies by city based on when reforms passed. These results pass a falsification test (section 6). We find no effects on total address counts in the implementation period (meaning two years pre-reform to two years after) for these reforms. Among reforms loosening restrictions, we find no significant effects of reforms during either the implementation period or the post-reform period on rent levels (though the coefficients for median gross rents are negative).

Table 4. Effect of land-use reforms on address count and rents.

		(1) Ln total addresses	(2) Median gross rent	(3) Ln aggregate gross rent
Reforms increasing restrictions	Post Period	0.004 (0.003)	$49.54* (24.42)	−0.003 (0.026)
	Implementation Period	0.001 (0.002)	$20.42 (12.87)	0.002 (0.014)
Reforms loosening restrictions	Post Period	0.008** (0.003)	−$60.52 (36.05)	0.008 (0.031)
	Implementation Period	0.003 (0.002)	−$23.55 (21.21)	0.008 (0.020)
Quarter/year fixed effects		Yes	Yes	Yes
City-level fixed effects		Yes	Yes	Yes
City specific time trends		Yes	Yes	Yes
Observations		68,634	12,176	12,178
Adjusted *R*-squared		0.785	0.446	0.606

Note: Results for logged outcomes are semi elasticities from a fixed effects model with random trends that includes place and quarter or year fixed effects (quarter for number of addresses, year for rent) and city specific time trends (or random trends). Sample is a quarterly panel of 1136 cities in eight MSAs from 2005 quarter 4 to 2021 quarter 1 for total addresses, and a yearly panel from 2008 to 2017 for median and aggregate gross rent. Robust standard errors in parentheses, clustered at the place level. $^{**}p \leqslant 0.01$; $^{*}p \leqslant 0.05$.

Reforms increasing land-use restrictiveness, such as those increasing minimum lot sizes, were associated with a significant, $50 increase in median rents in the post-reform period, but not in the implementation period. These results, interestingly, are somewhat symmetrical to those related to the reforms loosening restrictions. This finding also passes a falsification test. We found no effect of increasing land-use restrictions on the address count in either period.

We also estimate the effect of reforms on the price distribution of rental units. We developed a set of cut points for affordability (assuming families are to pay no more than 30% of income to rent), by year, for families at or below 30% of the median income (extremely low income, or ELI); 30–50% of median income (very low income, VLI); 50–80% of median income (low income, LI); 80–100% of median income (middle income, MI); and above.[5]

We find statistically significant increases in housing supply at the top end of the rent distribution (i.e. for rental units affordable to households making more than the national median income) in both the implementation period and the post period for reforms loosening restrictions, meaning those allowing for increased density (Table 5). After such reform passage, we find an increase in units affordable to families with incomes above the national median of 43% in the short run and 63% in the medium to long run. These estimates are large, but note that based on the 95% confidence interval, these estimates could range from 15% to 70% for the short-run implementation period and from 15% to 112% at least three years post-reform. We can rule out that the estimate is zero, however. These results also pass a falsification test.

These results suggest, perhaps unsurprisingly, that allowing additional housing construction compared to the baseline attracts investment in 'market-rate' units, which are generally not affordable to low- or moderate-income households. While we do not find statistically significant evidence that existing units become less expensive in the implementation period or post period, the estimates for every affordability

Table 5. Effect of land-use reforms on address count by affordability level.

		(1) Ln ELI	(2) Ln VLI	(3) Ln LI	(4) Ln MI	(5) Ln above MI
Reforms increasing restrictions	Post Period	−0.365	−1.523	−0.063	−0.241*	−0.335
		(1.263)	(2.188)	(0.053)	(0.111)	(0.216)
	Implementation Period	0.434	−0.527	−0.026	−0.050	0.000
		(0.577)	(0.353)	(0.029)	(0.061)	(0.162)
Reforms loosening restrictions	Post Period	2.047	1.264	0.122	0.051	0.632*
		(3.303)	(1.393)	(0.083)	(0.126)	(0.248)
	Implementation Period	1.393	0.454	0.063	0.078	0.430**
		(1.773)	(0.646)	(0.053)	(0.072)	(0.140)
Quarter/year fixed effects		Yes	Yes	Yes	Yes	Yes
City-level fixed effects		Yes	Yes	Yes	Yes	Yes
City specific time trends		Yes	Yes	Yes	Yes	Yes
Observations		12,177	12,175	12,177	12,172	12,177
Adjusted *R*-squared		0.276	0.221	0.126	0.132	0.178

Note: Results for logged outcomes are semi elasticities from a fixed-effects model with random trends that includes place and year fixed effects and city-specific time trends. Sample is a yearly panel from 2008 to 2017. Robust standard errors in parentheses, clustered at the place level. $^{**}p \leqslant 0.01$; $^{*}p \leqslant 0.05$.

category for reforms that loosened restrictions are positive, and the effects on the number of rental units that are affordable to extremely-low income and very low-income households are much larger in magnitude than the effects on higher-cost units. The standard errors on the ELI and VLI unit estimates are much larger, likely because the base number of units in those affordability ranges are small to begin with in many of the cities in our study. Therefore, we cannot disprove that the impacts are positive and equivalent across the different affordability categories.

For reforms that tighten land-use restrictions and reduce allowed density, we find a 24% decline in housing units affordable for middle-income families in the post period at least three years after reforms (regressions show negative coefficients for unit counts across all income ranges for these types of reforms, though these changes are not statistically significant). However, this finding fails a falsification test – and has no effect for other income levels – so we cannot rule out that this is a continuation of that pre-trend.

Robustness checks

Using area median income to define affordability

We run additional models to ensure our results are robust to misspecification. Because national median incomes may not capture local income differentials and costs of living, we run the analysis using an outcome measure for affordable units based on AMI. In other words, we consider the impact of reforms on the count of rental units affordable to people in each metropolitan region based on *that region's* median income.

Using AMIs to calculate affordability is not our preferred specification for two reasons. First, there is value in having a standard nationwide affordability definition, since some areas may have such high median incomes that what is considered affordable there based on AMI may not be affordable to people earning minimum wage, or even for teachers or police officers. For example, since 2019 San Francisco-region median household incomes were $121,795 in 2019,

using that AMI we might claim that a monthly rent of $2436 is affordable for a low-income family. The average salary for a teacher in San Francisco is $62,123, however, meaning that the rent calculated to be 'affordable' there based on AMI is almost twice what a single teacher can afford, or $2436 compared with $1242 (local median incomes may be more appropriate for two-earner households). We therefore prefer to use national medians to calculate affordability since these rents are more universally affordable to low-wage households.

Second, the highest rent bucket in the ACS is lower than the cut-off point for what is affordable to households above middle income in our sample's more expensive cities, so we can only observe the number of rental units affordable to households that are ELI, VLI, and above VLI. For example, in Boston, affordable rent for someone at 100% of AMI would be $2696 per month, but the highest rent bucket in Census data is $2000 or more. We would therefore not be able to ascertain how many units are affordable for that income level.

Nevertheless, we re-run the models using AMI as a robustness check on our primary results. We find evidence that reforms *increasing* restrictions reduce the availability of units affordable for households with low incomes or above on average – but with no statistical significance. We also find no statistically significant impacts for reforms that *loosened* restrictions, though this result may reflect limited data availability.[6]

Long-run effects

We also trace out the full adjustment path for the reforms, as per Wolfers (2006), allowing us to monitor changes year-by-year. This helps to confirm that the inclusion of place-specific time trends created using effects post-reform is not biasing our results. It also helps to identify effects over time of reforms that are more or less restrictive.

Due to our dataset having a relatively short panel, some of the results in our average treatment effects are not significant in this model, but the results generally confirm our main findings in terms of directionality of coefficients (Table 6). The fully lagged model shows that less restrictive reforms reduce median gross rents the first, fourth, and fifth years after reform passage. It also shows that more restrictive reforms reduce the supply of rental units affordable to people at and above middle income the fourth and fifth years after such a reform.

Falsification tests

Finally, we run falsification tests to examine whether impacts are detectable in cities *prior* to actual reforms, which, if demonstrated, might suggest that the results above are the product of endogeneity and selection bias rather than the reforms themselves. To do so, we include a variable for three years (or quarters, for USPS data) prior to each reform in the models to see whether that coefficient is statistically significant (in essence, we are testing for the effects of a hypothetical reform that never occurred). We use three years prior since many of our outcomes are based on five-year ACS estimates, so one and two years prior to the reform could produce significant outcomes due to averaging. Additionally, three years prior to reform is the year before our implementation period control variable.

We find no evidence of endogeneity in terms of housing supply. These results confirm our Table 4 finding showing an increase in address count following reforms loosening housing regulations. But there may be some endogeneity in terms of rent prices leading up to a reform. Specifically, cities that instituted reforms that loosened restrictions experienced

Table 6. Effects of future land-use reforms, year-by-year.

Period post-reform	(1) Ln Total Addresses	(2) Median Gross Rent	(3) Ln Aggregate Gross Rent	(1) Ln ELI	(2) Ln VLI	(3) Ln LI	(4) Ln MI	(5) Ln above MI
Reforms increasing restrictions								
First year	0.001	−25.520	0.009	0.402	1.576	−0.045	0.116	0.077
	(0.001)	(21.050)	(0.012)	(1.872)	(1.549)	(0.033)	(0.087)	(0.136)
Second year	−0.000	−28.440	−0.007	−2.585	0.729	−0.009	0.030	−0.147
	(0.001)	(21.780)	(0.020)	(2.092)	(1.500)	(0.035)	(0.083)	(0.159)
Third year	−0.001	−23.620	0.010	−3.541	0.152	−0.016	−0.006	−0.252
	(0.001)	(22.320)	(0.018)	(2.303)	(1.871)	(0.050)	(0.097)	(0.154)
Fourth year	−0.001	−20.360	0.014	−3.215	0.373	−0.039	−0.073	−0.374*
	(0.002)	(21.010)	(0.015)	(2.250)	(1.668)	(0.051)	(0.101)	(0.169)
Fifth year	−0.001	17.290	0.014	−3.256	0.156	−0.032	−0.136	−0.429*
	(0.002)	(32.756)	(0.018)	(2.233)	(1.899)	(0.064)	(0.101)	(0.188)
Sixth year	0.000	16.360	0.010	−2.199	−1.184	−0.027	−0.127	−0.235
onwards	(0.002)	(20.273)	(0.019)	(1.952)	(1.339)	(0.045)	(0.095)	(0.165)
Reforms loosening restrictions								
First year	0.000	−64.390*	0.001	1.854	2.755	0.076	0.027	0.202
	(0.002)	(27.770)	(0.027)	(3.903)	(2.814)	(0.057)	(0.082)	(0.201)
Second year	0.001	−26.940	0.020	2.853	2.855	0.050	0.130	0.431
	(0.002)	(22.270)	(0.032)	(3.506)	(2.851)	(0.053)	(0.103)	(0.262)
Third year	0.001	−38.440	0.024	2.356	4.703	0.044	0.197	0.323
	(0.002)	(22.747)	(0.043)	(3.802)	(3.814)	(0.058)	(0.121)	(0.275)
Fourth year	0.000	−62.270**	−0.002	4.916	4.079	0.092	0.149	0.170
	(0.002)	(23.862)	(0.035)	(3.683)	(3.860)	(0.062)	(0.139)	(0.251)
Fifth year	0.001	−61.660*	−0.000	2.423	3.146	0.061	0.030	0.241
	(0.002)	(27.878)	(0.045)	(4.680)	(2.906)	(0.055)	(0.114)	(0.273)
Sixth year	0.001	−46.540	−0.012	−1.403	2.319	0.049	0.059	0.240
onwards	(0.001)	(26.975)	(0.043)	(3.223)	(2.268)	(0.040)	(0.132)	(0.274)
Observations	68,630	11,867	11,869	11,869	11,867	11,869	11,865	11,869
Adjusted R^2	0.785	0.442	0.603	0.274	0.221	0.125	0.133	0.166

Note: Results for logged outcomes are semi elasticities from a fixed effects model with random trends that includes place and quarter or year fixed effects (quarter for number of addresses, year for rent) and city specific time trends (or random trends). Sample is a quarterly panel of 1136 cities in eight MSAs from 2005 quarter 4 to 2021 quarter 1 for total addresses, and a yearly panel from 2008 to 2017 for median and aggregate gross rent. Robust standard errors in parentheses, clustered at the place level. $^{**}p \leqslant 0.01$; $^{*}p \leqslant 0.05$. All models include quarter/year fixed effects, city fixed effects, and city-specific trends.

decreases in aggregate gross rents prior to instituting a reform (Table 7, model 3). We also find some evidence for a pre-existing decline in middle and above-middle-income units in cities that increased restrictions (models 7–8). That said, we find no evidence for pre-trends pointing towards increased above-middle-income units in cities that loosened restrictions, confirming Table 5.

Conclusion

This analysis is the first cross-city, panel analysis of the effect of land-use reforms on the supply of affordable housing. We offer preliminary evidence of the potential for using machine-learning to identify where zoning changes are occurring. We find that land-use reforms that reduce restrictions to

Table 7. Falsification test: effects of future land-use reforms.

	(1) Ln Total addresses	(2) Median gross rent	(3) Ln Aggregate gross rent	(4) Ln ELI	(5) Ln VLI	(6) Ln LI	(7) Ln MI	(8) Ln above MI
Future reforms that	−0.000	−$29.97	−0.002	0.834	2.300	−0.010	−0.261*	−0.361*
increase restrictions	(0.003)	(15.89)	(0.019)	(1.542)	(1.441)	(0.059)	(0.105)	(0.174)
Future reforms that	0.000	$15.20	−0.034*	−3.746	−1.990	−0.031	0.003	−0.030
loosen restrictions	(0.003)	(17.90)	(0.017)	(1.996)	(1.908)	(0.046)	(0.200)	(0.252)
Observations	68,634	12,176	12,178	12,177	12,175	12,177	12,172	12,177
Adjusted *R*-squared	0.785	0.446	0.606	0.277	0.221	0.126	0.132	0.178

Note: Results for logged outcomes are semi elasticities from a fixed-effects model with random trends that includes place and quarter or year fixed effects (quarter for number of addresses, year for rent) and city specific time trends (or random trends). Sample is a quarterly panel of 1136 cities in eight MSAs from 2005 quarter 4 to 2021 quarter 1 for total addresses, and a yearly panel from 2008 to 2017 for median and aggregate gross rent. Robust standard errors in parentheses, clustered at the place level. *$p \leqslant 0.05$. All models include quarter/year fixed effects, city fixed effects, and city-specific trends.

increase allowed density lead to a 0.8% increase in housing supply, on average, in the cities we study. However, we find no statistically significant evidence that these reforms lead to an increase in affordable rental units within three to nine years of reform passage. We do find that such reforms are associated with an increase in units affordable for above-middle-income households, and that effects on units affordable to those with extremely low incomes and very low incomes are positive but with large standard errors, likely because of the small number of units affordable at these levels at baseline. Therefore, we do not have enough data to conclude that the impacts are significant.

We theorise that these outcomes may be produced by amenity affects occurring when a reform takes place; new buildings increase housing supply, but not only are new units likely to be more expensive than existing units, they may also bring amenities that improve the attractiveness of a city's housing market overall. This could outweigh the effects of the supply increase on reducing prices for more affordable units – at least in the jurisdiction where zoning reforms occur. In other words, certain zoning reforms may induce more construction, but rather than opening up existing units in the surrounding area for lower-income families, existing housing units maintain relatively stable rents due to increased demand. Even so, at the metropolitan scale and in the longer run, we expect that more construction reduces costs.

These results indicate that policies targeting affordable housing may need to accompany measures designed specifically to increase supply. Direct development or preservation of affordable units through nonprofit housing developers may be more successful at increasing the supply of low-cost units in the short run than regulatory reform alone. If supply grows at pace with household growth, then income or rent supplements could also ease affordability problems for low-income households.

Conversely, we find that reforms that increase restrictions on housing construction are associated with an increase in median rents over the longer term, combined with a decline in units affordable for middle-income households. This indicates that *tightening*

restrictions on housing construction is, as predicted by economic theory, associated with less housing supply and less affordability. These results are not without their limitations. It is likely that heterogeneity exists among reforms; some reform types probably work better than others in terms of increasing housing supply and affordability, and the marginal impacts of loosening restrictions may be relatively small in cities surrounded by other municipalities that were also relaxing regulations. We do not have enough power in our datasets to test for heterogeneous effects. Our methods also do not entirely resolve endogeneity concerns that are endemic to all studies on housing regulations, supply, and cost. Moreover, while we have successfully measured associations between reforms and the housing market in the years following reforms, we acknowledge that the effects over a much longer term, such as a decade after, may vary significantly. And it is possible that reform impacts occurred across metropolitan areas as a whole rather than within the jurisdictions we studied, but we did not have the data to measure those outcomes. Finally, since we selected our metropolitan regions to be those that were most likely to include cities that instituted reforms, and because our data collection method does not guarantee that we identified all reforms, it is likely that our estimated effects are a lower bound on the true impact since some of our control cities also likely had reforms that were not reported.

Future studies should expand the types of policies examined to include those that directly require or incentivise affordability and should explore effects over a larger set of cities. The use of additional datasets, such as building permit information, could further inform this research. And detailed investigations of the *metropolitan*-scale effects of the zoning reforms introduced by individual jurisdictions could produce vital new evidence on the impacts of this type of public policy. Continued advancements in machine learning could help researchers examine policies such as these at a larger scale.

Acknowledgement

Thank you to Diane Levy, Daniel Teles, Brian Stacy, and Peter VanDoren for their review. We also thank the anonymous peer reviewers for their considerable and useful feedback.

Declaration of conflicting interests

The author(s) declared no potential conflicts of interest with respect to the research, authorship, and/or publication of this article.

Funding

This work was supported by a grant from the Smith Richardson Foundation.

ORCID iDs

Christina Stacy https://orcid.org/0000-0002-6059-888X
Yonah Slifkin Freemark https://orcid.org/0000-0003-3622-6354

Notes

1. For additional detail on the machine-learning methods used to create this dataset, see: Zheng V (2020) How Urban Piloted Data Science Techniques to Collect Land-Use Reform Data. Data@Urban Blog, available at: https://urban-institute.medium.com/how-urban-piloted-data-science-techniques-to-collect-land-use-reform-data-475409903b88
2. We put dependent variables into natural logged form when both the variables themselves and the residuals from their regressions show a logged distribution. Once we log the variables, the residuals produce a normal distribution. The measure of units affordable to households at different income levels includes subsidised and non-subsidised units.
3. Results are similar when the treatment variable is run as a single reform variable, but

they are attenuated and less informative since we cannot determine whether the effects are symmetric. Authors can provide these results upon request.

4. We identify similar results when we run the regression with the treatment variable run as a single reform variable. This implies that the results are somewhat symmetrical (meaning loosening restrictions may have the opposite effect as increasing them), though more research is necessary to confirm this finding.
5. We also test for effects on number of rental units by affordability at the regional level using Area Median Income (AMI) as a robustness check later. Authors will provide cut-point data on request.
6. The authors can provide tabular results on request.

References

Asquith B, Mast E and Reed D (2019) Supply shock versus demand shock. Working paper no. 19-316, Kalamazoo, MI: Upjohn Institute.

Buechler S and Lutz E (2021) The local effects of relaxing land use regulation on housing supply and rents. Research paper no. 21/18. Cambridge MA: MIT Center for Real Estate.

Center on Budget and Policy Priorities [CBPP] (2021) *Tracking the COVID-19 Recession's Effects on Food, Housing, and Employment Hardships*. Washington, DC: Center on Budget and Policy Priorities.

Damiano A and Frenier C (2020) Build Baby Build? Housing Submarkets and the Effects of New Construction on Existing Rents Working paper, Center for Urban and Regional Affairs, University of Minnesota, Minneapolis, MN.

Dong H (2021) Exploring the impacts of zoning and upzoning on housing development: A quasi-experimental analysis at the parcel level. *Journal of Planning Education and Research*. Epub ahead of print 1 February 2021. DOI: 10.1177/0739456X21990728

Freemark Y (2020) Upzoning Chicago: Impacts of a zoning reform on property values and housing construction. *Urban Affairs Review* 56(3): 758–789.

Freemark Y (2022) Homing in: What types of municipalities are adding residential units, and which are mounting barriers to housing? Report, Urban Institute, Washington, DC.

Glaeser EL (2017) Reforming land use regulations. Report, Brookings Institution, Washington, DC.

Ginsberg J, Mohebbi MH, Patel RS, et al. (2009) Detecting influenza epidemics using search engine query data. *Nature* 457: 1012–1014.

Glaeser EL, Gyourko J and Saks RE (2006a) Urban growth and housing supply. *Journal of Economic Geography* 6(1): 71–89.

Glaeser EL, Schuetz J and Ward B (2006b) Regulation and the rise of housing prices in Greater Boston. Policy brief no. 2006–1, Boston, MA: Rappaport Institute.

Glaeser EL, Gyourko J and Saks RE (2005) Why have housing prices gone up? *American Economic Review* 95(2): 329–333.

Glaeser E and Ward B (2006) The causes and consequences of land use regulation. Working paper no. 12601, Cambridge MA: National Bureau of Economic Research.

Greenaway-McGrevy R, Pacheco G and Sorensen K (2021) The effect of upzoning on house prices and redevelopment premiums in Auckland, New Zealand. *Urban Studies* 58(5): 959–976.

Gyourko J and Molloy R (2015) Regulation and housing supply. In: Mills E (ed.) *Handbook of Regional and Urban Economics*. Amsterdam: Elsevier, pp.1289–1337.

Gyourko J and Saiz A (2006) Construction costs and the supply of housing structure. *Journal of Regional Science* 46(4): 661–680.

Gyourko J, Saiz A and Summers A (2008) A new measure of the local regulatory environment for housing markets: The Wharton Residential Land Use Regulatory Index. *Urban Studies* 45(3): 693–729.

Jacobus R (2016) Why we must build. Shelterforce. Available at: https://shelterforce.org/2016/03/10/why_we_must_build/ (accessed 20 January 2022).

Joint Center for Housing Studies of Harvard University (2018) *The State of the Nation's Housing* Cambridge, MA: Harvard University.

Kahn ME, Vaughn R and Zasloff J (2010) The housing market effects of discrete land use regulations: Evidence from the California coastal boundary zone. *Journal of Housing Economics* 19(4): 269–279.

Kok N, Monkkonen P and Quigley JM (2014) Land use regulations and the value of land and housing: An intra-metropolitan analysis. *Journal of Urban Economics* 81: 136–148.

Kuhlmann D (2021) Upzoning and single-family housing prices. *Journal of the American Planning Association* 87(3): 383–395.

Lewis PG and Marantz NJ (2019) What planners know. *Journal of the American Planning Association* 85(4): 445–462.

Li X (2022) Do new housing units in your backyard raise your rents? *Journal of Economic Geography* 22(6): 1309–1352.

Liu L, McManus D and Yannopoulos E (2020) Geographic and temporal variation in housing filtering rates. *SSRN*. Available at: https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3527800 (accessed 24 February 2023).

Lo L, Noble E, Levy D, et al. (2020) *Land Use Reforms for Housing Supply*. Report, Urban Institute, Washington, DC.

Logan JR, Xu Z and Stults BJ (2014) Interpolating U.S. Decennial census tract data from as early as 1970 to 2010: A longitudinal tract database. *The Professional Geographer* 66(3): 412–420.

Neal M, Choi JH, Reynolds K, Schilling J, Berger G, Champion E and Young C (2021) Why Do Households of Color Own Only a Quarter of the Nation's Housing Wealth When They Compose a Third of the Nation's Households? Report, Urban Institute, Washington, DC.

Malpezzi S (1996) Housing prices, externalities, and regulation in US metropolitan areas. *Journal of Housing Research* 7(2): 209–241.

Manson S, Shroeder J, Van Riper D, et al. (2019) National Historical Geographic Information System. IPUMS. Available at: http://doi.org/10.18128/D050.V14.0 (accessed 20 January 2022).

Mast E (2021) JUE Insight: The effect of new market-rate housing construction on the low-income housing market. *Journal of Urban Economics*. Epub ahead of print 27 July 2021. DOI: 10.1016/j.jue.2021.103383

Matlack J and Vigdor J (2006) Do rising tides lift all prices? Working Paper no. 12331, Cambridge, MA: National Bureau of Economic Research.

Mawhorter S, Garcia D and Raetz H (2018) It all adds up. Report, Berkeley, CA: Terner Center for Housing Innovation at UC Berkeley.

Missouri Census Data Center (2020) Geocorr 2014: Geographic correspondence engine. Available at: http://mcdc.missouri.edu/applications/geocorr2014.html (accessed 20 January 2022).

Neal M, Choi JH, Reynolds K, Schilling J, Berger G, Champion E and Young C (2021) Why Do Households of Color Own Only a Quarter of the Nation's Housing Wealth When They Compose a Third of the Nation's Households? Report, Urban Institute, Washington, DC.

Pennington K (2021) Does building new housing cause displacement? Working paper. *SSRN*. Available at: https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3867764 (accessed 2 March 2023).

Phillips S, Manville M and Lens M (2021) Research roundup: The effect of market-rate development on neighborhood rents. Report, Los Angeles, CA: UCLA Lewis Center for Regional Policy Studies.

Popov I (2019) Housing markets and income inequality. *Apartment List Rentonomics*. Available at: https://www.apartmentlist.com/research/housing-markets-and-income-inequality (accessed 20 January 2022).

Quigley JM and Raphael S (2005) Regulation and the high cost of housing in California. *American Economic Review* 95(2): 323–328.

Rossi-Hansberg E, Sarte P and Owens R (2010) Housing externalities. *Journal of Political Economy* 118(3): 485–535.

Saiz A (2010) The geographic determinants of housing supply. *The Quarterly Journal of Economics* 125(3): 1253–1296.

Saiz A and Simonsohn U (2013) Proxying for unobservable variables with internet document-frequency. *Journal of the European Economic Association* 11(1): 137–165.

Schuetz J and Murray C (2019) Is California's apartment market broken? Report, Berkeley, CA: The Terner Center for Housing Innovation.

Wolfers J (2006) Did Unilateral Divorce Laws Raise Divorce Rates? *American Economic Review* 96(5): 1802–1820.

Wooldridge J (2002) *Econometric Analysis of Cross Section and Panel Data*. Cambridge, MA: MIT Press.

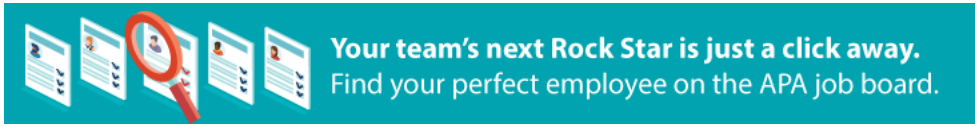
Wooldridge JM (1999) Distribution-free estimation of some nonlinear panel data models. *Econometrics Journal* 90(1): 77–97.

Zabel J and Dalton M (2011) The impact of minimum lot size regulations on house prices in Eastern Massachusetts. *Regional Science and Urban Economics* 41(6): 571–583.

Zahirovich-Herbert V and Gibler KM (2014) The effect of new residential construction on housing prices. *Journal of Housing Economics* 26: 1–18.

Zhou J, McMillen D and McDonald J (2008) Land values and the 1957 comprehensive amendment to the Chicago zoning ordinance. *Urban Studies* 45(8): 1647–1661.

Zillow (2020) New construction or existing homes: The pros and cons of both. Available at: https://www.zillow.com/home-buying-gui de/buying-a-new-home/ (accessed 20 January 2022).



(https://usw1.smartadserver.com/click?imgid=31229982&insid=12043633&pgid=1350201&fmtid=34984&ckid=4207131371283830245&uii=3612244001471077784&acd=1706724159515&opid=23a941c3-46d5-4bb6-9816-9e6ff15dfd21&opdt=1706724159515&tmstp=508645403&tgt=%24dt%3d1t%3b%24dma%3d751%3b%24hc&systgt=%24qc%3d1309535353%3b%24ql%3dHigh%3b%24qpc%3d81601%3b%24qt%3d152_1516_12767t the-missing-middle-ground-how-planners-got-nimbys-to-yes%2f&cappid=4207131371283830245&eqs=35a71a7ff0d2ae6b61832fc073b7f8e0edf0174d&go=https%3a%2f%2fplanning.org%2femployers%2f)

PLANNING MAGAZINE

Reclaiming the Missing Middle Ground: How Planners Got NIMBYs to Yes

During a contentious zoning debate, planners in Arlington, Virginia, used data and meaningful engagement to help the community expand housing choices.

INNOVATIONS (/PLANNING/SECTION/INNOVATIONS/)
ZONING

The single-family homes found in neighborhoods like Lyon Park are out of reach for many Arlingtonians, but a recent hard-won fight for zoning reform makes greater housing diversity possible. Photo by Alyssa Schukar.

Dec. 14, 2023

By PATRICK SISSON

Located inside the Beltway adjacent to the nation's capital, Arlington County, Virginia, has cultivated a distinct reputation for high densities of federal workers, doctorates, and decorum. The civic success of the region, which was picked in 2018 to be Amazon's second headquarters, owes much to what many in the wealthy suburb call the Arlington Way of rational, dispassionate government. One former official joked (https://www.jstor.org/stable/10.32543/naticivirevi.108.1.0024), due to the laboriousness of the exercise, the county's real slogan should be "Process. It's our most important product."

But that veneer of unity was put to the test during a multiyear debate over upzoning and missing middle housing, specifically allowing multiunit structures like low-rise apartments, duplexes, or triplexes in the vast swaths of the county's residential land zoned only for single-family homes. Like many communities in the region and across the country, Arlington has become a victim of its own economic success in terms of housing shortages and affordability — the average home sale price was more than $800,000 (https://urbanland.uli.org/planning-design/creating-space-for-more-missing-middle-housing-in-the-washington-d-c-suburbs/) in 2022 and median two-bedroom rent is $2,600 (https://www.apartmentlist.com/rent-report/va/arlington) as of November 2023. That has helped further the divide between renters and homeowners, especially NIMBYs (Not in My Backyard).

The planning commission saw this challenge as more reason to embark on zoning reform, which made key progress in March 2023. After spirited debate continued over multiple meetings with hundreds of speakers (https://www.arlnow.com/2023/01/25/after-more-speakers-and-a-disruption-county-board-takes-extra-day-to-deliberate-missing-middle/) — as well as a blitz of yard signs (https://slate.com/business/2023/05/housing-market-affordable-real-estate-single-family.html) and childish antics during comment sessions — a unanimous decision was reached by the county board in favor of upzoning all single-family-zoned areas to allow up to six dwelling units per lot.

The process, which planners researched and refereed, got Arlington to a yes and offers a blueprint for other communities on how to utilize community engagement and self-determination against loud protest and pushback from NIMBYs.

"One of the strategies that was really clear to us from the very beginning was the importance of community," says Kellie Brown, section supervisor for comprehensive planning in Arlington. "What exactly were the problems we were trying to solve? We really put together a series of research questions that helped us clearly provide an answer."

Kellie Brown and other planners strove to educate the community about the planning context and current issues, while avoiding jargon. Photo by Alyssa Schukar.

Wealthy communities like Arlington, filled with single-family-only zoning (/planning/2023/winter/what-is-zoning-reform-and-why-do-we-need-it/), represent a bellwether in the larger national push for upzoning, housing reform, and improved affordability.

While the Obama, Trump, and Biden administrations have spoken of the urgent need for zoning reform, housing costs continue to strain the budgets of many Americans. Planners who today find themselves at the cutting-edge of housing choice and housing diversity, can't — and shouldn't — become political actors in this fray. But in Arlington, like so many communities, the majority that may favor change often finds itself blocked and delayed by groups operating under the NIMBY banner.

Demographics are instrumental

Arlington's seven-person planning department got to work by framing and informing the conversations, communicating the stakes, and educating the community about the history and future of zoning policy in the area. That effort engaged and energized the community debate, ultimately giving political players in the community and on the county board the input to prevail.

The hoped-for, recommended change was upzoning all single-family parcels to accommodate up to eight units. The missing middle plan that finally passed earlier this year was slightly more limited; single-family lots could now accommodate up to six-unit structures, and annual approvals would be limited to just 58 projects per year until 2028. But it's widely seen as a vital first step in additional reform, and an inspiration to similar efforts in neighboring parts of northern Virginia that are dealing with these issues right now.

"This has led to sustained interest in more affordable housing in less-dense parts of Arlington," says Eric Maribojoc, a University of North Carolina at Chapel Hill real estate professor focused on housing affordability. "Making a dent like this in a community like Arlington, going one step at a time, is the right approach."

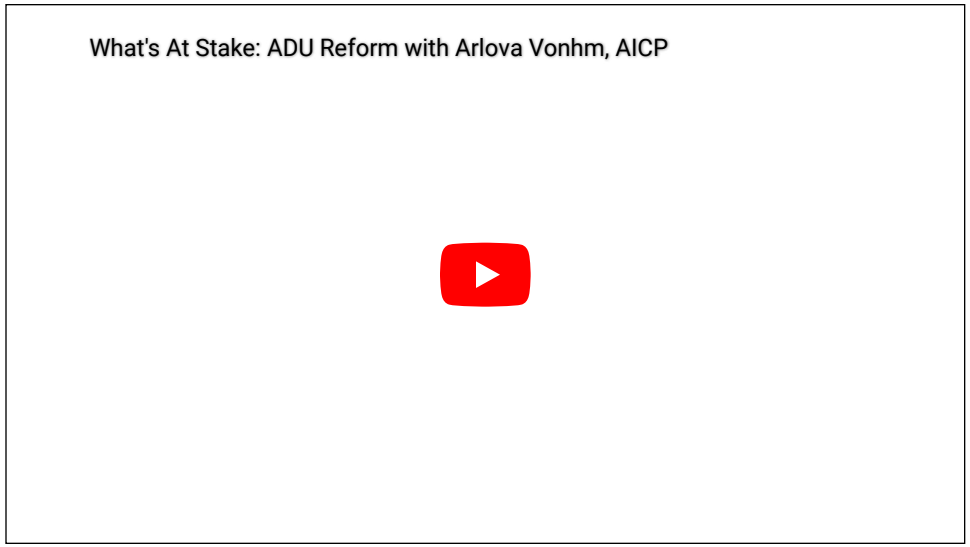
> **As planning department research found, redevelopment of existing properties into larger homes is actually making the affordability and inequity crisis worse.**

In the case of Arlington zoning reform, demographics have proven to be instrumental. Beginning in the 1970s, as Washington, D.C., metro stations splayed out from the capital, Arlington began zoning for and building massive, transit-oriented housing developments adjacent to stations along four separate rail lines. The Arlington Way, in part, refers to aggressive community action of the era (https://www.jstor.org/stable/pdf/10.32543/naticivirevi.108.1.0024.pdf?refreqid=excelsior%3Aed436cb763af279a304e79773634afe8&ab_segments=&origin=&initiator=&acceptTC=1)that pushed plans for aboveground rail stations underground and shrunk a proposed highway, in effect transforming the county from a struggling inner-ring suburb into today's more dynamic urban fabric.

By the 1990s (https://www.arlingtonva.us/Government/Projects/Planning/History), apartment dwellers outnumbered those living in single-family homes, and most of the region's developable land had been built out. That has attracted a younger, more diverse community to Arlington that has increasingly been

engaged with the direction of local government (https://dcist.com/story/23/06/12/outgoing-arlington-county-board-member-katie-cristol-on-arlington-way/).

But, with most of the county's land zoned exclusively for single-family housing, apartments and condos aren't coming online fast enough to meet demand. As planning department research found, redevelopment of existing single-family properties into larger homes is actually making the affordability and inequity crisis worse. The Metropolitan Washington Council of Governments estimates the D.C. metro region needs to produce 32,000 units a year for nearly a decade to catch up on the shortfall by 2030. And with the new Amazon HQ2 having officially opened in May 2023, regional demand for homes and homeownership continues to skyrocket.



Arlova Vonhm, AICP, Arlington county's zoning administrator and zoning division chief, on the county's journey to ADU adoption.

Arlington planners anticipated these issues for years. Beginning in 2015 with the county's *Affordable Housing Master Plan* (https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/15/2015/12/AHMP-Published.pdf) — and continuing through successful efforts to legalize accessory dwelling units (ADUs) and a 2019 equity resolution (https://www.arlingtonva.us/About-Arlington/Newsroom/Articles/2019/Arlington-County-Board-Resolves-to-Achieve-Equity-in-Policies-Budget) to examine county policy through an equity lens — it was clear that expanding housing and diversity were key goals that were being left unmet. As Arlova Vonhm, AICP, the county's zoning administrator and zoning division chief, put it in an interview, Arlington was great at attracting high-rises near mass transit but had begun to reach its limit. It was time to figure out what to do with the 79 percent of the county's residential land area where only single-family homes were allowed.

That's where missing middle housing came in. Broadly defined, this type of housing covers an array of mid-rise, often vernacular options, mainly smaller apartment complexes of a few stories. Once a staple of cities and inner-ring suburbs, they met the needs of a variety of household types with varying budgets. In many cases, they've become signature urban housing styles, like Brooklyn brownstones, Chicago greystones, or the dingbat apartments of Los Angeles (https://www.bloomberg.com/news/features/2021-09-24/a-design-history-of-l-a-s-dingbat-apartment-buildings). By the post-WWII period, economic and regulatory factors — including suburbanization, higher development costs and, most significantly, the proliferation of neighborhoods zoned exclusively for single-family homes — made them more and more rare. In Arlington, housing clearly shifted toward single-family homes, then bifurcated with the introduction of high-rises, with very little in the middle.

Expanding housing choice means making room for missing middle, multifamily, and transit-oriented housing, like this condo development near a Metro stop.

This infill development in Arlington is nestled amid single-family houses. Showing real-life examples helped people visualize options and challenges. Photos by Alyssa Schukar.

Educate and engage

That was the context behind the planning department's detailed three-phase approach (https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/15/2020/09/MM-Scope-Charge-and-Timeline_Final-September-2020.pdf): conduct a missing middle study (which began in 2020), formulate a policy proposal, and refine it via additional community feedback and engagement. For planner Kellie Brown, that meant formulating a broad-based community engagement approach informed by the confines of the pandemic to reach parts of the population that really hadn't been brought into similar discussions in the past.

"Because of the pandemic, we pioneered all kinds of new communication strategies," says Brown. "We were very intentional with all our meetings and aimed to reach the broadest cross-section of the community possible."

This included virtual engagements, Jira boards (a type of shared digital whiteboard), and pop-up events at popular community gatherings. Listening sessions and virtual walking tours helped familiarize community members with the issues at stake and showed off legacy examples of missing middle homes.

It was instrumental to the proposal's package to engage with the renter population. As Brown's colleague Matthew Ladd, AICP, Arlington's principal planner, adds, the goal was to fulfill the board's advisory role, take the community's pulse and provide the decision makers — the elected officials — with input and information to make sure they understood the proposal. This wide-ranging effort made people feel heard and allowed many more engaged citizens to understand why elected officials were making the changes they ended up making.

The planners' role included taking the community pulse and arming elected officials with resources to aid in decision-making, says principal planner Matthew Ladd, AICP. Photo by Alyssa Schukar.

"Change is hard, and people's communities are very important to them," says Brown. "You have to be respectful of that, but also recognize there are important goals as planners we can work toward and changes we can communicate. We can show that the benefits are greater than the burden."

Part of the challenge was awareness and language: Brown felt it could be hard to set the groundwork to solve the housing shortage without a common set of assumptions, history, and facts, as well as jargon-free ways to discuss the county's housing stock. That's why the most important document the planners produced wasn't the final proposal.

During the first phase of the process, they created a five-part Research Compendium (https://www.arlingtonva.us/Government/Programs/Housing/Housing-Arlington/Tools/Missing-Middle/Research-Compendium), a detailed, visually focused report tracing the history of the city's zoning and housing rules. Information was made to be very user-friendly, with extensive charts, diagrams, and visuals produced by an outside designer. It made the information accessible so that readers didn't need a degree in planning to understand it.

One key section of the compendium focused on the history of county zoning (https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/15/2020/08/MMHS_ResearchCompendium_Bulletin4_final.pdf) — and, as the researchers and planners noted in the report, the "legacy of exclusion and a lack of housing opportunities for a diverse community." The same zoning rules had remained virtually unchanged since 1930.

The planners showed a methodical focus, telling Arlington residents how it got to its current state and outlining scenarios around what would happen with and without change.

Brown recalls a certain graphic that overlaid areas with a greater than 70 percent white population with single-family zoning overlays, which connected the history of exclusion (/blog/9228712/grappling-with-the-racist-legacy-of-zoning/) with present-day policies. It would become a favorite image for the pro-reform movement, which reproduced it everywhere. It showed the direct connection between zoning and inequity, and the narrative helped spark more pro-housing, YIMBY (Yes in My Backyard) sentiment that led to a large turnout at community meetings.

The report spoke about the problems the community was facing and why it had those problems in the first place, Brown says. "And I think it galvanized a lot of people in the community."

This engagement helped place zoning in a relevant context and gave people the information needed for a robust, data-driven debate. Maribojoc, who previously taught at George Mason University in Northern Virginia, says that the planners showed a methodical focus, telling Arlington how it got to its current state and outlining scenarios around what would happen with and without change.

The first phase, which utilized the research compendium to drive engagement, really helped get citizens "on the same page" around the problem that the planners were trying to solve, Brown says. That made it easier to get actionable feedback to inform the second step — the creation of a policy proposal (https://www.arlingtonva.us/files/sharedassets/public/v/2/housing/documents/missing-middle/mmhs-phase-2-public-presentation_05.02.pdf). The early investment helped the planning department recognize the main stakeholders and a path to consensus, which made the third step (creating specific regulatory changes) that much easier.

Saying No to NIMBYs

A planner's guide (/planning/2023/fall/saying-no-to-nimbys-a-planners-guide-to-mastering-pushback-and-passing-zoning-reform/) to mastering pushback and passing zoning reform with tips on how to shut down anti-housing arguments and spark real conversations about policy shifts.

It also smoothed over complaints around the speed of the process — both from NIMBYs, who argued (and continue to argue (https://www.washingtonpost.com/dc-md-va/2023/04/21/arlington-missing-middle-lawsuit-zoning/)) that the final proposal wasn't thorough enough and lacked proper environmental and transportation review, and the YIMBYs who wanted more extensive upzoning. But while the planning department was caught in the middle upholding its role as a referee and rules-bound public agency, even passionate supporters on both sides conceded they did a good job.

"I do believe that they did much better than most other planning departments in other jurisdictions have done when they attempted something similar," says Adam Theo, director of communications for YIMBYs of Northern Virginia and former independent candidate for the county board. "The county planners and the county boards were stuck with the system and processes that had been long ago established by past decision makers."

Collaboration with other county departments and stakeholders also streamlined the process. Planners solicited feedback from the county board while drafting policy proposals to better understand the legislative issues and policy concerns. There was exceptional outreach with zoning — "one of the better examples of planning and zoning working together," Vonhm says — which helped smooth out potential enforcement issues. The collaboration guaranteed that missing middle changes would be more efficient when they were rolled out and help set the groundwork for future adjustments.

Exploring equity impacts on zoning changes

Toward the end of the process, as part of navigating community feedback, the planning department also released a comprehensive racial and socioeconomic equity analysis (https://arlington.granicus.com/MetaViewer.php?view_id=44&event_id=1871&meta_id=216655), which identified the benefits and burdens of their recommendations compared with the status quo. It showed the history of county zoning policy, and how expanding missing middle housing would impact opportunity for lower-income members of the community, which Brown believes really provided additional fuel for proponents, especially on the county board, to push for approval.

> **"It's in our AICP code of ethics and Equity in Zoning Policy Guide to recognize our unique responsibility as planners to eliminate historic patterns of inequity tied to previous generations of planners. I took it as a point of pride that we were able to accomplish that and fulfill my aspirational goals as a planner."**
>
> — *Matthew Ladd, AICP*

"It's in our AICP code of ethics (/ethics/ethicscode/) and Equity in Zoning Policy Guide (/publications/document/9264386/) to recognize our unique responsibility as planners to eliminate historic patterns of inequity tied to previous generations of planners," says Ladd. "I took it as a point of pride that we were able to accomplish that and fulfill my aspirational goals as a planner."

While the total number of potential new units the missing middle proposal allows only goes a short way in solving the larger housing challenge, the process breaks new ground in Arlington. The planning department's work established a narrative around the impact of zoning that wasn't there before. It also sets the stage for additional change.

"We couldn't do the kind of widespread missing middle housing zoning amendments that were seen in cities like Portland or Minneapolis," says Ladd. "But in terms of our process, I think it's a good one to follow, and I would encourage people to look at that."

So far, neighboring counties and municipalities, including Fairfax, Loudon, and Alexandria counties, have done just that. Those communities have, or will soon, embark on upzoning efforts informed in part by what worked in Arlington. There's still NIMBY pushback, including a lawsuit. And one of the anti-missing middle leaders, Peter Rousselot with Arlingtonians for our Sustainable Future, said his group and many residents still oppose the decision.

But Maribojoc argues that the effort to educate the broader community is what won the day and will continue to pay dividends. This effort will lead to more successes, he argues, and since the missing middle regulations passed, even small area plans in Arlington neighborhoods have been more adventurous due to the success of the debate. The planning department continues to track the impact of the efforts, listing new units created and showcasing results, which helps build the growing case for future change.

"It is a much better plan than I think Arlington County would have gotten otherwise, if we acted just like other jurisdictions," says Theo. "I think it's safe to say Arlington County is on the forefront of missing middle reform."

Patrick Sisson, a Los Angeles–based writer and reporter focused on the tech, trends, and policies that shape cities, is a *Planning* contributing writer.

SHARE THIS ARTICLE

RECOMMENDED ARTICLES

INNOVATIONS

3 Zoning Reform Success Stories that Reignited Downtown Development

(/planning/2023/winter/3-zoning-reform-success-stories-that-reignited-downtown-development/)

March 9, 2023

INNOVATIONS

Boise Increases Affordable Housing Stock through Zoning Reform

(/planning/2022/summer/boise-increases-affordable-housing-stock-through-zoning-reform/)

Aug. 29, 2022

VOICES

Planners Can Lead the Zoning Reform Movement

(/planning/2022/spring/planners-can-lead-the-zoning-reform-movement/)

June 29, 2022

INTERSECTIONS

Saying No to NIMBYs: A Planner's Guide to Mastering Pushback and Passing Zoning Reform

(/planning/2023/fall/saying-no-to-nimbys-a-planners-guide-to-mastering-pushback-and-passing-zoning-reform/)

Nov. 16, 2023

SIGN UP FOR PLANNING EMAILS

Receive Planning featured articles and recent content in your inbox

Subscribe (/planning/email/)

DOWNLOAD PLANNING MAGAZINE

Access the most recent issue. Download the digital version now.

Log in to download (https://www.planning.org/publications/document/9282517/)

Follow Us

(https://www.facebook.com/AmericanPlanningAssociation) (https://www.youtube.com/user/AmericanPlanningAssn) (https://twitter.com/APA_Planning) (http://instagram.com/americanplanningassociation)

(https://www.linkedin.com/company/24456/)

Membership

Membership Overview (/membership/)
Join APA (/join/)
Membership Renewal (/membership/renewal/)
Frequently Asked Questions (/membership/faq/)
Special Offers (/membership/specialoffers/)
APA Shop (/apa-shop/)

Knowledge Center

Knowledge Center Overview (/knowledgecenter/)
Publications (/publications/)
Applied Research (/research/)
Research KnowledgeBase (/knowledgebase/)
Multimedia (/multimedia/)
Topic Based Resources (/resources/)
Planning Advisory Service (/pas/)

Conferences & Learning

Conferences & Learning Overview (/learning/)
Passport (/passport/)
National Planning Conference (/conference/)
APA Learn (/apalearn/)

AICP

AICP Overview (/aicp/)
Why AICP? (/aicp/why/)
Get Certified! (/certification/)
Certification Maintenance (/cm/)
Maximize Your Credential (/certification/maintain/)
AICP Fellows (/faicp/)
Ethics (/ethics/)

Policy and Advocacy

Policy and Advocacy Overview (/policy/)
Policy Issues (/policy/issues/)
Planners' Advocacy Network (/advocacy/)
State Government Affairs (/policy/state/)
Amicus Curiae (/amicus/)

Career Center

Career Center Overview (/careercenter/)
Job Seekers (/jobseekers/)
Employers (/employers/)
Advance Your Career (/advance/)
Choosing the Planning Profession (/choosingplanning/)
Mentoring at APA (/mentoring/)

In Your Community

In Your Community Overview (/communityoutreach/)
What Is Planning? (/aboutplanning/)
Great Places in America (/greatplaces/)
National Community Planning Month (/ncpm/)
National Planning Awards (/awards/)
Planning Home (/home/)

Connect with APA

Connect with APA Overview (/connect/)
About APA (/aboutapa/)
Chapters (/chapters/)
Divisions (/divisions/)
Students and New Planners (/students/)
Officials (/officials/)

APA Foundation

APA Foundation Overview (/foundation/)
Ways to Give (/foundation/waystogive/)
APA Scholarships (/foundation/scholarships/)
Foundation Donors (/foundation/donors/)

Consultants (/consultants/)

Member Directory (/members/directory/)

Awards and Honors (/honors/)

Equity Diversity Inclusion (/equity/)

Advertise with APA (/advertise/)

Log In (/login/?next=/) Contact Us (/customerservice/)

Chicago

American Planning Association
205 N. Michigan Ave., Suite 1200
Chicago, IL 60601-5927

Phone: 312-431-9100
Fax: 312-786-6700

© 2024 APA. All Rights Reserved (/apaataglance/copyright.htm) | Privacy Policy (https://planning.org/privacy/) | Advertise (/advertise/)

HARVARD UNIVERSITY

ALEXANDER VON HOFFMAN
Senior Research Fellow
Alexander von Hoffman is a Senior Research Fellow and a Lecturer in the Urban Planning and Design department at the Harvard Graduate School of Design. An historian by training, he is the author of...

SINGLE-FAMILY ZONING: CAN HISTORY BE REVERSED?

Tuesday, October 5, 2021 | Alexander von Hoffman

Single-family zoning has a target on its back. Long condemned for creating suburban sprawl and excluding Black Americans, immigrants, and low-income people from residential districts, it has now come under attack for limiting the supply of affordable housing. Declaring that "the housing affordability crisis is undermining the California Dream for families across the state," California Governor Gavin Newsom recently signed legislation that eliminated single-family zones by allowing up to four units on existing single-family residential lots. The city of Minneapolis and the state of Oregon have already passed similar measures, and planners across the country hope to do the same elsewhere. The history of zoning in the United States, however, suggests that it will take more than simply removing single-family zoning to increase the supply of housing enough to bring prices down.

In nineteenth-century America, before cities instituted zoning, builders of homes were lightly regulated. As urban populations grew and diversified in income, subdividers and builders carved up tracts into larger and smaller lots depending on the value of the land and the wealth of the buyers they hope to attract. Single-family houses on their own lots were – and still are – the most preferred type of home. For working-class households, such homes could be modest – a workers' cottage, shotgun house, or simple frame house located on an alley or behind another house. In more densely settled neighborhoods, city residents made their homes in boardinghouses, or, as tenants or owners, in duplexes, three-deckers, and other small multifamily buildings, which were frequently designed to resemble nearby single-family houses. Where demand was high enough, developers would build apartment buildings, ranging from luxury apartments to working-class tenements, such as those inhabited by immigrants on New York City's crowded Lower East Side.

In the early twentieth century, Progressive reformers imported the practice of land use zoning from Germany in order to provide working-class families with low-density housing on the urban outskirts. Almost immediately, however, upper-income white property owners, developers, and local officials seized on it as a way to protect subdivisions from factories and people of a different race, ethnicity, or class. Although the 1917 *Buchanan v. Warley* Supreme Court decision prohibited zoning by race, in 1926 the Court gave its blessing to zoning that segregated land uses and building types. In *Euclid v. Ambler*, the Court endorsed single-family zones on the grounds that they excluded "parasite" apartment buildings that blighted neighborhoods and lowered property values.

Single-family zoning had its greatest impact in the suburban boom that took place in the decades after World War II. Fueled by generous loans guaranteed by the Federal Housing Administration (FHA) and the Veterans Administration (VA), the residential development of unbuilt upon areas – "greenfields," such as old farms – generally took the form of single-family houses on individual lots, the overwhelming choice of Americans moving to the suburbs. Developers catered to this taste, carefully calibrating the size of lots and houses at price points for different income groups. With the encouragement and approval of the FHA, developers such as William Levitt explicitly barred Black Americans and, in some cases, Jews from buying into their subdivisions. This and other inequitable practices, such as redlining, fostered long-lasting patterns of racial segregation in the suburbs that persisted even after 1968 when the federal Fair Housing Act and the Supreme Court decision in *Jones v. Mayer* prohibited discrimination in real estate

transactions. Town officials around the country codified the stratified development patterns by adopting single-family zoning to preserve them.

No matter what size home and yard they possessed, suburbanites felt they had a stake in maintaining the social or physical characteristics of their neighborhoods. To ensure that new development would serve only high-income brackets, suburbs commonly imposed large minimum house-lot sizes, often up to three acres but sometimes upwards of ten. Over time, many came to see any new development as a threat to their quality of life.

Local officials responded by making it more difficult for home builders to obtain construction permits. From the 1970s onwards, they implemented measures that impeded or blocked new construction in the name of saving nature, a process that the late Bernard Frieden, a longtime professor of urban planning at MIT and former director of the Joint Center for Urban (now Housing) Studies described as "the environmental protection hustle." Under the guise of preventing sprawl, suburban cities and towns began imposing outright limits and moratoria on new construction to slow or discourage development. In addition, building department officials, civil engineers, and fire marshals each imposed increasingly demanding requirements on new residential development.

In the twenty-first century, municipalities in many large metropolitan areas continued to impose non-zoning anti-growth measures. These included not only environmental and building codes as before, but also requirements for project approval from two or more government entities, exaction fees for developers, and formal design review. Such restrictions constrained development and thus contributed to the rise in housing prices.

Meanwhile, a movement to increase density and remove barriers to housing development – sometimes called YIMBY (Yes, In My Backyard) – has brought about the recent single-family zoning bans as well as new rules to allow accessory dwelling units in single-family houses in states and localities (notably in Oregon, California, and Connecticut).

But the efforts to get rid of single-family districts have not addressed the plethora of obstacles to residential development on a scale that would affect housing prices. Minneapolis, Emily Hamilton has noted, failed to increase the allowable height or size of new buildings, in effect precluding large multifamily structures. In Oregon, zoning reform allows municipalities to require large lot sizes. California's new law allows local jurisdictions to impose owner occupancy restrictions on

subdivided lots, leaves local zoning and design requirements in place, and exempts lands that have been deemed prime farmland, wetlands, or part of a conservation plan.

The new zoning rules usually allow building up to four units on a previously single-family lot, a small number that will likely mean that most new development will be done one lot at a time by homeowners and small-scale builders – a slow process. Beyond the issue of volume, it remains to be seen whether the units inserted onto existing lots will satisfy the persistent desire of Americans, especially millennials starting families, for a free-standing house with a yard.

Merely eliminating single-family zoning, history suggests, is unlikely to increase housing stock significantly. To unleash residential development will require peeling back layers of regulations that have accrued over the decades. That could mean reducing minimum lot sizes, relaxing overly stringent construction and site requirements, easing design reviews, and rolling back some environmental controls, including certain provisions for wetlands and open space. The political efforts necessary to reverse such entrenched practices, however, will be formidable, so the recent laws against single-family zoning are but the first steps in a long march.

Image source: University of Southern California Libraries & California Historical Society.

The Harvard Joint Center for Housing Studies strives to improve equitable access to decent, affordable homes in thriving communities. We conduct rigorous research to advance policy and practice, and we bring together diverse stakeholders to spark new ideas for addressing housing challenges. Through teaching and fellowships, we mentor and inspire the next generation of housing leaders.

HARVARD UNIVERSITY GRADUATE SCHOOL OF DESIGN

Select all you are interested in

- News
- Blog

- Events

© 2023 Harvard Joint Center for Housing Studies

https://www.bloomberg.com/news/articles/2020-07-29/to-add-housing-zoning-code-reform-is-just-a-start

City Lab

Perspective

Want More Housing? Ending Single-Family Zoning Won't Do It.

To add more affordable "missing middle" homes, cities need to change parking requirements and limits on building and lot size, too.

Baltimore's famed rowhouses once defined that city's affordable housing stock.

Photographer: Todd Webb/Hulton Archive

By Emily Hamilton
July 29, 2020 at 8:06 AM MDT

Before Covid-19 took hold of the national consciousness, the YIMBY movement — of those saying "Yes In My Backyard" to housing development — appeared ready to go mainstream. More and more people recognized that NIMBYism run amok and codified into local laws leads to fewer housing options, drastically raising prices in cities and towns alike, and contributing to inequality. Now, in a time of pandemic-driven budget cuts and unemployment, the importance of housing affordability is growing.

Policy makers can deliver it, and without budget outlays, by simply allowing more housing — particularly low-cost housing — to be built. But the path to housing abundance isn't quite as easy as some recent reforms, narrowly focused on one particular type of zoning, might lead us to believe. Separating the long-conflated ideas of owning or renting *housing* from securing a large and expensive piece of *land* will require more effort.

Encouragingly, city and state leaders from California to Virginia have been pushing forward, focused on loosening the stranglehold of single-family zoning rules — those banning all but detached houses on their own plots of land — that dominate most residential land in the country. The oversize emphasis on ending this zoning, however, distracts from the other barriers to building more homes at lower prices in the places Americans want to live. The housing affordability coalition must address the entire suite of regulations that stymie new, low-cost construction.

What's needed is more "missing middle" housing. The term refers to any low-rise construction that is denser than detached houses: backyard cottages, townhouses, small walk-up apartment buildings. In 19th and early 20th century American cities, it was the bread-and-butter of moderate-income housing. Think of Boston's "triple deckers," Atlanta's midtown fourplexes and sixplexes, and Baltimore's rowhouses.

Although single-unit zoning limits these useful types of housing, so do myriad other restrictions on how and where housing can be built: minimum lot size requirements, parking requirements, height limits and more.

Take Minneapolis. In 2019, city leaders there became the first to eliminate single-family zoning. Its code was amended to allow triplex construction on all land that was previously designated for detached homes only. This was a huge step. Yet plenty of rules still stand in the way of new multifamily housing.

The reform was not paired with any increase in allowable height or size for structures themselves. So three units can now be built where only one was permitted before, but the allowable built space is the same. It remains to be seen how profitable it will be for homeowners or builders to subdivide houses or build two or three new units that are much smaller than a single-unit house would be permitted to be. Allowing larger buildings could make more triplex conversions more comfortable and profitable.

Last year, Oregon became the first state to preempt single-family zoning by requiring localities with at least 10,000 residents to allow duplexes, and in some cases fourplexes, on each lot. However, this reform didn't change the broad authority municipalities have to block certain types of housing, like requirements that homes be built on large lots with significant open space around each new structure. On large lots, duplexes or fourplexes can come with the downsides of attached housing (like noisy neighbors) without the benefits of a dense neighborhood (like living within walking distance of amenities).

Houston's rules ensure that three new units can be spacious, useful and an improvement on the detached houses they replace.

For a proven reform, look at Houston, arguably the most pro-housing city in the country. It doesn't have use-zoning, which means that housing — including apartments and other multifamily housing — is permitted anywhere private covenants don't restrict it. In 1998, Houston policy makers reduced the minimum-required lot size for a house from 5,000 square feet down to 1,400 square feet on all of the land within the city's I-610 loop. This made it possible to replace a single-family house with three. In 2013, the 1,400-square-foot minimum lot size requirement was expanded to cover the entire city.

Thousands of townhouses have since been built that wouldn't have been permitted before. Houston now boasts a median home price below the national median in spite of decades of rapid job growth and increasing population. A typical house in Houston costs less than

$200,000, compared with nearly $300,000 in Atlanta or a staggering $680,000 in San Diego. In other booming cities, more jobs and new residents have led to skyrocketing prices but few new homes.

On paper, Houston's decision to reduce minimum lot sizes seems similar to eliminating single-family zoning and allowing more than one unit per lot. The difference is that Houston's other flexible land-use regulations allow homebuilders to deliver those new units in a cost-effective and desirable way. Houston's rules ensure that three new units can be spacious, useful and an improvement on the detached houses they replace.

The crucial first steps taken in Minneapolis, Oregon and elsewhere might signal more changes down the road. But if dozens of rules limit where and how new housing can be built, getting rid of one constraint doesn't accomplish much.

The best way to follow issues you care about.
Cities are changing fast. Keep up with the CityLab Daily newsletter.

Sign Up

By submitting, I agree to the Privacy Policy and Terms of Service, and to receive offers and promotions from Bloomberg.

An example from New Jersey illustrates the importance of small details in land use policy. Palisades Park, a small town not far from Manhattan, has two-family zoning across the majority of its land. Duplexes, either side-by-side or stacked, are permitted on the same minimum lot size as is required for single-family homes. As a result,

the majority of housing units are duplexes, and Palisades Park has accommodated a doubling of its population through infill development. Other nearby localities allow two-family homes only if they sit on larger lots than single-family homes, or if they're arranged one on top of the other rather than side-by-side. These other jurisdictions have seen less two-family construction and are doing less to accommodate regional population growth.

Tweaking zoning codes doesn't necessarily make housing construction feasible at lower price points. Leaders can't always know what type of housing homebuilders in their locality will be able to profitably build. This depends on local demand, the existing housing stock and the milieu of regulations. That's why reforms that appear to allow more housing to be built on paper may not result in the flexibility homebuilders actually need.

When that's the case, and housing supply and affordability aren't moving in the right directions, leaders need to identify whatever unnecessary barriers to low-cost construction remain.

Emily Hamilton is a research fellow and director of the Urbanity Project with the Mercatus Center at George Mason University.

Most Read

- Rockstar Plans to Announce Much Anticipated 'Grand Theft Auto VI'
- Two-Year Yield Tops 5% on Powell's 'Sterner' Tone: Markets Wrap
- Apple Co-Founder Wozniak Tells ABC That He Had 'Minor' Stroke
- Valve Announces New Steam Deck With OLED Screen, More Storage
- Griffin Says Peace Dividend Over, High Inflation to Last Decades

Terms of ServiceDo Not Sell or Share My Personal InformationTrademarksPrivacy Policy©2023 Bloomberg L.P. All Rights Reserved.
CareersMade in NYCAdvertiseAd ChoicesHelp

February 12, 2024

Comments regarding February 15, 2024 work session item regarding changes to Title 70 specifically regarding Misunderstandings and FAQs.

Item 1.) Single-family homes will be outlawed. Possibly another scrivener error. My comments never indicated or implied that single-family homes would be outlawed. My specific objection was that single-family zoning would be eliminated. There is a quite specific distinction between the two contentions and Staff and P&Z must know it. The proposed amendments to Title 70 eliminate any single-family zoned areas in the entire City. My previously submitted comments address the merits and consequences of this change.

Item 3.) Every lot will turn into a triplex. Staff should be able to quantify at least as approximately as possible how many of the lots in the affected area might be convertible to duplex or triplex under their proposed revisions. My cursory review suggests that very few lots are convertible without major demolition and re-configuration of the structure on the lot. So, rather than defend the proposed revision with speculation about speed of change I ask why write a change that will have very minimal effect toward the stated goal and potentially massive impact to adjacent landowners?

Item 4.) The golf course will be developed. Up-zoning the 37 acre golf course property will make it significantly more attractive to outside developers who have no interest in the social, environmental or character aspects of the newly allowed zoning. To minimize this potential impact is dis-ingenious at least and deceptive at best. Staff acknowledges this probable impact in their response to Item 8.

Since the public is not invited to work sessions, I sincerely hope that council will consider these comments and concerns while attempting to improve the revisions to Title 70.

Sincerely,

Ray Schmahl

Last comments to Council regarding Glenwood Springs Planning and Zoning Commission Report of October 3, 2023 Planning Item 39-23 also known a Changes to Title 70 Regarding Allowed Uses.

February 12, 2024

I have spoken directly to a few of the Council members regarding P & Z Proposed and recommended up-zoning of particular lands within the city limits of Glenwood Springs and provided my objections in written and oral form. I hope you will all keep those arguments against in mind during your considerations of the P&Z recommendation.

Today I write specifically regarding the land included in the up-zoning proposal known as the Glenwood Springs Golf Course. In the interest of full disclosure I am

the current President of the Board that directs the Golf Club, a shareholder in the Golf Club Land and a resident owner of a home adjacent to the Golf Course. So, before you discount my opinions as NIMBY based, understand that I win either way this proposal is resolved. My interest is in preserving the character and quality of life of Glenwood Springs, my home for 30 years.

I've included the photos above so that there is no doubt that the wildlife photos included with my previous correspondence were not unusual or old time historic photos. The moose referred to in the previous correspondence is still a one-time event to my knowledge but the deer, elk and turkeys are regular tenants. The photos above show the turkeys yielding to the elk. Indeed the elk have been winter tenants much longer than the turkeys.

In the real world, up-zoning the 37 acre Glenwood Golf Club land would probably have the greatest potential to add residential housing units within the current City boundaries. Up-zoning that same 37 acres probably has the greatest potential to forever change the character of the area and indeed all of Glenwood Springs. Instead of Glenwood residents saying "gee, remember when the golf course was at the polo grounds" they'll say "gee, remember when Glenwood had a golf course?" When you ask yourself what the proponents of Keep Glenwood Glenwood mean by that, the photos above are part of that meaning.

I urge you to think beyond your terms of office. I'm sure that the council members who approved the Meadows Development 20 some years ago did not envision the apartment development currently under construction.

Sincerely,

Ray Schmahl

From:	dieterndeb@aol.com
To:	Ryan M. Muse
Subject:	Fw: PLEASE add this to the city council agenda packet for the upzoning meeting
Date:	Monday, February 12, 2024 6:30:04 PM

Caution! This message was sent from outside your organization. Allow sender | Block sender

Ryan,
Please add my letter with comments on the changes to title 070 to this week's city council work session in the city council meeting. Please add my comments to item 3. at 4:00 in the work session.
Thank you,
Dieter Martin

----- Forwarded Message -----
From: dieterndeb@aol.com <dieterndeb@aol.com>
To: ryan.muse@cogs.us <ryan.muse@cogs.us>
Sent: Thursday, February 8, 2024 at 03:14:29 PM MST
Subject: Please add this to the city council agenda packet for the upzoning meeting

Dear Councilors,

I have lived in Glenwood Springs for over 21 years. I am writing to you to express my concern about the upzoning proposal now before the city council. During the November 16, 2023, city council meeting, in the staff report presented by Watkins Fulk-Grey, the strategic goal of the upzoning proposal is to “protect and preserve our quality of life”. The recommendations to change the zoning across all of Glenwood Springs will neither protect nor preserve our quality of life. In fact, it will do exactly the opposite. Changing the zoning to allow duplexes in every zone district will forever change the character of Glenwood. It could potentially increase the number of people by two times. This will be more than the capacity of our town. Our roadways (the ones not managed by CDOT) are in serious need of repair. We still have only one grocery store (Vitamin Cottage doesn’t qualify as a grocery store – it’s more of an expensive organic food boutique). The community survey that the staff used to justify their recommendation is seriously flawed and clearly biased to achieve the answer the staff wanted (or were directed) to reach. A great number of the written responses to the survey indicated that the citizens of Glenwood don’t want this level of growth. The staff recommendations to upzone also reference the 2023 Strategic Housing Plan update, which says Glenwood has a shortage of 1,300 dwelling units There other less Draconian methods to achieve this goal. The on-going massive developments behind Lowes plus the very large apartment buildings behind Discount Tire, developing the old Glenwood Gardens property, as well as the proposed development by the 27th Street & Midland roundabout will add a lot towards the alleged 1300-unit shortage. The rest of the Meadows property sits undeveloped. Surely building on these tracts will put us over the 1300-unit goal. We don’t need to change the zoning.

Allowing duplexes as a use-by-right also takes away my rights as an existing homeowner. When I built an addition to my garage a few years ago, I had to notify all

my neighbors so they could weigh in on my plans. Making duplexes a use-by-right eliminates this requirement and takes away my right to decide how my neighborhood looks. By arbitrarily changing the zoning in my neighborhood, you will reduce my property value. This is fundamentally a taking of my rights. Duplexes and triplexes are not outlawed under the existing city code. If a property owner, even in a single-family zone district, wants to put in a duplex, they can apply for a special use permit. I'm sure the Planning & Zoning department will be glad to assist with the application. However, the neighbors surrounding the proposed duplex will be given the opportunity to comment on the proposal. With the proposed up-zoning proposal, there is no right for neighbors to comment. This will only lead to conflicts between neighbors.

I'm not against growth in our city. It's inevitable. Glenwood is a beautiful city, and many more people want to live here than the city can support. I want growth in our city to be carefully and thoughtfully reasoned through. Please think through the potential unintended consequences. If you truly believe that upzoning across the entire city is such a great idea, put it to a vote of the citizens. Yes, I know that an election will cost city funds, but for such a significantly large change in the direction of our city, it will be money well spent. I will accept a citizen vote conducted by our trusted election officials as the "will of the people". I reject the poorly designed "community survey" and the false interpretation of its results.

I urge you to reject the upzoning proposal in its entirety.

Respectfully,

Dieter Martin

573 Sunny Acres Road

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item: Work Force Housing Advisory Commission Implementation Update

Action Requested: None

Department: Economic and Community Development

Presented By: Hannah Klausman

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

Background Info: In November 2022, Glenwood Springs residents approved a ballot measure establishing an affordable/workforce housing tax fund. The 2C Workforce Housing Fund Advisory Board (WFHAB), a recommending body to City Council for implementation of approved projects for funding, was created in May of 2023 and fully appointed with 7 members in August of 2023.

In October of 2023, the WFHAB began working with a consultant to draft an implementation plan, as well as goals and vision for the Board. The Board has arrived at a recommended draft implementation plan for Council review and comment. The plan outlines general budgeting priorities as well as prioritized tasks.

With general approval from Council on the plan, WFHAB will move onto specific program development. Sub Committees are reviewing program elements from other jurisdictional examples. Staff expects WFHAB to have programs for Council review and approval for review in April.

Issues: The implementation plan includes estimated timelines for pilot program creation. The timelines help prioritize programs to tackle first however are only an estimate.
The first three programs or tasks the Board would like to draft are:

- Informational Website
- Property Purchase Pilot
- Rental Assistance Pilot

Followed by:

- Home-ownership Assistance
- Property Preservation Pilot
- Public Private Partnership

Staff has compiled resources on existing programs from other well established Colorado jurisdictions for the Board working groups to model program specifics after and tailor it to Glenwood Springs needs.

Fiscal Impact: All programs in the implementation plan will be funded from collected lodging tax funds in the 2C Housing Fund outside of the staff position which is funded at 50% from the fund.

Legal Review: Legal has reviewed the plan for conformance to the approved ballot initiative.

Staff Recommendation: Staff defers to Council on the recommendations made by the Workforce Housing Fund Advisory Board in the implementation plan.

Workforce Housing Fund Advisory Board
2024 – 2027 IMPLEMENTATION PLAN (DRAFT)

PURPOSE:

We believe providing trusted expertise and confidence to expand and maintain housing for individuals living and working in Glenwood Springs is critical to bridging the housing gap of our community.

VALUES:

- **EQUITY** – we advance housing solutions that leverage investment dollars ensuring all members of our workforce have a range of choices for where to live now and in the future.
- **TRANSPARENCY** – we develop and deliver housing solutions in an open and honest way.
- **INTEGRITY** – we do what we say we are going to do.
- **FAIRNESS** – we execute our work without favoritism or discrimination.

GOALS & STRATEGIES:

1. Provide a place to go and a person to talk to for people seeking housing solutions in Glenwood Springs.
    A. Build an affordable housing information and resource website by December 2024.
    B. Hire a City of Glenwood Springs Housing Manager by August 2024.

2. Increase affordable housing by 3%, based on the City of Glenwood Springs 2023 Strategic Housing Plan's projected long-range need for dwelling units*, through **property preservation** & **affordable housing creation strategies**, by December 2027.
    A. Establish property acquisition pilot program(s) to facilitate purchase of existing properties (i.e. mobile home parks) for affordable housing preservation and/or land banking by December 2024.
    B. Design and implement rental assistance pilot program(s) inclusive of immediate and long-term rental subsidy options, for households at 30 – 150% of AMI** and any additional criteria established by the working groups, by December 2024.
    C. Design and implement homeownership assistance pilot program(s) (i.e. buy down), in partnership with West Mountain Regional Housing Coalition, for households at 30 – 150%** of AMI and any additional criteria established by the working groups, by December 2025.
    D. Establish property preservation pilot program(s) to facilitate rehabilitation and conversion of existing properties by December 2025.
    E. Implement funding opportunities with loans, incentives, cash subsidy and other gap financing that leverages private funding by December 2026.

3. Increased confidence and trust in Glenwood Springs commitment to addressing workforce housing.
    A. Provide CoGS Council a multi-year plan, priorities and resource allocation recommendations for the use of 2C funds, by February 2024.
    B. Establish program/initiative working groups for design and implementation of pilot programs by April 2024.

VISION:

Glenwood Springs will be a community where the local workforce can live and thrive.

Workforce Housing Fund Advisory Board

RECOMMENDED APPROACH:

The Workforce Housing Fund Advisory Board recommends the following approach in executing their duties and responsibilities on behalf of the City of Glenwood Springs Council and community members:

- Pursue multiple pilot projects within each affordable housing strategy in effort to be adaptive and responsive to community needs, market realities and opportunities.
- Develop and implement programs targeted at individuals working and living or aspiring to live in Glenwood Springs for households at 30 – 150% of AMI* and any additional criteria established by the working groups.
- Dedicate $75,000 of annual 2C funding to support 50% of an Affordable Housing Program Manager for advancing of the WHFAB recommended and Council approved strategies with the balance of the position being funded by alternative sources.
- Budget 50% of the balance of annual 2C funding to support property preservation and housing creation strategies.
- Budget 50% of the balance of annual 2C funding to support the development of existing property purchasing program(s) for implementing affordable housing strategies to include but not limited to; land banking, rehabilitation and/or preservation.

* https://www.cogs.us/DocumentCenter/View/9241/Strategic-Housing-Plan-Update
** https://dlg.colorado.gov/area-median-income-and-housing-calculator

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item: February 1, 2024 Council Minutes

Action Requested: February 1, 2024 City Council Minutes

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:

MINUTES

CITY OF GLENWOOD SPRINGS

CITY COUNCIL MEETING

FEBRUARY 1, 2024

6:15 PM

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

REGULAR SESSION

Item 6. :05 Roll Call

Present: Mayor Wussow, Mayor Pro-Tem Dehm, Councilor Godes, Councilor Weimer, Councilor Kaup, Councilor Schachter, and Councilor Zalinski. Also present were; Steve Boyd, City Manager; Lieutenant John Hassell; Yvette Gustad, Finance Director; Ryan Muse, City Clerk; Hannah Klausman, Director of Economic and Community Development; Matt Langhorst, Public Works Director; Karl Hanlon, City Attorney; Sara Weigel, Executive Administrative Assistant; Bryana Starbuck, Public Information Officer; Gary Tillotson, Fire Chief; and City Engineer, Ryan Gordon.

Item 7. :05 Agenda changes and conflicts

None

Item 8. :06 Council Announcements

None

Item 9. :06 Citizens Appearing Before Council (for items not on the agenda-comments limited to 3 minutes)

Citizen comments were made.

Item 10. :09 Consent Agenda

09:04 Councilor Zalinski moved to approve the consent agenda. Mayor Pro-Tem Dehm seconded the motion.

The motion passed unanimously.

Item 11. :09 Resolution 2024-09; Correcting Scrivener's Error in Resolution 2024-05

City Manager Steve Boyd addressed the error.

11:09 Councilor Zalinski moved to approve Resolution 2024-09; Correcting Scrivener's Error in Resolution 2024-05. Councilor Schacter seconded the motion.

The motion passed unanimously.

Item 12. :12 Ordinance 2024-03; Amending the 2024 Budget Appropriation (One Reading)

City Manager Steve Boyd presented.

12:49 Councilor Godes moved to approve Ordinance 2024-03; Amending the 2024 Budget Appropriation. Mayor Pro-Tem Dehm seconded the motion.

The motion passed unanimously.

Item 13. :13 Resolution 2024-07; Sole Source Purchase for a New Fire Truck

City Manager Steve Boyd and Fire Chief Gary Tillotson presented.

20:37 Councilor Godes moved to approve Resolution 2024-07; Sole Source Purchase for a New Fire Truck. Mayor Pro-Tem Dehm seconded the motion.

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

The motion passed unanimously.

Item 14. :24 Pay-as-you-Throw Opt Out

Public Works Director Matt Langhorst presented.

34:40 Councilor Schacter moved to not consider an opt out option for the pay-as-you-throw program. Councilor Godes seconded the motion.

Comments were made by Councilors Zalinski, Schacter, Kaup, Godes, Mayor Pro-Tem Dehm, and Mayor Wussow.

The motion passed unanimously.

Item 15. :42 South Bridge Update

City Engineer Ryan Gordon presented.

Item 16. :59 Council Comments

Comments were made by Mayor Wussow.

Comments were made by Mayor Pro-Tem Dehm.

Comments were made by Councilor Weimer.

Comments were made by Councilor Schacter.

Comments were made by Councilor Zalinksi.

Comments were made by Councilor Godes.

Item 17. 1:17 Report from City Administration

Comments were made by City Manager Steve Boyd.

Comments were made by City Attorney Karl Hanlon.

Item 18. 1:21 Council Social Event Location

Comments were made by Mayor Pro-Tem Dehm.

Item 19. 1:21 Adjournment

1:21:40 Mayor Pro-Tem Dehm moved to adjourn. Councilor Kaup seconded the motion. Motion passed unanimously.

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item: Airport Board Appointment

Action Requested: Airport Board Appointment

Department: City Clerk

Presented By: Ryan Muse

Strategic Goals: Provide Efficient and Responsive City Government

Background Info:

Councilor Zalinski Recommendation
Reappoint Stephanie Stanfield to a regular seat with a term from March 2024 until March 2027.

Vacancies

- Two regular seats with terms from March 2024 until March 2027.
- These seats will need to be filled this month.

Applicant
Stephanie Stanfield, a city resident, has served one full term on the Board. Stephanie was deemed eligible for reappointment.

Composition of the Airport Board
Five (5) citizens, at least four (4) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City

Issues: None.

Fiscal Impact: None.

Legal Review: None.

Staff Recommendation: Staff defers to City Council.

View results

Respondent

9 Anonymous

14:31
Time to complete

Airport Board Application

Thank you for your interest in serving your community. Please answer all questions on this application.

Composition of the Airport Board
(as defined in Title 020 of the Glenwood Springs Municipal Code)

- Five (5) citizens, at least four (4) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

Personal Information

1. Membership Qualifications *

You must qualify with one of the options below to be eligible to serve on the Airport Commission. Please select the option that applies to you.

- [x] Resident of Glenwood Springs within city limits.
- [ ] Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- [ ] Owner of real property or a business within Glenwood Springs city limits.

2. Name *

Stephanie Stanfield

3. Home Address *

[redacted]

4. Mailing Address *

[redacted]

5. Home Phone *

[redacted]

6. Work Phone *

[redacted]

7. Mobile Phone *

[redacted]

8. Email Address *

[redacted]

9. Occupation *

Self employed

Personal and Professional Interests

10. Do you have any specific areas of interest relating to the airport? Do you have any particular perspective related to its use or development? *

I've been involved with the airport for over 30 years. I know the value that an airport brings to the surrounding community. It allows businesses to thrive, is there for emergency uses and gives people who want to fly or have a career in aviation the opportunity to learn to fly,

11. What do you view as your role if selected as a member to the Airport Board? *

Stay informed as to what role the community wants the airport to serve. Be an advocate for the citizens and communicate with the City Council.

12. Do you have any experience working with people on a board, commission, committee, or as part of some other decision making group? *

I've served multiple times on the airport board, two terms as president.

13. Do you understand that as a member of the Airport Board you would be serving in an advisory role to City Council regarding airport issues? *

Yes.

14. If, as a member of the Airport Board, you had to make a decision that was unpopular with either airport users or residents surrounding the airport, how might you approach that situation? *

I would keep an open mind while learning as much as possible so I can make an informed decision. Ye

15. The Airport Board meetings typically occur one morning a month, with other occasional related events, meetings, and email contact. Will you be sufficiently available to participate? *

Yes

16. Do you have any areas of expertise that could be helpful to the Board's decision making? *

Years as a pilot, a lease holder, board member and staying active within my community.

17. Please enter today's date *

12/18/2023

18. Have you previously served on the Airport Board? *

- ○ No
- ◉ Yes

Reappointment Applicants

19. Why do you think you should be reappointed? *

Keep the continuity of some big projects that will be happening.

20. Have you served two full successive terms on the Airport Board? *

No

Powers and Duties of the Airport Board

(as defined in Title 020 of the Glenwood Springs Municipal Code)

(b) Powers and Duties of Airport Board.
The powers and duties of the Airport Board shall be to investigate, study and report to the City Council all matters concerning the airport facilities of the City and other matters concerning the subject of aviation which may be pertinent to the City as shall be requested of the Airport Board by the City Council; and such Board may investigate, study, and report to City Council on such other matters concerning the Municipal Airport as the Board may deem for the best interests of the City.

Appointment, Removal, Term and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:
March:
Airport Board;

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. No board member shall serve more than two (2) successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

020.020.020 Composition of boards and commissions.

The membership of boards and commissions shall be composed of the following persons:

(1) *Local Liquor Licensing Authority.*

a. The Local Liquor Licensing Authority shall consist of a Hearing Officer appointed by the City Council by resolution and may be removed with our without cause by a majority vote of the City Council.

(2) *Airport Board.*

a. Five (5) citizens, at least four (4) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

(3) *Building Board of Appeals.* The Planning and Zoning Commission shall act as the Building Board of Appeals whenever such a board is required by this Code, other ordinances of the City or State or Federal law.

(4) Finance Advisory Board:

a. Seven (7) members of which at least six (6) are City residents. One (1) member shall be employed in the finance industry; one (1) member shall be employed by the tourism industry; and one (1) member may be a non-resident, but shall own or be employed by a business within the City.

(5) *Parks and Recreation Commission.*

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

b. Reserved.

c. Reserved.

d. One (1) youth (under the age of eighteen [18] at appointment) who shall serve a one-year term from June 1 to May 31 of the following year.

(6) *Planning and Zoning Commission.*

a. Seven (7) citizens who are residents of the City.

(7) *River Commission.*

a. Seven (7) citizens, with one (1) alternate, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

(8) *Victim's and Witnesses Assistance and Law Enforcement Board.*

a. Five (5) citizens, at least four (4) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

b. Reserved.

c. The Chief of Police as an advisory member, but a nonvoting member of the Board.

(9) *Transportation Commission.*

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

(10) Reserved.

(11) *Glenwood Springs Housing Commission.*

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

Membership should reflect a broad representation of organizations and other entities which are related to housing, including but not limited to the financial community, the building and development community, the real estate industry, and organizations which support low-income residents of the community.

(12) *Historic Preservation Commission.*

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

(13) *Tourism Promotion Board.*

a. Two (2) representatives from the tourism related businesses located within the City;

b. Two (2) representatives from the lodging businesses located within the City;

c. One (1) representative from the restaurant or retail businesses located within the City;

d. One (1) representative from the Glenwood Springs Chamber Resort Association; and

e. Three (3) citizens, at least two (2) who are residents of the City and that shall not have a direct or indirect financial interest in a business referenced in (a), (b) or (c) above and one (1) who is a resident that may have a financial interest in a business referenced in (a), (b) or (c) above.

(14) *Arts and Culture Board.*

a. Eight (8) members, at least five (5) of which are residents of the City, three (3) of which may reside outside of the City, and one (1) of which being a youth representative under the age of eighteen (18) or not having completed his or her final year of high school. Those representatives residing outside of the City must reside within the 81601 postal zip code area, own real property or a business within the City, or attend school within the City.

(15) Council and Staff Participation on Boards and Commissions:

a. The Mayor may appoint up to two (2) members of Council to act as a liaison between Council and a Board or Commission.

b. The City Manager may appoint a member of staff to assist a Board or Commission as necessary to fulfill their duties as provided for in 020.020.030.

(Code 1971 §§ 2-61, 4-75, 4-230, 15-2; 26-84 § 1; 19-89 § 1; 12-90 § 1; 54-90 § 1; 29-91 § 1; 10-93 § 1; 29-93 § 1; 7-94 § 1; 23-94 § 1; 10-95 § 1; 19-95 §§ 1, 2; 40-95 § 1; 28-97 § 1; 29-97 § 1; 1-01 § 1; 61-01 § 2; 14-03 § 1 ; 9-04 § 1; 20-05 § 2; 7-06 § 2; 13-06, § 2; 10-07 § 2; 6-08 § 2; 12-09 § 2; 12-10 § 2; 2-12 § 2; Ord. No. 2-2016 , § 2(Exh. A), 2-4-2016; Ord. No. 16-2017 , § 3, 8-17-2017; Ord. No. 2-2018 , § 2, 1-18-2018; Ord. No. 6-2018 , § 2, 3-1-2018; Ord. No. 21-2018 , § 2, 9-20-2018; Ord. No. 2-2021 , § 2(Exh. A), 4-15-2021)

020.020.030 Powers and duties of boards and commissions.

(a) *Local Liquor Licensing Authority.*

(1) *Powers and duties of local liquor licensing authority.* The Local Liquor Licensing Authority shall have the powers granted to local licensing authorities pursuant to C.R.S. Title 12, Articles 46, 47, and 48, as amended.

(2) *Temporary permits.* The City Clerk is hereby delegated the authority to issue temporary fermented malt beverage permits to license transferees, as authorized by C.R.S. § 12-46-106.5, as amended, and temporary permits for any class of liquor license as authorized by C.R.S. § 12-47-106.5, as amended. Each temporary permit shall authorize the transferee to continue selling fermented malt beverages and other licensed beverages in accordance with state law during the period in which an application to transfer is pending. The City Clerk may issue the temporary permit if: (a) the premises shall have been previously licensed by the State and the license is valid at the time the application for transfer is filed; (b) the application appears to be in order, an application for transfer of the appropriate license has been filed, all fees have been paid, the initial background check has been successfully completed, and the fingerprint cards have been completed; and (c) the application for the temporary permit is filed no later than thirty (30) days after the filing of the application for transfer and associated fees paid. No temporary permit issued by the City Clerk shall be for a period greater than one hundred twenty (120) days from the date of its issuance.

(3) *Wine tastings.* The Local Liquor Licensing Authority is authorized to issue annual wine tasting permits pursuant to C.R.S. § 12-47-301 with the following conditions: (a) All requirements of C.R.S. § 12-47-301 have been met; and (b) Payment of an annual application fee of one hundred dollars ($100.00); and (c) No more than one hundred four (104) wine tastings may be held during the term of any permit issued pursuant to this section; and (d) Permit holders shall notify the City Clerk and Police Department at least seven (7) days prior to any wine tasting.

(4) *Rules, policies and procedures.* The Local Liquor Licensing Authority shall adopt rules, policies and procedures for the implementation of its duties and powers as those have been granted pursuant to C.R.S. Title 12, Articles 46, 47, and 48, as amended.

(5) *Report to city council.* The Local Liquor Licensing Authority shall be required to report on all actions taken with respect to the issuance of or control over liquor licenses within the City to the City Council. Reports shall be made in a timely fashion to the City Council.

(6) *Appeal to city council.* Any decision of the Local Liquor Licensing Authority may be appealed to the City Council within ten (10) calendar days, or at the next regularly scheduled meeting. City Council shall have the authority to sustain, modify or overturn the decision of the Local Liquor Licensing Authority. In any event, the City Council shall direct the Local Liquor Licensing Authority to take a particular action. The Local Liquor Licensing Authority shall conform to the written direction of the City Council within ten (10) calendar days from the date of the written directive.

(7) *Appeal to district court.* Any person applying to the District Court for review of a decision of the Local Liquor Licensing Authority shall apply for review within thirty (30) days of the decision of the Local Liquor Licensing Authority. The thirty-day period shall be inclusive of the appeal process to City Council as outlined in Subparagraph (5) above.

(b) *Powers and Duties of Airport Board.* The powers and duties of the Airport Board shall be to investigate, study and report to the City Council all matters concerning the airport facilities of the City and other matters concerning the subject of aviation which may be pertinent to the City as shall be requested of the Airport Board by the City Council; and such Board may investigate, study and report to the City Council on such other matters concerning the Municipal Airport as the Board may deem for the best interests of the City.

(c) *Powers and Duties of Building Board of Appeals.* The powers and duties of the Building Board of Appeals shall be to hear appeals in accordance with the International Building Code, International Residential Code, International Fire Code, and the other adopted codes from the International Code Council, as adopted or amended by Title 060 of this Code. Such power shall not include matters of interpretation arising under the Code.

(d) *Powers and Duties of Finance Advisory Board.* The Finance Advisory Board shall advise and assist the City Manager and Finance Director in the preparation of the City budget, the establishment of accounting systems for the City, the planning of expenses, the projection of revenues and the analysis of the other fiscal matters presented to the Board by the City Council. The Finance Advisory Board shall also be responsible for making recommendations to City Council regarding grants from the City's various grant programs as Council may establish from time to time. No decision of the Finance Advisory Board shall be binding upon the City or anyone acting on its behalf.

(e) *Powers and duties of Parks and Recreation Commission.* The powers and duties of the Parks and Recreation Commission shall be:

(1) To investigate, study and report to the City Council all matters concerning City parks and recreation within the City and other matters concerning the subject of parks and recreation which may be pertinent to the City and requested of such Commission by the City Council.

(2) To investigate, study and report to the City Council on such other matters concerning parks and recreation within the City as the Commission may deem in the best interests of the City.

(3) To provide technical assistance, advice and planning support to the Parks and Recreation Director and City Council regarding tree planting and maintenance needs in the City.

(4) To provide recommendations from time to time regarding the administration and implementation of Article 090.050 of this Code.

(5) To investigate, study and report to City Council all matters concerning the burial and internment facilities of the City and other such matters as may be requested by City Council from time to time.

(6) To investigate, study and report to City Council on such other matters concerning burial and internment facilities and such other similar matters as the Commission may deem in the best interests of the City.

(7) To investigate, study and report to City Council any and all matters concerning the use and operation of the City's Community Center.

(8) To coordinate with other City boards and commissions on any aspect of the Community Center that may relate to the powers and duties of such other boards and commissions.

(9) To investigate, study and report to City Council on grants, donations and other forms of funding to assist in the operation of the Community Center, and to otherwise advise City Council on budgetary needs related to the operation of the Community Center.

(f) *Powers and duties of Planning and Zoning Commission.* The powers and duties of the Planning and Zoning Commission shall be:

(1) To develop and recommend a master plan subject to the approval of the City Council and its environ in accordance with the provisions of this Code and the laws of the State.

(2) To recommend to the City Council boundaries of zone districts and regulations to be enforced therein, in accordance with the provisions of this Code and the laws of the State.

(3) To review proposals relating to subdivision, development and use of land and make decisions or recommendations on such proposals, in accordance with the procedures and provisions set forth in this Code.

(4) To hear and decide appeals wherein there is a question of interpretation of the zone district map, the master plan or related documents and similar questions as they may arise in the administration of this Code.

(5) The Planning and Zoning Commission shall have the duty and power to act on appeals with regard to matters arising from enforcement of provisions of Title 070 of this Code, including:

a. *Review of administrative decisions.* To hear and decide appeals where it is alleged there is error in any action, including any order, interpretation, requirement, decision or determination made by an administrative official of the city in the enforcement of Title 070 of this Code.

b. *Variances.* To hear and decide requests for variances from the zoning provisions and sign regulation provisions where there are unique, unnecessary and unreasonable hardships in the way of carrying out the strict letter of said provisions; and to hear and decide requests for variances to allow deviations from restrictions upon the construction and placement of buildings and other structures on site. Examples of such variances include, but are not limited to, modifications of minimum area requirements, building coverage and setback restrictions. Variances from permitted and special review uses in zone district text shall not be considered.

(6) To perform such other functions as required by the provisions of Title 070.

(7) To service as the Building Board of Appeals.

(g) *Powers and duties of River Commission.* The powers and duties of the River Commission shall be:

(1) To investigate, study, and report to the City Council any and all matters concerning the use, enjoyment, conservation of the, rivers and streams in the City and its environs and the open space adjacent thereto, including water quality issues, the protection of valuable riparian ecosystems, and water rights matters.

(2) To advise the City Council on public access to and use of rivers and streams in the City and the adjacent environs and maintain and update a map related thereto as necessary.

(3) To advise the City Council on the use of municipally owned property adjacent to the rivers and City construction projects in the rivers or adjacent open space.

(4) To promote and celebrate riverfront cleanup efforts and public awareness of non-point source water pollution.

(5) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in the acquisition and improvement of the rivers and adjacent open space, and to otherwise advise the City Council on budgetary needs related to preservation of open space and river improvement.

(6) To appoint subcommittees as necessary to carry out the foregoing functions.

(7) To coordinate with the Parks and Recreation Commission, Roaring Fork Conservancy, Middle Colorado Watershed Council, and other organizations, stakeholders groups, and property owners as is necessary to carry out the foregoing functions.

(8) At the request of City Council hold an annual work session with the City Council to review the actions taken by the River Commission regarding the foregoing functions and discuss future plans.

(h) *Powers and duties of the Victim's and Witnesses Assistance and Law Enforcement Board.*

(1) The Board shall designate one (1) of its members as chairman, shall establish rules of procedure and order and shall hold meetings as it might deem necessary.

(2) A surcharge equal to twenty-five (25) percent of the fine imposed for violation of all municipal ordinances, including ordinance violations under the Model Traffic Code, is hereby levied on each Municipal Court action resulting in a conviction, plea of guilty or no contest or in a deferred judgment and sentence, which municipal ordinance violation is charged pursuant to City ordinances. All calculated surcharge amounts resulting in dollars and cents shall be rounded to the nearest whole dollar. In the event a portion of the fine is suspended, the surcharge levied shall be computed based upon the original fine, regardless of whether a portion of said fine has been suspended. Said surcharges shall be paid to the Clerk of the Court by the defendant, and said Clerk shall deposit the money so received in the fund hereinafter created.

(3) The Victim's and Witnesses Assistance and Law Enforcement Fund, hereinafter referred to as the "Fund," consist of all monies paid as a surcharge as provided in Subsection (2) above. All monies deposited in the Fund shall be deposited in an interest-bearing account, and all interest earned by monies in the Fund shall be credited to the Fund. The City Manager, by and through the Finance Director, shall be responsible for establishing a separate fund for purposes of accounting for the revenues and expenditures. At the conclusion of each fiscal year, all monies remaining in the Fund shall remain in the Fund for allocation as hereinafter set forth.

(4) The Board shall disburse monies from the Fund in the following manner:

a. First, to the payment of all reasonable and necessary expenses and costs incurred by the Board in the performance of its duties, including but not limited to professional fees, office supplies and meeting expenses.

b. Second, not less than fifty (50) percent of the monies remaining in the Fund after the deduction of reasonable expenses and costs shall be allocated for the purchase of victims (and witnesses) services and reimbursements, as hereinafter set forth. No funds shall be paid except in those specific instances where a police report has been filed by the Police Department for an alleged violation of a municipal ordinance, regardless of whether the perpetrator has been identified, arrested or prosecuted.

c. Third, any remaining monies may be allocated to the Police Department for the following purposes, including, but not limited to: equipment purchases, training programs for personnel and the employment of additional personnel. Such funds shall not be used by the Police Department for defraying the costs of routine and ongoing operating expenses. No disbursement within this category of expenditure shall be made without the approval of the City Council following a written recommendation by the Board.

(5) Disbursement of funds by the Board on behalf of the victim's and witnesses assistance services may be used for the following purposes:

a. Provision of services for early crisis intervention;

b. Assistance in prompt return of victims' property;

c. Assistance to victims and witnesses in arranging transportation to and from court;

d. Provision of translator services;

e. Protection from threats of harm and other forms of intimidation;

f. Reasonable medical and hospital expenses and expenses incurred for dentures, eyeglasses, hearing aids or other prosthetic or medically necessary devices; and

g. Losses resulting from property damage, including repair or replacement of property damaged as a result of crime or payment of the deductible amount on a residential insurance policy in an amount not to exceed five hundred dollars ($500.00). Victims' recovery due to property damage shall not exceed five hundred dollars ($500.00) for any crime, but in no case shall a loss be compensable if the aggregate property damages are less than twenty-five dollars ($25.00).

(6) The Board is authorized to accept and evaluate all applications for disbursement of funds, whether emanating from victims, witnesses or law enforcement agencies. Applications for disbursement shall be made upon forms prescribed by the Board, and made available by the Municipal Court and the Police Department. The Board shall establish its own criteria for evaluating applications for disbursement, and nothing herein contained shall obligate the Board to make disbursement of any funds available to it. Upon a finding by the Board that a disbursement shall be made from the Fund, the Board shall submit a written request for payment to the Finance Department, which shall then remit payment in accordance with the request.

(7) The Board is required to submit minutes of its meetings to the City Council at the next regular Council meeting following the Board's meeting.

(i) *Powers and duties of Transportation Commission.* The powers and duties of the Transportation Commission shall be:

(1) To investigate, study and report to the City Council any and all matters concerning transportation issues which directly affect the City.

(2) To investigate, study and report to the City Council on other intergovernmental committees, boards or commissions working on transportation issues in the Tri-County (Pitkin, Garfield and Eagle) area.

(3) To meet with the City Council on an annual basis to identify which transportation issues require priority attention.

(4) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the transportation needs of the City.

(5) To perform functions concerning oversight of transportation issues or functions as delegated by the City Council.

(6) To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council.

(j) Reserved.

(k) *Powers and duties of Glenwood Springs Housing Commission.* The powers and duties of the Housing Commission shall be:

(1) To investigate, study and report to the City Council any and all matters concerning housing issues which directly affect the City, including the preparation of a Comprehensive Housing Affordability Strategy (CHAS).

(2) To assist City Council in defining the nature and scope of housing opportunities in the City.

(3) To meet with the City Council on an annual basis to identify which housing issues require priority attention.

(4) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the housing needs of the City.

(5) To perform functions concerning oversight of housing issues or functions as delegated by the City Council, including monitoring the implementation of activities as described in the CHAS.

(6) To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council.

(l) *Powers and duties of Historic Preservation Commission.* The powers and duties of the Historic Preservation Commission shall be:

(1) To recommend to City Council methods for the protection and preservation of the City's historic and cultural heritage, including, but not limited to, the designation of historic landmarks and districts by appropriate regulations.

(2) To recommend to City Council methods for enhancing property values and the stabilization of historic neighborhoods.

(3) To recommend to City Council methods for increasing economic and financial benefits, including, but not limited to, City attractions.

(4) To provide educational opportunities to increase public appreciation of the City's unique heritage.

(5) To do any other tasks related to the historic preservation of resources in the community of Glenwood Springs.

(m) *Powers and duties of Tourism Promotion Board.* The powers and duties of the Tourism Promotion Board shall be:

(1) To investigate, study and report to the City Council:

a. All matters concerning tourism marketing and promotion that pertain to the benefit of Glenwood Springs and the area within the 81601 postal zip code; and

b. Other matters concerning the subject of tourism marketing and promotion which may be pertinent to the benefit of the City and the area within the 81601 postal zip code.

(2) To coordinate with City staff, community organizations, community businesses, and other boards and commissions, when applicable to efficiently market and promote tourism to the benefit of Glenwood Springs and the area within the 81601 postal zip code.

(3) To, at its discretion, and in addition to initiatives that directly market and promote features and attractions within the City and the area within the 81601 postal zip code, market and promote the geographical proximity of Glenwood Springs to other features and attractions outside of the 81601 postal zip code in ways that could reasonably be expected to benefit the City.

(4) To establish rules of procedure and order for the Board to follow.

(5) To review tourism marketing plans; to set tourism marketing goals, to determine the methods to accomplish and measure success in accomplishing those goals; to determine the appropriate staff and marketing contractor(s)/vendor(s) resources needed; to recommend to the City Council an annual tourism marketing budget; to recommend, to the City Council, award of contract(s) for the best candidate for contract staff and marketing contractor(s)/vendor(s), deemed necessary, based upon an approved Request for Proposal, Request for Qualification or other process; and to provide oversight of performance of contract staff and marketing vendor(s)/contractor(s) contract terms to ensure the efficient and effective implementation of the marketing goals and to report problems with performance to City Council.

(6) To meet with the City Council on an annual basis, or as often as requested by the City Council, to identify marketing priorities of the City.

(7) To complete all other duties as may be directed by City Council.

(n) *Powers and duties of Arts and Culture Board.* The powers and duties of the Arts and Culture Board shall be:

(1) To promote awareness, access, and appreciation of the fine, performing, and practical arts for City residents and visitors.

(2) To advise the City Council in connection with all matters relating to the artistic and cultural development of the City.

(3) To provide opportunities for cultural and art experience and education for children and adults.

(4) To promote increased interaction and collaboration among artists, art-related organizations, and opportunities for growth and exposure.

(5) To promote knowledge and appreciation for cultural forms of artistic expression.

(6) To make recommendations to the City Council with respect to fundraising and annual budget appropriations for the arts.

(7) To advise and consult with local arts groups as requested by such groups or by the City Council.

(Code 1971 §§ 2-64.1, 2-2, 2-65[a], [b], 2-65.1, 4-78, 4-232, 4-155, 15-2; 26-84 § 3; 19-89 § 3; 12-90 § 1; 54-90 § 3; 39-91 § 3; 10-93 § 2; 29-93 § 3; 7-94 § 3; 17-94 § 1; 23-94 § 3; 10-95 § 3; 11-95; 19-95 § 3; 46-95 § 1; 55-95 § 1; 28-97 § 3; 29-97 § 5; 32-97 § 1; 42-00 § 1; 61-01 § 3, 4, 5; 61-02 § 4; 9-04 § 1; 20-04, § 1; 33-05, § 2; 7-06 § 3; 13-06, § 2; 6-08 § 2; 12-10 § 2; 2-12 § 2; Ord. No. 16-2017 , § 4, 8-17-2017; Ord. No. 2-2018 , § 3, 1-18-2018; Ord. No. 6-2018 , § 3, 3-1-2018; Ord. No. 21-2018 , § 3, 9-20-2018; Ord. No. 2-2021 , § 2(Exh. A), 4-15-2021)

020.020.040 Appointment, removal, term and vacancies of boards and commissions.

(a) *Appointment and term of members.* Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

(1) February:

Planning and Zoning Commission;

Finance Advisory Board;

Tourism Promotion Board;

Building Board of Appeals.

(2) March:

Transportation Commission;

Arts and Culture Board;

Parks and Recreation Commission;

Airport Board;

River Commission.

(3) April:

Local Liquor Licensing Authority;

Victim's Witnesses Assistance and Law Enforcement Board;

Historic Preservation Commission;

Glenwood Springs Housing Commission.

(b) *Alternate members.* The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) *Limit to term of members.* No board member shall serve more than two (2) successive terms on the same board or commission.

(d) *Removal of members.* All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) *Vacancies.* The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018; Ord. No. 29-2020 , § 2, 1-7-2021)

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item: Parks and Recreation Commission Appointments

Action Requested: Parks and Recreation Commission Appointments

Department: City Clerk

Presented By: Ryan Muse

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

Background Info:

Councilor Zalinski Recommendation
Reappoint Katy Knapp, Jasmin Ramirez, and Matt Armentrout to regular seats on the Parks and Recreation Commission with terms from March 2024 until March 2027.

Vacancies

- Three regular seats with terms from March 2024 through March 2027.
- These seats will need to be filled this month.
- If Katy Knapp is moved to a regular seat, that alternate seat would become vacant with a term expiring March 2025.
    - Katy is currently the only alternate on the Parks and Recreation Commission.

Applicants

- Katy Knapp, a city resident, has served one partial alternate term on the Parks and Recreation Commission. Katy was deemed eligible for appointment to a regular seat.
- Jasmin Ramirez, a city resident, has served one partial term and one full term on the Parks and Recreation Commission. Jasmin was deemed eligible for reappointment to a regular seat.
- Matt Armentrout, an 81601 resident, has served one full term on the Parks and Recreation Commission. Matt was deemed eligible for reappointment to a regular seat.

Composition of the Parks and Recreation Commission

- Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.
- One (1) youth (under the age of eighteen at appointment) who shall serve a one-year term from June 1 to May 31 of the following year.

Alternate Members
The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding

officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

Issues: None.

Fiscal Impact: None.

Legal Review: None.

Staff Recommendation: Staff defers to City Council.

020.020.020 Composition of boards and commissions.

The membership of boards and commissions shall be composed of the following persons:

(1) *Local Liquor Licensing Authority.*

a. The Local Liquor Licensing Authority shall consist of a Hearing Officer appointed by the City Council by resolution and may be removed with our without cause by a majority vote of the City Council.

(2) *Airport Board.*

a. Five (5) citizens, at least four (4) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

(3) *Building Board of Appeals.* The Planning and Zoning Commission shall act as the Building Board of Appeals whenever such a board is required by this Code, other ordinances of the City or State or Federal law.

(4) Finance Advisory Board:

a. Seven (7) members of which at least six (6) are City residents. One (1) member shall be employed in the finance industry; one (1) member shall be employed by the tourism industry; and one (1) member may be a non-resident, but shall own or be employed by a business within the City.

(5) *Parks and Recreation Commission.*

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

b. Reserved.

c. Reserved.

d. One (1) youth (under the age of eighteen [18] at appointment) who shall serve a one-year term from June 1 to May 31 of the following year.

(6) *Planning and Zoning Commission.*

a. Seven (7) citizens who are residents of the City.

(7) *River Commission.*

a. Seven (7) citizens, with one (1) alternate, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

(8) *Victim's and Witnesses Assistance and Law Enforcement Board.*

a. Five (5) citizens, at least four (4) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

b. Reserved.

c. The Chief of Police as an advisory member, but a nonvoting member of the Board.

(9) *Transportation Commission.*

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

(10) Reserved.

(11) *Glenwood Springs Housing Commission.*

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

Membership should reflect a broad representation of organizations and other entities which are related to housing, including but not limited to the financial community, the building and development community, the real estate industry, and organizations which support low-income residents of the community.

(12) *Historic Preservation Commission.*

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

(13) *Tourism Promotion Board.*

a. Two (2) representatives from the tourism related businesses located within the City;

b. Two (2) representatives from the lodging businesses located within the City;

c. One (1) representative from the restaurant or retail businesses located within the City;

d. One (1) representative from the Glenwood Springs Chamber Resort Association; and

e. Three (3) citizens, at least two (2) who are residents of the City and that shall not have a direct or indirect financial interest in a business referenced in (a), (b) or (c) above and one (1) who is a resident that may have a financial interest in a business referenced in (a), (b) or (c) above.

(14) *Arts and Culture Board.*

a. Eight (8) members, at least five (5) of which are residents of the City, three (3) of which may reside outside of the City, and one (1) of which being a youth representative under the age of eighteen (18) or not having completed his or her final year of high school. Those representatives residing outside of the City must reside within the 81601 postal zip code area, own real property or a business within the City, or attend school within the City.

(15) Council and Staff Participation on Boards and Commissions:

a. The Mayor may appoint up to two (2) members of Council to act as a liaison between Council and a Board or Commission.

b. The City Manager may appoint a member of staff to assist a Board or Commission as necessary to fulfill their duties as provided for in 020.020.030.

(Code 1971 §§ 2-61, 4-75, 4-230, 15-2; 26-84 § 1; 19-89 § 1; 12-90 § 1; 54-90 § 1; 29-91 § 1; 10-93 § 1; 29-93 § 1; 7-94 § 1; 23-94 § 1; 10-95 § 1; 19-95 §§ 1, 2; 40-95 § 1; 28-97 § 1; 29-97 § 1; 1-01 § 1; 61-01 § 2; 14-03 § 1 ; 9-04 § 1; 20-05 § 2; 7-06 § 2; 13-06, § 2; 10-07 § 2; 6-08 § 2; 12-09 § 2; 12-10 § 2; 2-12 § 2; Ord. No. 2-2016 , § 2(Exh. A), 2-4-2016; Ord. No. 16-2017 , § 3, 8-17-2017; Ord. No. 2-2018 , § 2, 1-18-2018; Ord. No. 6-2018 , § 2, 3-1-2018; Ord. No. 21-2018 , § 2, 9-20-2018; Ord. No. 2-2021 , § 2(Exh. A), 4-15-2021)

020.020.030 Powers and duties of boards and commissions.

(a) *Local Liquor Licensing Authority.*

(1) *Powers and duties of local liquor licensing authority.* The Local Liquor Licensing Authority shall have the powers granted to local licensing authorities pursuant to C.R.S. Title 12, Articles 46, 47, and 48, as amended.

(2) *Temporary permits.* The City Clerk is hereby delegated the authority to issue temporary fermented malt beverage permits to license transferees, as authorized by C.R.S. § 12-46-106.5, as amended, and temporary permits for any class of liquor license as authorized by C.R.S. § 12-47-106.5, as amended. Each temporary permit shall authorize the transferee to continue selling fermented malt beverages and other licensed beverages in accordance with state law during the period in which an application to transfer is pending. The City Clerk may issue the temporary permit if: (a) the premises shall have been previously licensed by the State and the license is valid at the time the application for transfer is filed; (b) the application appears to be in order, an application for transfer of the appropriate license has been filed, all fees have been paid, the initial background check has been successfully completed, and the fingerprint cards have been completed; and (c) the application for the temporary permit is filed no later than thirty (30) days after the filing of the application for transfer and associated fees paid. No temporary permit issued by the City Clerk shall be for a period greater than one hundred twenty (120) days from the date of its issuance.

(3) *Wine tastings.* The Local Liquor Licensing Authority is authorized to issue annual wine tasting permits pursuant to C.R.S. § 12-47-301 with the following conditions: (a) All requirements of C.R.S. § 12-47-301 have been met; and (b) Payment of an annual application fee of one hundred dollars ($100.00); and (c) No more than one hundred four (104) wine tastings may be held during the term of any permit issued pursuant to this section; and (d) Permit holders shall notify the City Clerk and Police Department at least seven (7) days prior to any wine tasting.

(4) *Rules, policies and procedures.* The Local Liquor Licensing Authority shall adopt rules, policies and procedures for the implementation of its duties and powers as those have been granted pursuant to C.R.S. Title 12, Articles 46, 47, and 48, as amended.

(5) *Report to city council.* The Local Liquor Licensing Authority shall be required to report on all actions taken with respect to the issuance of or control over liquor licenses within the City to the City Council. Reports shall be made in a timely fashion to the City Council.

(6) *Appeal to city council.* Any decision of the Local Liquor Licensing Authority may be appealed to the City Council within ten (10) calendar days, or at the next regularly scheduled meeting. City Council shall have the authority to sustain, modify or overturn the decision of the Local Liquor Licensing Authority. In any event, the City Council shall direct the Local Liquor Licensing Authority to take a particular action. The Local Liquor Licensing Authority shall conform to the written direction of the City Council within ten (10) calendar days from the date of the written directive.

(7) *Appeal to district court.* Any person applying to the District Court for review of a decision of the Local Liquor Licensing Authority shall apply for review within thirty (30) days of the decision of the Local Liquor Licensing Authority. The thirty-day period shall be inclusive of the appeal process to City Council as outlined in Subparagraph (5) above.

(b) *Powers and Duties of Airport Board.* The powers and duties of the Airport Board shall be to investigate, study and report to the City Council all matters concerning the airport facilities of the City and other matters concerning the subject of aviation which may be pertinent to the City as shall be requested of the Airport Board by the City Council; and such Board may investigate, study and report to the City Council on such other matters concerning the Municipal Airport as the Board may deem for the best interests of the City.

(c) *Powers and Duties of Building Board of Appeals.* The powers and duties of the Building Board of Appeals shall be to hear appeals in accordance with the International Building Code, International Residential Code, International Fire Code, and the other adopted codes from the International Code Council, as adopted or amended by Title 060 of this Code. Such power shall not include matters of interpretation arising under the Code.

(d) *Powers and Duties of Finance Advisory Board.* The Finance Advisory Board shall advise and assist the City Manager and Finance Director in the preparation of the City budget, the establishment of accounting systems for the City, the planning of expenses, the projection of revenues and the analysis of the other fiscal matters presented to the Board by the City Council. The Finance Advisory Board shall also be responsible for making recommendations to City Council regarding grants from the City's various grant programs as Council may establish from time to time. No decision of the Finance Advisory Board shall be binding upon the City or anyone acting on its behalf.

(e) *Powers and duties of Parks and Recreation Commission.* The powers and duties of the Parks and Recreation Commission shall be:

(1) To investigate, study and report to the City Council all matters concerning City parks and recreation within the City and other matters concerning the subject of parks and recreation which may be pertinent to the City and requested of such Commission by the City Council.

(2) To investigate, study and report to the City Council on such other matters concerning parks and recreation within the City as the Commission may deem in the best interests of the City.

(3) To provide technical assistance, advice and planning support to the Parks and Recreation Director and City Council regarding tree planting and maintenance needs in the City.

(4) To provide recommendations from time to time regarding the administration and implementation of Article 090.050 of this Code.

(5) To investigate, study and report to City Council all matters concerning the burial and internment facilities of the City and other such matters as may be requested by City Council from time to time.

(6) To investigate, study and report to City Council on such other matters concerning burial and internment facilities and such other similar matters as the Commission may deem in the best interests of the City.

(7) To investigate, study and report to City Council any and all matters concerning the use and operation of the City's Community Center.

(8) To coordinate with other City boards and commissions on any aspect of the Community Center that may relate to the powers and duties of such other boards and commissions.

(9) To investigate, study and report to City Council on grants, donations and other forms of funding to assist in the operation of the Community Center, and to otherwise advise City Council on budgetary needs related to the operation of the Community Center.

(f) *Powers and duties of Planning and Zoning Commission.* The powers and duties of the Planning and Zoning Commission shall be:

(1) To develop and recommend a master plan subject to the approval of the City Council and its environ in accordance with the provisions of this Code and the laws of the State.

(2) To recommend to the City Council boundaries of zone districts and regulations to be enforced therein, in accordance with the provisions of this Code and the laws of the State.

(3) To review proposals relating to subdivision, development and use of land and make decisions or recommendations on such proposals, in accordance with the procedures and provisions set forth in this Code.

(4) To hear and decide appeals wherein there is a question of interpretation of the zone district map, the master plan or related documents and similar questions as they may arise in the administration of this Code.

(5) The Planning and Zoning Commission shall have the duty and power to act on appeals with regard to matters arising from enforcement of provisions of Title 070 of this Code, including:

a. *Review of administrative decisions.* To hear and decide appeals where it is alleged there is error in any action, including any order, interpretation, requirement, decision or determination made by an administrative official of the city in the enforcement of Title 070 of this Code.

b. *Variances.* To hear and decide requests for variances from the zoning provisions and sign regulation provisions where there are unique, unnecessary and unreasonable hardships in the way of carrying out the strict letter of said provisions; and to hear and decide requests for variances to allow deviations from restrictions upon the construction and placement of buildings and other structures on site. Examples of such variances include, but are not limited to, modifications of minimum area requirements, building coverage and setback restrictions. Variances from permitted and special review uses in zone district text shall not be considered.

(6) To perform such other functions as required by the provisions of Title 070.

(7) To service as the Building Board of Appeals.

(g) *Powers and duties of River Commission.* The powers and duties of the River Commission shall be:

(1) To investigate, study, and report to the City Council any and all matters concerning the use, enjoyment, conservation of the, rivers and streams in the City and its environs and the open space adjacent thereto, including water quality issues, the protection of valuable riparian ecosystems, and water rights matters.

(2) To advise the City Council on public access to and use of rivers and streams in the City and the adjacent environs and maintain and update a map related thereto as necessary.

(3) To advise the City Council on the use of municipally owned property adjacent to the rivers and City construction projects in the rivers or adjacent open space.

(4) To promote and celebrate riverfront cleanup efforts and public awareness of non-point source water pollution.

(5) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in the acquisition and improvement of the rivers and adjacent open space, and to otherwise advise the City Council on budgetary needs related to preservation of open space and river improvement.

(6) To appoint subcommittees as necessary to carry out the foregoing functions.

(7) To coordinate with the Parks and Recreation Commission, Roaring Fork Conservancy, Middle Colorado Watershed Council, and other organizations, stakeholders groups, and property owners as is necessary to carry out the foregoing functions.

(8) At the request of City Council hold an annual work session with the City Council to review the actions taken by the River Commission regarding the foregoing functions and discuss future plans.

(h) *Powers and duties of the Victim's and Witnesses Assistance and Law Enforcement Board.*

(1) The Board shall designate one (1) of its members as chairman, shall establish rules of procedure and order and shall hold meetings as it might deem necessary.

(2) A surcharge equal to twenty-five (25) percent of the fine imposed for violation of all municipal ordinances, including ordinance violations under the Model Traffic Code, is hereby levied on each Municipal Court action resulting in a conviction, plea of guilty or no contest or in a deferred judgment and sentence, which municipal ordinance violation is charged pursuant to City ordinances. All calculated surcharge amounts resulting in dollars and cents shall be rounded to the nearest whole dollar. In the event a portion of the fine is suspended, the surcharge levied shall be computed based upon the original fine, regardless of whether a portion of said fine has been suspended. Said surcharges shall be paid to the Clerk of the Court by the defendant, and said Clerk shall deposit the money so received in the fund hereinafter created.

(3) The Victim's and Witnesses Assistance and Law Enforcement Fund, hereinafter referred to as the "Fund," consist of all monies paid as a surcharge as provided in Subsection (2) above. All monies deposited in the Fund shall be deposited in an interest-bearing account, and all interest earned by monies in the Fund shall be credited to the Fund. The City Manager, by and through the Finance Director, shall be responsible for establishing a separate fund for purposes of accounting for the revenues and expenditures. At the conclusion of each fiscal year, all monies remaining in the Fund shall remain in the Fund for allocation as hereinafter set forth.

(4) The Board shall disburse monies from the Fund in the following manner:

a. First, to the payment of all reasonable and necessary expenses and costs incurred by the Board in the performance of its duties, including but not limited to professional fees, office supplies and meeting expenses.

b. Second, not less than fifty (50) percent of the monies remaining in the Fund after the deduction of reasonable expenses and costs shall be allocated for the purchase of victims (and witnesses) services and reimbursements, as hereinafter set forth. No funds shall be paid except in those specific instances where a police report has been filed by the Police Department for an alleged violation of a municipal ordinance, regardless of whether the perpetrator has been identified, arrested or prosecuted.

c. Third, any remaining monies may be allocated to the Police Department for the following purposes, including, but not limited to: equipment purchases, training programs for personnel and the employment of additional personnel. Such funds shall not be used by the Police Department for defraying the costs of routine and ongoing operating expenses. No disbursement within this category of expenditure shall be made without the approval of the City Council following a written recommendation by the Board.

(5) Disbursement of funds by the Board on behalf of the victim's and witnesses assistance services may be used for the following purposes:

a. Provision of services for early crisis intervention;

b. Assistance in prompt return of victims' property;

c. Assistance to victims and witnesses in arranging transportation to and from court;

d. Provision of translator services;

e. Protection from threats of harm and other forms of intimidation;

f. Reasonable medical and hospital expenses and expenses incurred for dentures, eyeglasses, hearing aids or other prosthetic or medically necessary devices; and

g. Losses resulting from property damage, including repair or replacement of property damaged as a result of crime or payment of the deductible amount on a residential insurance policy in an amount not to exceed five hundred dollars ($500.00). Victims' recovery due to property damage shall not exceed five hundred dollars ($500.00) for any crime, but in no case shall a loss be compensable if the aggregate property damages are less than twenty-five dollars ($25.00).

(6) The Board is authorized to accept and evaluate all applications for disbursement of funds, whether emanating from victims, witnesses or law enforcement agencies. Applications for disbursement shall be made upon forms prescribed by the Board, and made available by the Municipal Court and the Police Department. The Board shall establish its own criteria for evaluating applications for disbursement, and nothing herein contained shall obligate the Board to make disbursement of any funds available to it. Upon a finding by the Board that a disbursement shall be made from the Fund, the Board shall submit a written request for payment to the Finance Department, which shall then remit payment in accordance with the request.

(7) The Board is required to submit minutes of its meetings to the City Council at the next regular Council meeting following the Board's meeting.

(i) *Powers and duties of Transportation Commission.* The powers and duties of the Transportation Commission shall be:

(1) To investigate, study and report to the City Council any and all matters concerning transportation issues which directly affect the City.

(2) To investigate, study and report to the City Council on other intergovernmental committees, boards or commissions working on transportation issues in the Tri-County (Pitkin, Garfield and Eagle) area.

(3) To meet with the City Council on an annual basis to identify which transportation issues require priority attention.

(4) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the transportation needs of the City.

(5) To perform functions concerning oversight of transportation issues or functions as delegated by the City Council.

(6) To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council.

(j) Reserved.

(k) *Powers and duties of Glenwood Springs Housing Commission.* The powers and duties of the Housing Commission shall be:

(1) To investigate, study and report to the City Council any and all matters concerning housing issues which directly affect the City, including the preparation of a Comprehensive Housing Affordability Strategy (CHAS).

(2) To assist City Council in defining the nature and scope of housing opportunities in the City.

(3) To meet with the City Council on an annual basis to identify which housing issues require priority attention.

(4) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the housing needs of the City.

(5) To perform functions concerning oversight of housing issues or functions as delegated by the City Council, including monitoring the implementation of activities as described in the CHAS.

(6) To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council.

(l) *Powers and duties of Historic Preservation Commission.* The powers and duties of the Historic Preservation Commission shall be:

(1) To recommend to City Council methods for the protection and preservation of the City's historic and cultural heritage, including, but not limited to, the designation of historic landmarks and districts by appropriate regulations.

(2) To recommend to City Council methods for enhancing property values and the stabilization of historic neighborhoods.

(3) To recommend to City Council methods for increasing economic and financial benefits, including, but not limited to, City attractions.

(4) To provide educational opportunities to increase public appreciation of the City's unique heritage.

(5) To do any other tasks related to the historic preservation of resources in the community of Glenwood Springs.

(m) *Powers and duties of Tourism Promotion Board.* The powers and duties of the Tourism Promotion Board shall be:

(1) To investigate, study and report to the City Council:

a. All matters concerning tourism marketing and promotion that pertain to the benefit of Glenwood Springs and the area within the 81601 postal zip code; and

b. Other matters concerning the subject of tourism marketing and promotion which may be pertinent to the benefit of the City and the area within the 81601 postal zip code.

(2) To coordinate with City staff, community organizations, community businesses, and other boards and commissions, when applicable to efficiently market and promote tourism to the benefit of Glenwood Springs and the area within the 81601 postal zip code.

(3) To, at its discretion, and in addition to initiatives that directly market and promote features and attractions within the City and the area within the 81601 postal zip code, market and promote the geographical proximity of Glenwood Springs to other features and attractions outside of the 81601 postal zip code in ways that could reasonably be expected to benefit the City.

(4) To establish rules of procedure and order for the Board to follow.

(5) To review tourism marketing plans; to set tourism marketing goals, to determine the methods to accomplish and measure success in accomplishing those goals; to determine the appropriate staff and marketing contractor(s)/vendor(s) resources needed; to recommend to the City Council an annual tourism marketing budget; to recommend, to the City Council, award of contract(s) for the best candidate for contract staff and marketing contractor(s)/vendor(s), deemed necessary, based upon an approved Request for Proposal, Request for Qualification or other process; and to provide oversight of performance of contract staff and marketing vendor(s)/contractor(s) contract terms to ensure the efficient and effective implementation of the marketing goals and to report problems with performance to City Council.

(6) To meet with the City Council on an annual basis, or as often as requested by the City Council, to identify marketing priorities of the City.

(7) To complete all other duties as may be directed by City Council.

(n) *Powers and duties of Arts and Culture Board.* The powers and duties of the Arts and Culture Board shall be:

(1) To promote awareness, access, and appreciation of the fine, performing, and practical arts for City residents and visitors.

(2) To advise the City Council in connection with all matters relating to the artistic and cultural development of the City.

(3) To provide opportunities for cultural and art experience and education for children and adults.

(4) To promote increased interaction and collaboration among artists, art-related organizations, and opportunities for growth and exposure.

(5) To promote knowledge and appreciation for cultural forms of artistic expression.

(6) To make recommendations to the City Council with respect to fundraising and annual budget appropriations for the arts.

(7) To advise and consult with local arts groups as requested by such groups or by the City Council.

(Code 1971 §§ 2-64.1, 2-2, 2-65[a], [b], 2-65.1, 4-78, 4-232, 4-155, 15-2; 26-84 § 3; 19-89 § 3; 12-90 § 1; 54-90 § 3; 39-91 § 3; 10-93 § 2; 29-93 § 3; 7-94 § 3; 17-94 § 1; 23-94 § 3; 10-95 § 3; 11-95; 19-95 § 3; 46-95 § 1; 55-95 § 1; 28-97 § 3; 29-97 § 5; 32-97 § 1; 42-00 § 1; 61-01 § 3, 4, 5; 61-02 § 4; 9-04 § 1; 20-04, § 1; 33-05, § 2; 7-06 § 3; 13-06, § 2; 6-08 § 2; 12-10 § 2; 2-12 § 2; Ord. No. 16-2017 , § 4, 8-17-2017; Ord. No. 2-2018 , § 3, 1-18-2018; Ord. No. 6-2018 , § 3, 3-1-2018; Ord. No. 21-2018 , § 3, 9-20-2018; Ord. No. 2-2021 , § 2(Exh. A), 4-15-2021)

020.020.040 Appointment, removal, term and vacancies of boards and commissions.

(a) *Appointment and term of members.* Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

(1) February:

Planning and Zoning Commission;

Finance Advisory Board;

Tourism Promotion Board;

Building Board of Appeals.

(2) March:

Transportation Commission;

Arts and Culture Board;

Parks and Recreation Commission;

Airport Board;

River Commission.

(3) April:

Local Liquor Licensing Authority;

Victim's Witnesses Assistance and Law Enforcement Board;

Historic Preservation Commission;

Glenwood Springs Housing Commission.

(b) *Alternate members.* The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) *Limit to term of members.* No board member shall serve more than two (2) successive terms on the same board or commission.

(d) *Removal of members.* All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) *Vacancies.* The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018; Ord. No. 29-2020 , § 2, 1-7-2021)

View results

Respondent

16 Anonymous

19:01
Time to complete

Parks and Recreation Commission Application

Thank you for your interest and time commitment in serving your community. Please complete all questions on this application.

Composition of the Parks and Recreation Commission:
(as defined in Title 020 of the Glenwood Springs Municipal Code)

(5) Parks and Recreation Commission:

- Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.
- One (1) youth (under the age of eighteen [18] at appointment) who shall serve a one-year term from June 1 to May 31 of the following year.

Personal Information

1. Membership Qualifications *

You must qualify with one of the options below to be eligible to serve on the Parks and Recreation Commission. Please select the option that applies to you.

- [ ] Resident of Glenwood Springs within city limits.
- [x] Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- [ ] Owner of real property or a business within Glenwood Springs city limits.
- [ ] Youth resident (under the age of 18) within the 81601 zip code.

2. Name *

Matthew Armentrout

3. Home Address *

[redacted]

4. Mailing Address *

[redacted]

5. Home Phone *

[redacted]

6. Work Phone *

[redacted]

7. Mobile Phone *

[redacted]

8. Email Address *

[redacted]

9. Occupation *

Architect

Personal and Professional Interests

10. Why are you interested in serving on the Parks and Recreation Commission? *

I want to do my part to make Glenwood Springs a vibrant community that has a I high quality of living for its citizens. I think our public spaces have a lot to do with that.

11. What do you view as your role if selected as a member of the Parks and Recreation Commission? *

The role of a commissioner is to help determine priorities for the department and to help give feedback to the staff from the perspective of our citizens.

12. What experience and/or interest do you have in programming, planning, and being a part of community meetings? *

As an architect I spend my time planning and programming future developments. I've also spent time going to community meetings as a citizen. I also participated in the Glenwood Springs Comp plan review meetings along with the North landing community meeting process.

13. Do you have any particular areas of interest or a particular perspective relating to parks and recreation in Glenwood Springs? *

I'm interested in the local trail network, our current parks, and the development of future parks.

14. Can you separate yourself from your personal opinions and represent the City's goals, policies, plans, and the Glenwood Springs Municipal Code in an equitable fashion? *

Yes I can.

15. Can you describe an experience making a decision that made people unhappy? *

I recently resigned from my position at another architecture firm and changed jobs. It was the right decision for me and one that has made a major improvement to my life. My old employer was unhappy to see that happen, but we still maintain a positive relationship today. These types of decision have to happen from time to time, and it's important to listen and try to understand people while still doing what you think is best.

16. Do you have any existing time commitments that will hamper your ability to serve? (The Commission generally meets monthly in the evening for approximately 90 minutes, with members encouraged to participate in ad hoc projects outside of the scheduled meetings.) *

No, I make the time commitments necessary for this role.

17. What experience do you have working with people on a board, commission, or committee? *

I've spent the last 2 years on the Parks and Rec commission.

18. Please select today's date. *

1/20/2024

19. Have you served on the Parks and Recreation Commission before? *

- ○ No
- ◉ Yes

Reappointment Applicants

20. Why do you think you should be reappointed? *

Yes. I've been a committed member who offers thoughtful commentary.

21. Have you served two full successive terms on the Parks and Recreation Commission? *

No.

Powers and Duties of the Parks and Recreation Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code)

(e) Powers and duties of Parks and Recreation Commission. The powers and duties of the Parks and Recreation Commission shall be:

(1) To investigate, study and report to the City Council all matters concerning City parks and recreation within the City and other matters concerning the subject of parks and recreation which may be pertinent to the City and requested of such Commission by the City Council.

(2) To investigate, study and report to the City Council on such other matters concerning parks and recreation within the City as the Commission may deem in the best interests of the City.

(3) To provide technical assistance, advice and planning support to the Parks and Recreation Director and City Council regarding tree planting and maintenance needs in the City.

(4) To provide recommendations from time to time regarding the administration and implementation of Article 090.050 of this Code.

(5) To investigate, study and report to City Council all matters concerning the burial and internment facilities of the City and other such matters as may be requested by City Council from time to time.

(6) To investigate, study and report to City Council on such other matters concerning burial and internment facilities and such other similar matters as the Commission may deem in the best interests of the City.

(7) To investigate, study and report to City Council any and all matters concerning the use and operation of the City's Community Center.

(8) To coordinate with other City boards and commissions on any aspect of the Community Center that may relate to the powers and duties of such other boards and commissions.

(9) To investigate, study and report to City Council on grants, donations and other forms of funding to assist in the operation of the Community Center, and to otherwise advise City Council on budgetary needs related to the operation of the Community Center.

(A 61-02 §4)

Appointment, Removal, Term and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:
March:
Parks and Recreation Commission;

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. No board member shall serve more than two (2) successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

View results

Respondent

18 Anonymous

23:49
Time to complete

Parks and Recreation Commission Application

Thank you for your interest and time commitment in serving your community. Please complete all questions on this application.

Composition of the Parks and Recreation Commission:
(as defined in Title 020 of the Glenwood Springs Municipal Code)

(5) Parks and Recreation Commission:

- Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.
- One (1) youth (under the age of eighteen [18] at appointment) who shall serve a one-year term from June 1 to May 31 of the following year.

Personal Information

1. Membership Qualifications *

You must qualify with one of the options below to be eligible to serve on the Parks and Recreation Commission. Please select the option that applies to you.

- [x] Resident of Glenwood Springs within city limits.
- [ ] Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- [ ] Owner of real property or a business within Glenwood Springs city limits.
- [ ] Youth resident (under the age of 18) within the 81601 zip code.

2. Name *

Katy Knapp

3. Home Address *

[redacted]

4. Mailing Address *

[redacted]

5. Home Phone *

[redacted]

6. Work Phone *

[redacted]

7. Mobile Phone *

[redacted]

8. Email Address *

[redacted]

9. Occupation *

Instructional designer

Personal and Professional Interests

10. Why are you interested in serving on the Parks and Recreation Commission? *

To act as a conduit for the voices of our community and to help improve outdoor experiences our wonderful town.

11. What do you view as your role if selected as a member of the Parks and Recreation Commission? *

To listen to our community's voices, listen to our city official's thoughts and ideas, and to try to find ways to improve our community weighing wants, needs, budgets, and dreams for our town's recreational possibilities. The

12. What experience and/or interest do you have in programming, planning, and being a part of community meetings? *

I have experience and interest in attending PRC meetings on a monthly cadence as well as collaborative evening meetings and workshops. I will not be able to join any meetings 8-5pm during the week.

13. Do you have any particular areas of interest or a particular perspective relating to parks and recreation in Glenwood Springs? *

Primarily biking and hiking trails as well as dog etiquette while recreating on our trails.

14. Can you separate yourself from your personal opinions and represent the City's goals, policies, plans, and the Glenwood Springs Municipal Code in an equitable fashion? *

Yes

15. Can you describe an experience making a decision that made people unhappy? *

Not really outside of burning dinner :) But I understand where this question is coming from! The city can't make everyone happy all the time and has to make hard decisions with the funding it has.

16. Do you have any existing time commitments that will hamper your ability to serve? (The Commission generally meets monthly in the evening for approximately 90 minutes, with members encouraged to participate in ad hoc projects outside of the scheduled meetings.) *

Yes, a full time job from 8-5pm M-F. I can attend 90 minute evening meetings but nothing during the day.

17. What experience do you have working with people on a board, commission, or committee? *

I worked on Cruise-a-thong race committee for 4 years and with the RFOV for 2 years. Cruise -a-thong was a yearly race in which we gave all proceeds back to our community. We built the changing station in 2 Rivers Park, installed bike racks in Veltus, and installed concrete furniture created by high school students at the Glenwood Wave. I volunteered graphic design hours for posters and collateral while working with RFOV as well as built trails.

18. Please select today's date. *

2/1/2024

19. Have you served on the Parks and Recreation Commission before? *

- ○ No
- ◉ Yes

Reappointment Applicants

20. Why do you think you should be reappointed? *

This isn't a reappointment per se, just moving into a permanent seat rather than sitting as an alternate.

21. Have you served two full successive terms on the Parks and Recreation Commission? *

No, I was an alternate before this and am applying to move into a permanent seat for the rest of my 3 year term.

Powers and Duties of the Parks and Recreation Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code)

(e) Powers and duties of Parks and Recreation Commission. The powers and duties of the Parks and Recreation Commission shall be:

(1) To investigate, study and report to the City Council all matters concerning City parks and recreation within the City and other matters concerning the subject of parks and recreation which may be pertinent to the City and requested of such Commission by the City Council.

(2) To investigate, study and report to the City Council on such other matters concerning parks and recreation within the City as the Commission may deem in the best interests of the City.

(3) To provide technical assistance, advice and planning support to the Parks and Recreation Director and City Council regarding tree planting and maintenance needs in the City.

(4) To provide recommendations from time to time regarding the administration and implementation of Article 090.050 of this Code.

(5) To investigate, study and report to City Council all matters concerning the burial and internment facilities of the City and other such matters as may be requested by City Council from time to time.

(6) To investigate, study and report to City Council on such other matters concerning burial and internment facilities and such other similar matters as the Commission may deem in the best interests of the City.

(7) To investigate, study and report to City Council any and all matters concerning the use and operation of the City's Community Center.

(8) To coordinate with other City boards and commissions on any aspect of the Community Center that may relate to the powers and duties of such other boards and commissions.

(9) To investigate, study and report to City Council on grants, donations and other forms of funding to assist in the operation of the Community Center, and to otherwise advise City Council on budgetary needs related to the operation of the Community Center.

(A 61-02 §4)

Appointment, Removal, Term and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:
March:
Parks and Recreation Commission;

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. No board member shall serve more than two (2) successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

View results

Respondent

17 Anonymous

10709:12
Time to complete

Parks and Recreation Commission Application

Thank you for your interest and time commitment in serving your community. Please complete all questions on this application.

Composition of the Parks and Recreation Commission:
(as defined in Title 020 of the Glenwood Springs Municipal Code)

(5) Parks and Recreation Commission:

- Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.
- One (1) youth (under the age of eighteen [18] at appointment) who shall serve a one-year term from June 1 to May 31 of the following year.

Personal Information

1. Membership Qualifications *

You must qualify with one of the options below to be eligible to serve on the Parks and Recreation Commission. Please select the option that applies to you.

- [x] Resident of Glenwood Springs within city limits.
- [ ] Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- [ ] Owner of real property or a business within Glenwood Springs city limits.
- [ ] Youth resident (under the age of 18) within the 81601 zip code.

2. Name *

Jasmin Ramirez

3. Home Address *

[redacted]

4. Mailing Address *

[redacted]

5. Home Phone *

[redacted]

6. Work Phone *

[redacted]

7. Mobile Phone *

[redacted]

8. Email Address *

[redacted]

9. Occupation *

Program Director

Personal and Professional Interests

10. Why are you interested in serving on the Parks and Recreation Commission? *

I would like to continue to serve on this commission that provides assistance to the City on matters concerning parks, recreation, the Community Center, tree planting and maintenance, and burial and internment facilities.

11. What do you view as your role if selected as a member of the Parks and Recreation Commission? *

I view my role as a promoting inclusion, accessibility, and sustainability to help the City provide a comprehensive Parks and Recreation system that contributes to the quality of life for residents of the City, surrounding communities, and visitors.

12. What experience and/or interest do you have in programming, planning, and being a part of community meetings? *

I am interested in continuing to support our staff in their programming and planning needs.

13. Do you have any particular areas of interest or a particular perspective relating to parks and recreation in Glenwood Springs? *

Playground renovations

14. Can you separate yourself from your personal opinions and represent the City's goals, policies, plans, and the Glenwood Springs Municipal Code in an equitable fashion? *

Yes

15. Can you describe an experience making a decision that made people unhappy? *

In my professional role: Cutting down or eliminating programming is never easy but sometimes necessary due to the approved budget.

16. Do you have any existing time commitments that will hamper your ability to serve? (The Commission generally meets monthly in the evening for approximately 90 minutes, with members encouraged to participate in ad hoc projects outside of the scheduled meetings.) *

No

17. What experience do you have working with people on a board, commission, or committee? *

I serve on a variety of boards across the state.

18. Please select today's date. *

1/29/2024

19. Have you served on the Parks and Recreation Commission before? *

- ○ No
- ◉ Yes

Reappointment Applicants

20. Why do you think you should be reappointed? *

I believe I bring a lived experience as a resident of Glenwood with two kids under the age of 14 that is essential to this commission.

21. Have you served two full successive terms on the Parks and Recreation Commission? *

No.

Powers and Duties of the Parks and Recreation Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code)

(e) Powers and duties of Parks and Recreation Commission. The powers and duties of the Parks and Recreation Commission shall be:

(1) To investigate, study and report to the City Council all matters concerning City parks and recreation within the City and other matters concerning the subject of parks and recreation which may be pertinent to the City and requested of such Commission by the City Council.

(2) To investigate, study and report to the City Council on such other matters concerning parks and recreation within the City as the Commission may deem in the best interests of the City.

(3) To provide technical assistance, advice and planning support to the Parks and Recreation Director and City Council regarding tree planting and maintenance needs in the City.

(4) To provide recommendations from time to time regarding the administration and implementation of Article 090.050 of this Code.

(5) To investigate, study and report to City Council all matters concerning the burial and internment facilities of the City and other such matters as may be requested by City Council from time to time.

(6) To investigate, study and report to City Council on such other matters concerning burial and internment facilities and such other similar matters as the Commission may deem in the best interests of the City.

(7) To investigate, study and report to City Council any and all matters concerning the use and operation of the City's Community Center.

(8) To coordinate with other City boards and commissions on any aspect of the Community Center that may relate to the powers and duties of such other boards and commissions.

(9) To investigate, study and report to City Council on grants, donations and other forms of funding to assist in the operation of the Community Center, and to otherwise advise City Council on budgetary needs related to the operation of the Community Center.

(A 61-02 §4)

Appointment, Removal, Term and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:
March:
Parks and Recreation Commission;

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. No board member shall serve more than two (2) successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item: River Commission Appointments

Action Requested: River Commission Appointments

Department: City Clerk

Presented By: Ryan Muse

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

Background Info:

Councilor Weimer and Councilor Kaup Recommendation

- Reappoint Richard "Chip" Fisher, Paula Stepp, and Trent Hyatt to regular seats with terms from March 2024 until March 2027.

Current Vacancies

- Four regular seats with terms from March 2024 until March 2027.
    - These seats will need to be filled this month.
    - If the alternate member is appointed as a regular member, the alternate seat would then become vacant.

Applicants

- Richard "Chip" Fisher, a city resident, has served one full term on the Commission. Chip was deemed eligible for reappointment.
- Paul Stepp, a city resident, has served a partial term on the Commission. Paula was deemed eligible for reappointment.
- Trent Hyatt, a city resident, has served a partial term on the Commission as an alternate. His current term expires in March 2025. Trent was deemed eligible for appointment to a regular seat.
- ***Erika Gibson, a city resident. Erica's appointment will be considered separately as a regular item as she has served two full terms on the Commission.***

Composition of the River Commission

Seven (7) citizens, with one (1) alternate, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

Issues: None.

Fiscal Impact: None.

Legal Review: None.

Staff Recommendation: Staff defers to City Council.

View results

Respondent

15 Anonymous

06:28
Time to complete

River Commission Application

Thank you for your interest and time commitment in serving your community. Please complete all questions on this application.

Composition of the River Commission:
(as defined in Title 020 of the Glenwood Springs Municipal Code)

(7) River Commission.

- Seven (7) citizens, with one (1) alternate, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

Personal Information

1. Membership Qualifications *

You must qualify with one of the options below to be eligible to serve on the Housing Commission. Please select the option that applies to you.

- [x] Resident of Glenwood Springs within city limits.
- [ ] Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- [ ] Owner of real property or a business within Glenwood Springs city limits.

2. Name *

Richard (Chip) Fisher

3. Home Address *

[redacted]

4. Mailing Address *

[redacted]

5. Home Phone *

[redacted]

6. Work Phone *

[redacted]

7. Mobile Phone *

[redacted]

8. Email Address *

[redacted]

9. Occupation *

Water Resources Engineer

Personal and Professional Interests

10. Why are you interested in serving on the River Commission? *

To help promote and advocate for our communities rivers and riparian habitats.

11. What personal or professional experience do you have relative to the mission of the River Commission (see Powers and Duties attached)? *

I have helped develop ideas and coordinate with expert speakers for our webinar series to help educate the public on the River Commission and topics of interest.

12. Do you actively participate in activities using the City's open spaces, trails or rivers? *

Yes, biking, running, fishing, and rafting.

13. Have you previously served in any policy advisory capacity relative to natural resource protection? If so, state your role. *

First term of River Commission

14. What do you see as the role that rivers, trails and open spaces play in the character and function of the Glenwood Springs Community? *

Essential and integral to our way of life, to our local economy, and to our own health and well being.

15. Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion? *

Yes

16. What experience do you have working with people on a board, commission or committee? *

First term on the River Commission.

17. Are you able to attend a monthly meeting of the River Commission held at 7:30 a.m. on the first Wednesday of each month? *

- (●) Yes
- ( ) No

18. Please select today's date. *

2/5/2024

19. Have you served on the River Commission before? *

- ( ) No
- (●) Yes

Reappointment Applicants

20. Why do you think you should be reappointed? *

Because I have brought value to the commission, to our public outreach and Id like to continue to grow our presence in the community.

21. Have you served two full successive terms on the River Commission? *

No

Powers and Duties of the River Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code)

(g) Powers and duties of River Commission.
The powers and duties of the River Commission shall be:

(1) To investigate, study, and report to the City Council any and all matters concerning the use, enjoyment, conservation of the, rivers and streams in the City and its environs and the open space adjacent thereto, including water quality issues, the protection of valuable riparian ecosystems, and water rights matters.

(2) To advise the City Council on public access to and use of rivers and streams in the City and the adjacent environs and maintain and update a map related thereto as necessary.

(3) To advise the City Council on the use of municipally owned property adjacent to the rivers and City construction projects in the rivers or adjacent open space.

(4) To promote and celebrate riverfront cleanup efforts and public awareness of non-point source water pollution.

(5) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in the acquisition and improvement of the rivers and adjacent open space, and to otherwise advise the City Council on budgetary needs related to preservation of open space and river improvement.

(6) To appoint subcommittees as necessary to carry out the foregoing functions.

(7) To coordinate with the Parks and Recreation Commission, Roaring Fork Conservancy, Middle Colorado Watershed Council, and other organizations, stakeholders groups, and property owners as is necessary to carry out the foregoing functions.

(8) At the request of City Council hold an annual work session with the City Council to review the actions taken by the River Commission regarding the foregoing functions and discuss future plans.

Appointment, Removal, Term and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:
March:
River Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. No board member shall serve more than two (2) successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

View results

Respondent

8 Anonymous

47:15
Time to complete

River Commission Application

Thank you for your interest and time commitment in serving your community. Please complete all questions on this application.

Composition of the River Commission:
(as defined in Title 020 of the Glenwood Springs Municipal Code)

(7) River Commission.

- Seven (7) citizens, with one (1) alternate, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

Personal Information

1. Membership Qualifications *

You must qualify with one of the options below to be eligible to serve on the Housing Commission. Please select the option that applies to you.

- [x] Resident of Glenwood Springs within city limits.
- [ ] Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- [ ] Owner of real property or a business within Glenwood Springs city limits.

2. Name *

Paula Stepp

3. Home Address *

[redacted]

4. Mailing Address *

[redacted]

5. Home Phone *

[redacted]

6. Work Phone *

[redacted]

7. Mobile Phone *

[redacted]

8. Email Address *

[redacted]

9. Occupation *

Executive Director at Middle Colorado Watershed Council

Personal and Professional Interests

10. Why are you interested in serving on the River Commission? *

With Glenwood Springs a part of the geographic region encompassed by the Middle Colorado Watershed Council (MCWC) geography, our interests overlap in regard to evaluating and protecting our water resources. As a commission member, I will be able to share information about the watershed projects that directly impact the city as well as keep the commission abreast of neighboring activities that may help in their discussions and decisions.

11. What personal or professional experience do you have relative to the mission of the River Commission (see Powers and Duties attached)? *

As executive director of MCWC, I have been involved in numerous projects that overlap with city interests regarding our rivers. MCWC is one of three voting members for the Glenwood Springs Restoration Alliance (the others being the city of Glenwood Springs and Roaring Fork Outdoor Volunteers). MCWC post Grizzly Creek fire water quality monitoring involves participation from the city's water department, and placement of rain gauges in Glenwood Canyon assists CDOT and NOA's weather monitoring network for canyon closures. The city has been included in the Glenwood Canyon USFS sign replacement project. I also have been the city council liaison on the River Commission for the past two years. MCWC will continue to work with the city and river commission on projects that are mutually beneficial to the watershed. We have been annual supports of the River Fest and the annual planting projects.

12. Do you actively participate in activities using the City's open spaces, trails or rivers? *

Yes. I am an avid outdoors person who enjoys hiking, backpacking, fishing and rafting and paddling. My employment also leads me to using these spaces.

13. Have you previously served in any policy advisory capacity relative to natural resource protection? If so, state your role. *

I am involved with Club 20 and have had previous engagement with the Associated Governments of Northwest Colorado, both policy-oriented organizations that engage with our state and federal legislative representatives. I was also a founding member of the Western and Rural Colorado Health Care Coalition. As a city councilor for Glenwood Springs, I have been involved in decisions and city support for policies protecting natural resources.

14. What do you see as the role that rivers, trails and open spaces play in the character and function of the Glenwood Springs Community? *

Glenwood Springs citizens and visitors have a strong history of participating in outdoor activities. Our outdoor amenities are knowns around the world, and protecting and enhancing these resources will be valuable to Glenwood's future economic and environmental health. These resources make Glenwood Springs a wonderful place to play and work.

15. Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion? *

Yes. My participation on the River Commission may be enhanced by my role with MCWC, but the city's goals, policies and plans will take precedence.

16. What experience do you have working with people on a board, commission or committee? *

I am currently on Glenwood Springs City Council finishing a four year term. I have been on numerous other boards including Healthy Mountain Communities, Junior Achievement, Cooper Corner, MCWC, Ruedi Water Power and Authority (RWAPA) and Club 20.

17. Are you able to attend a monthly meeting of the River Commission held at 7:30 a.m. on the first Wednesday of each month? *

- (●) Yes
- ( ) No

18. Please select today's date. *

2/21/2023

19. Have you served on the River Commission before? *

- (●) No
- ( ) Yes

Powers and Duties of the River Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code)

(g) Powers and duties of River Commission.
The powers and duties of the River Commission shall be:

(1) To investigate, study, and report to the City Council any and all matters concerning the use, enjoyment, conservation of the, rivers and streams in the City and its environs and the open space adjacent thereto, including water quality issues, the protection of valuable riparian ecosystems, and water rights matters.

(2) To advise the City Council on public access to and use of rivers and streams in the City and the adjacent environs and maintain and update a map related thereto as necessary.

(3) To advise the City Council on the use of municipally owned property adjacent to the rivers and City construction projects in the rivers or adjacent open space.

(4) To promote and celebrate riverfront cleanup efforts and public awareness of non-point source water pollution.

(5) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in the acquisition and improvement of the rivers and adjacent open space, and to otherwise advise the City Council on budgetary needs related to preservation of open space and river improvement.

(6) To appoint subcommittees as necessary to carry out the foregoing functions.

(7) To coordinate with the Parks and Recreation Commission, Roaring Fork Conservancy, Middle Colorado Watershed Council, and other organizations, stakeholders groups, and property owners as is necessary to carry out the foregoing functions.

(8) At the request of City Council hold an annual work session with the City Council to review the actions taken by the River Commission regarding the foregoing functions and discuss future plans.

Appointment, Removal, Term and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:
March:
River Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. No board member shall serve more than two (2) successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

View results

Respondent

9 Anonymous

13:25
Time to complete

River Commission Application

Thank you for your interest and time commitment in serving your community. Please complete all questions on this application.

Composition of the River Commission:
(as defined in Title 020 of the Glenwood Springs Municipal Code)

(7) River Commission.

- Seven (7) citizens, with one (1) alternate, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

Personal Information

1. Membership Qualifications *

You must qualify with one of the options below to be eligible to serve on the Housing Commission. Please select the option that applies to you.

- [x] Resident of Glenwood Springs within city limits.
- [ ] Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- [ ] Owner of real property or a business within Glenwood Springs city limits.

2. Name *

Trent L. Hyatt

3. Home Address *

[redacted]

4. Mailing Address *

[redacted]

5. Home Phone *

[redacted]

6. Work Phone *

[redacted]

7. Mobile Phone *

[redacted]

8. Email Address *

[redacted]

9. Occupation *

Deputy Director of Community Development, Eagle County

Personal and Professional Interests

10. Why are you interested in serving on the River Commission? *

I served as staff liaison for the River Commission for approximately 7 years. Prior thereto, I was appointed to and served on a water quality related commission. Otherwise, I am passionate about water supply/quality and related issues.

11. What personal or professional experience do you have relative to the mission of the River Commission (see Powers and Duties attached)? *

As staff liaison, I coordinated/grew the annual river cleanup and navigated adoption of the City current riparian setback standard.

12. Do you actively participate in activities using the City's open spaces, trails or rivers? *

Yes, my family and I utilize City open space almost daily.

13. Have you previously served in any policy advisory capacity relative to natural resource protection? If so, state your role. *

Co-Chair of the Upper Clear Creek Watershed Association (UCCWA), 2015
Co-Vice Chair of UCCWA, 2014

14. What do you see as the role that rivers, trails and open spaces play in the character and function of the Glenwood Springs Community? *

Our rivers and trails resources are essential to the economic, physical, and phycological well being of the citizens of the City and the greater region.

15. Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion? *

Yes, I have had to do so in my professional career as a practicing planner the last 20 years.

16. What experience do you have working with people on a board, commission or committee? *

Stated above.

17. Are you able to attend a monthly meeting of the River Commission held at 7:30 a.m. on the first Wednesday of each month? *

- (●) Yes
- ( ) No

18. Please select today's date. *

6/20/2023

19. Have you served on the River Commission before? *

- (●) No
- ( ) Yes

Powers and Duties of the River Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code)

(g) Powers and duties of River Commission.
The powers and duties of the River Commission shall be:

(1) To investigate, study, and report to the City Council any and all matters concerning the use, enjoyment, conservation of the, rivers and streams in the City and its environs and the open space adjacent thereto, including water quality issues, the protection of valuable riparian ecosystems, and water rights matters.

(2) To advise the City Council on public access to and use of rivers and streams in the City and the adjacent environs and maintain and update a map related thereto as necessary.

(3) To advise the City Council on the use of municipally owned property adjacent to the rivers and City construction projects in the rivers or adjacent open space.

(4) To promote and celebrate riverfront cleanup efforts and public awareness of non-point source water pollution.

(5) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in the acquisition and improvement of the rivers and adjacent open space, and to otherwise advise the City Council on budgetary needs related to preservation of open space and river improvement.

(6) To appoint subcommittees as necessary to carry out the foregoing functions.

(7) To coordinate with the Parks and Recreation Commission, Roaring Fork Conservancy, Middle Colorado Watershed Council, and other organizations, stakeholders groups, and property owners as is necessary to carry out the foregoing functions.

(8) At the request of City Council hold an annual work session with the City Council to review the actions taken by the River Commission regarding the foregoing functions and discuss future plans.

Appointment, Removal, Term and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:
March:
River Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. No board member shall serve more than two (2) successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

020.020.020 Composition of boards and commissions.

The membership of boards and commissions shall be composed of the following persons:

(1) *Local Liquor Licensing Authority.*

a. The Local Liquor Licensing Authority shall consist of a Hearing Officer appointed by the City Council by resolution and may be removed with our without cause by a majority vote of the City Council.

(2) *Airport Board.*

a. Five (5) citizens, at least four (4) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

(3) *Building Board of Appeals.* The Planning and Zoning Commission shall act as the Building Board of Appeals whenever such a board is required by this Code, other ordinances of the City or State or Federal law.

(4) Finance Advisory Board:

a. Seven (7) members of which at least six (6) are City residents. One (1) member shall be employed in the finance industry; one (1) member shall be employed by the tourism industry; and one (1) member may be a non-resident, but shall own or be employed by a business within the City.

(5) *Parks and Recreation Commission.*

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

b. Reserved.

c. Reserved.

d. One (1) youth (under the age of eighteen [18] at appointment) who shall serve a one-year term from June 1 to May 31 of the following year.

(6) *Planning and Zoning Commission.*

a. Seven (7) citizens who are residents of the City.

(7) *River Commission.*

a. Seven (7) citizens, with one (1) alternate, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

(8) *Victim's and Witnesses Assistance and Law Enforcement Board.*

a. Five (5) citizens, at least four (4) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

b. Reserved.

c. The Chief of Police as an advisory member, but a nonvoting member of the Board.

(9) *Transportation Commission.*

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

(10) Reserved.

(11) *Glenwood Springs Housing Commission.*

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

Membership should reflect a broad representation of organizations and other entities which are related to housing, including but not limited to the financial community, the building and development community, the real estate industry, and organizations which support low-income residents of the community.

(12) *Historic Preservation Commission.*

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

(13) *Tourism Promotion Board.*

a. Two (2) representatives from the tourism related businesses located within the City;

b. Two (2) representatives from the lodging businesses located within the City;

c. One (1) representative from the restaurant or retail businesses located within the City;

d. One (1) representative from the Glenwood Springs Chamber Resort Association; and

e. Three (3) citizens, at least two (2) who are residents of the City and that shall not have a direct or indirect financial interest in a business referenced in (a), (b) or (c) above and one (1) who is a resident that may have a financial interest in a business referenced in (a), (b) or (c) above.

(14) *Arts and Culture Board.*

a. Eight (8) members, at least five (5) of which are residents of the City, three (3) of which may reside outside of the City, and one (1) of which being a youth representative under the age of eighteen (18) or not having completed his or her final year of high school. Those representatives residing outside of the City must reside within the 81601 postal zip code area, own real property or a business within the City, or attend school within the City.

(15) Council and Staff Participation on Boards and Commissions:

a. The Mayor may appoint up to two (2) members of Council to act as a liaison between Council and a Board or Commission.

b. The City Manager may appoint a member of staff to assist a Board or Commission as necessary to fulfill their duties as provided for in 020.020.030.

(Code 1971 §§ 2-61, 4-75, 4-230, 15-2; 26-84 § 1; 19-89 § 1; 12-90 § 1; 54-90 § 1; 29-91 § 1; 10-93 § 1; 29-93 § 1; 7-94 § 1; 23-94 § 1; 10-95 § 1; 19-95 §§ 1, 2; 40-95 § 1; 28-97 § 1; 29-97 § 1; 1-01 § 1; 61-01 § 2; 14-03 § 1 ; 9-04 § 1; 20-05 § 2; 7-06 § 2; 13-06, § 2; 10-07 § 2; 6-08 § 2; 12-09 § 2; 12-10 § 2; 2-12 § 2; Ord. No. 2-2016 , § 2(Exh. A), 2-4-2016; Ord. No. 16-2017 , § 3, 8-17-2017; Ord. No. 2-2018 , § 2, 1-18-2018; Ord. No. 6-2018 , § 2, 3-1-2018; Ord. No. 21-2018 , § 2, 9-20-2018; Ord. No. 2-2021 , § 2(Exh. A), 4-15-2021)

020.020.030 Powers and duties of boards and commissions.

(a) *Local Liquor Licensing Authority.*

(1) *Powers and duties of local liquor licensing authority.* The Local Liquor Licensing Authority shall have the powers granted to local licensing authorities pursuant to C.R.S. Title 12, Articles 46, 47, and 48, as amended.

(2) *Temporary permits.* The City Clerk is hereby delegated the authority to issue temporary fermented malt beverage permits to license transferees, as authorized by C.R.S. § 12-46-106.5, as amended, and temporary permits for any class of liquor license as authorized by C.R.S. § 12-47-106.5, as amended. Each temporary permit shall authorize the transferee to continue selling fermented malt beverages and other licensed beverages in accordance with state law during the period in which an application to transfer is pending. The City Clerk may issue the temporary permit if: (a) the premises shall have been previously licensed by the State and the license is valid at the time the application for transfer is filed; (b) the application appears to be in order, an application for transfer of the appropriate license has been filed, all fees have been paid, the initial background check has been successfully completed, and the fingerprint cards have been completed; and (c) the application for the temporary permit is filed no later than thirty (30) days after the filing of the application for transfer and associated fees paid. No temporary permit issued by the City Clerk shall be for a period greater than one hundred twenty (120) days from the date of its issuance.

(3) *Wine tastings.* The Local Liquor Licensing Authority is authorized to issue annual wine tasting permits pursuant to C.R.S. § 12-47-301 with the following conditions: (a) All requirements of C.R.S. § 12-47-301 have been met; and (b) Payment of an annual application fee of one hundred dollars ($100.00); and (c) No more than one hundred four (104) wine tastings may be held during the term of any permit issued pursuant to this section; and (d) Permit holders shall notify the City Clerk and Police Department at least seven (7) days prior to any wine tasting.

(4) *Rules, policies and procedures.* The Local Liquor Licensing Authority shall adopt rules, policies and procedures for the implementation of its duties and powers as those have been granted pursuant to C.R.S. Title 12, Articles 46, 47, and 48, as amended.

(5) *Report to city council.* The Local Liquor Licensing Authority shall be required to report on all actions taken with respect to the issuance of or control over liquor licenses within the City to the City Council. Reports shall be made in a timely fashion to the City Council.

(6) *Appeal to city council.* Any decision of the Local Liquor Licensing Authority may be appealed to the City Council within ten (10) calendar days, or at the next regularly scheduled meeting. City Council shall have the authority to sustain, modify or overturn the decision of the Local Liquor Licensing Authority. In any event, the City Council shall direct the Local Liquor Licensing Authority to take a particular action. The Local Liquor Licensing Authority shall conform to the written direction of the City Council within ten (10) calendar days from the date of the written directive.

(7) *Appeal to district court.* Any person applying to the District Court for review of a decision of the Local Liquor Licensing Authority shall apply for review within thirty (30) days of the decision of the Local Liquor Licensing Authority. The thirty-day period shall be inclusive of the appeal process to City Council as outlined in Subparagraph (5) above.

(b) *Powers and Duties of Airport Board.* The powers and duties of the Airport Board shall be to investigate, study and report to the City Council all matters concerning the airport facilities of the City and other matters concerning the subject of aviation which may be pertinent to the City as shall be requested of the Airport Board by the City Council; and such Board may investigate, study and report to the City Council on such other matters concerning the Municipal Airport as the Board may deem for the best interests of the City.

(c) *Powers and Duties of Building Board of Appeals.* The powers and duties of the Building Board of Appeals shall be to hear appeals in accordance with the International Building Code, International Residential Code, International Fire Code, and the other adopted codes from the International Code Council, as adopted or amended by Title 060 of this Code. Such power shall not include matters of interpretation arising under the Code.

(d) *Powers and Duties of Finance Advisory Board.* The Finance Advisory Board shall advise and assist the City Manager and Finance Director in the preparation of the City budget, the establishment of accounting systems for the City, the planning of expenses, the projection of revenues and the analysis of the other fiscal matters presented to the Board by the City Council. The Finance Advisory Board shall also be responsible for making recommendations to City Council regarding grants from the City's various grant programs as Council may establish from time to time. No decision of the Finance Advisory Board shall be binding upon the City or anyone acting on its behalf.

(e) *Powers and duties of Parks and Recreation Commission.* The powers and duties of the Parks and Recreation Commission shall be:

(1) To investigate, study and report to the City Council all matters concerning City parks and recreation within the City and other matters concerning the subject of parks and recreation which may be pertinent to the City and requested of such Commission by the City Council.

(2) To investigate, study and report to the City Council on such other matters concerning parks and recreation within the City as the Commission may deem in the best interests of the City.

(3) To provide technical assistance, advice and planning support to the Parks and Recreation Director and City Council regarding tree planting and maintenance needs in the City.

(4) To provide recommendations from time to time regarding the administration and implementation of Article 090.050 of this Code.

(5) To investigate, study and report to City Council all matters concerning the burial and internment facilities of the City and other such matters as may be requested by City Council from time to time.

(6) To investigate, study and report to City Council on such other matters concerning burial and internment facilities and such other similar matters as the Commission may deem in the best interests of the City.

(7) To investigate, study and report to City Council any and all matters concerning the use and operation of the City's Community Center.

(8) To coordinate with other City boards and commissions on any aspect of the Community Center that may relate to the powers and duties of such other boards and commissions.

(9) To investigate, study and report to City Council on grants, donations and other forms of funding to assist in the operation of the Community Center, and to otherwise advise City Council on budgetary needs related to the operation of the Community Center.

(f) *Powers and duties of Planning and Zoning Commission.* The powers and duties of the Planning and Zoning Commission shall be:

(1) To develop and recommend a master plan subject to the approval of the City Council and its environ in accordance with the provisions of this Code and the laws of the State.

(2) To recommend to the City Council boundaries of zone districts and regulations to be enforced therein, in accordance with the provisions of this Code and the laws of the State.

(3) To review proposals relating to subdivision, development and use of land and make decisions or recommendations on such proposals, in accordance with the procedures and provisions set forth in this Code.

(4) To hear and decide appeals wherein there is a question of interpretation of the zone district map, the master plan or related documents and similar questions as they may arise in the administration of this Code.

(5) The Planning and Zoning Commission shall have the duty and power to act on appeals with regard to matters arising from enforcement of provisions of Title 070 of this Code, including:

a. *Review of administrative decisions.* To hear and decide appeals where it is alleged there is error in any action, including any order, interpretation, requirement, decision or determination made by an administrative official of the city in the enforcement of Title 070 of this Code.

b. *Variances.* To hear and decide requests for variances from the zoning provisions and sign regulation provisions where there are unique, unnecessary and unreasonable hardships in the way of carrying out the strict letter of said provisions; and to hear and decide requests for variances to allow deviations from restrictions upon the construction and placement of buildings and other structures on site. Examples of such variances include, but are not limited to, modifications of minimum area requirements, building coverage and setback restrictions. Variances from permitted and special review uses in zone district text shall not be considered.

(6) To perform such other functions as required by the provisions of Title 070.

(7) To service as the Building Board of Appeals.

(g) *Powers and duties of River Commission.* The powers and duties of the River Commission shall be:

(1) To investigate, study, and report to the City Council any and all matters concerning the use, enjoyment, conservation of the, rivers and streams in the City and its environs and the open space adjacent thereto, including water quality issues, the protection of valuable riparian ecosystems, and water rights matters.

(2) To advise the City Council on public access to and use of rivers and streams in the City and the adjacent environs and maintain and update a map related thereto as necessary.

(3) To advise the City Council on the use of municipally owned property adjacent to the rivers and City construction projects in the rivers or adjacent open space.

(4) To promote and celebrate riverfront cleanup efforts and public awareness of non-point source water pollution.

(5) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in the acquisition and improvement of the rivers and adjacent open space, and to otherwise advise the City Council on budgetary needs related to preservation of open space and river improvement.

(6) To appoint subcommittees as necessary to carry out the foregoing functions.

(7) To coordinate with the Parks and Recreation Commission, Roaring Fork Conservancy, Middle Colorado Watershed Council, and other organizations, stakeholders groups, and property owners as is necessary to carry out the foregoing functions.

(8) At the request of City Council hold an annual work session with the City Council to review the actions taken by the River Commission regarding the foregoing functions and discuss future plans.

(h) *Powers and duties of the Victim's and Witnesses Assistance and Law Enforcement Board.*

(1) The Board shall designate one (1) of its members as chairman, shall establish rules of procedure and order and shall hold meetings as it might deem necessary.

(2) A surcharge equal to twenty-five (25) percent of the fine imposed for violation of all municipal ordinances, including ordinance violations under the Model Traffic Code, is hereby levied on each Municipal Court action resulting in a conviction, plea of guilty or no contest or in a deferred judgment and sentence, which municipal ordinance violation is charged pursuant to City ordinances. All calculated surcharge amounts resulting in dollars and cents shall be rounded to the nearest whole dollar. In the event a portion of the fine is suspended, the surcharge levied shall be computed based upon the original fine, regardless of whether a portion of said fine has been suspended. Said surcharges shall be paid to the Clerk of the Court by the defendant, and said Clerk shall deposit the money so received in the fund hereinafter created.

(3) The Victim's and Witnesses Assistance and Law Enforcement Fund, hereinafter referred to as the "Fund," consist of all monies paid as a surcharge as provided in Subsection (2) above. All monies deposited in the Fund shall be deposited in an interest-bearing account, and all interest earned by monies in the Fund shall be credited to the Fund. The City Manager, by and through the Finance Director, shall be responsible for establishing a separate fund for purposes of accounting for the revenues and expenditures. At the conclusion of each fiscal year, all monies remaining in the Fund shall remain in the Fund for allocation as hereinafter set forth.

(4) The Board shall disburse monies from the Fund in the following manner:

a. First, to the payment of all reasonable and necessary expenses and costs incurred by the Board in the performance of its duties, including but not limited to professional fees, office supplies and meeting expenses.

b. Second, not less than fifty (50) percent of the monies remaining in the Fund after the deduction of reasonable expenses and costs shall be allocated for the purchase of victims (and witnesses) services and reimbursements, as hereinafter set forth. No funds shall be paid except in those specific instances where a police report has been filed by the Police Department for an alleged violation of a municipal ordinance, regardless of whether the perpetrator has been identified, arrested or prosecuted.

c. Third, any remaining monies may be allocated to the Police Department for the following purposes, including, but not limited to: equipment purchases, training programs for personnel and the employment of additional personnel. Such funds shall not be used by the Police Department for defraying the costs of routine and ongoing operating expenses. No disbursement within this category of expenditure shall be made without the approval of the City Council following a written recommendation by the Board.

(5) Disbursement of funds by the Board on behalf of the victim's and witnesses assistance services may be used for the following purposes:

a. Provision of services for early crisis intervention;

b. Assistance in prompt return of victims' property;

c. Assistance to victims and witnesses in arranging transportation to and from court;

d. Provision of translator services;

e. Protection from threats of harm and other forms of intimidation;

f. Reasonable medical and hospital expenses and expenses incurred for dentures, eyeglasses, hearing aids or other prosthetic or medically necessary devices; and

g. Losses resulting from property damage, including repair or replacement of property damaged as a result of crime or payment of the deductible amount on a residential insurance policy in an amount not to exceed five hundred dollars ($500.00). Victims' recovery due to property damage shall not exceed five hundred dollars ($500.00) for any crime, but in no case shall a loss be compensable if the aggregate property damages are less than twenty-five dollars ($25.00).

(6) The Board is authorized to accept and evaluate all applications for disbursement of funds, whether emanating from victims, witnesses or law enforcement agencies. Applications for disbursement shall be made upon forms prescribed by the Board, and made available by the Municipal Court and the Police Department. The Board shall establish its own criteria for evaluating applications for disbursement, and nothing herein contained shall obligate the Board to make disbursement of any funds available to it. Upon a finding by the Board that a disbursement shall be made from the Fund, the Board shall submit a written request for payment to the Finance Department, which shall then remit payment in accordance with the request.

(7) The Board is required to submit minutes of its meetings to the City Council at the next regular Council meeting following the Board's meeting.

(i) *Powers and duties of Transportation Commission.* The powers and duties of the Transportation Commission shall be:

(1) To investigate, study and report to the City Council any and all matters concerning transportation issues which directly affect the City.

(2) To investigate, study and report to the City Council on other intergovernmental committees, boards or commissions working on transportation issues in the Tri-County (Pitkin, Garfield and Eagle) area.

(3) To meet with the City Council on an annual basis to identify which transportation issues require priority attention.

(4) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the transportation needs of the City.

(5) To perform functions concerning oversight of transportation issues or functions as delegated by the City Council.

(6) To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council.

(j) Reserved.

(k) *Powers and duties of Glenwood Springs Housing Commission.* The powers and duties of the Housing Commission shall be:

(1) To investigate, study and report to the City Council any and all matters concerning housing issues which directly affect the City, including the preparation of a Comprehensive Housing Affordability Strategy (CHAS).

(2) To assist City Council in defining the nature and scope of housing opportunities in the City.

(3) To meet with the City Council on an annual basis to identify which housing issues require priority attention.

(4) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the housing needs of the City.

(5) To perform functions concerning oversight of housing issues or functions as delegated by the City Council, including monitoring the implementation of activities as described in the CHAS.

(6) To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council.

(l) *Powers and duties of Historic Preservation Commission.* The powers and duties of the Historic Preservation Commission shall be:

(1) To recommend to City Council methods for the protection and preservation of the City's historic and cultural heritage, including, but not limited to, the designation of historic landmarks and districts by appropriate regulations.

(2) To recommend to City Council methods for enhancing property values and the stabilization of historic neighborhoods.

(3) To recommend to City Council methods for increasing economic and financial benefits, including, but not limited to, City attractions.

(4) To provide educational opportunities to increase public appreciation of the City's unique heritage.

(5) To do any other tasks related to the historic preservation of resources in the community of Glenwood Springs.

(m) *Powers and duties of Tourism Promotion Board.* The powers and duties of the Tourism Promotion Board shall be:

(1) To investigate, study and report to the City Council:

a. All matters concerning tourism marketing and promotion that pertain to the benefit of Glenwood Springs and the area within the 81601 postal zip code; and

b. Other matters concerning the subject of tourism marketing and promotion which may be pertinent to the benefit of the City and the area within the 81601 postal zip code.

(2) To coordinate with City staff, community organizations, community businesses, and other boards and commissions, when applicable to efficiently market and promote tourism to the benefit of Glenwood Springs and the area within the 81601 postal zip code.

(3) To, at its discretion, and in addition to initiatives that directly market and promote features and attractions within the City and the area within the 81601 postal zip code, market and promote the geographical proximity of Glenwood Springs to other features and attractions outside of the 81601 postal zip code in ways that could reasonably be expected to benefit the City.

(4) To establish rules of procedure and order for the Board to follow.

(5) To review tourism marketing plans; to set tourism marketing goals, to determine the methods to accomplish and measure success in accomplishing those goals; to determine the appropriate staff and marketing contractor(s)/vendor(s) resources needed; to recommend to the City Council an annual tourism marketing budget; to recommend, to the City Council, award of contract(s) for the best candidate for contract staff and marketing contractor(s)/vendor(s), deemed necessary, based upon an approved Request for Proposal, Request for Qualification or other process; and to provide oversight of performance of contract staff and marketing vendor(s)/contractor(s) contract terms to ensure the efficient and effective implementation of the marketing goals and to report problems with performance to City Council.

(6) To meet with the City Council on an annual basis, or as often as requested by the City Council, to identify marketing priorities of the City.

(7) To complete all other duties as may be directed by City Council.

(n) *Powers and duties of Arts and Culture Board.* The powers and duties of the Arts and Culture Board shall be:

(1) To promote awareness, access, and appreciation of the fine, performing, and practical arts for City residents and visitors.

(2) To advise the City Council in connection with all matters relating to the artistic and cultural development of the City.

(3) To provide opportunities for cultural and art experience and education for children and adults.

(4) To promote increased interaction and collaboration among artists, art-related organizations, and opportunities for growth and exposure.

(5) To promote knowledge and appreciation for cultural forms of artistic expression.

(6) To make recommendations to the City Council with respect to fundraising and annual budget appropriations for the arts.

(7) To advise and consult with local arts groups as requested by such groups or by the City Council.

(Code 1971 §§ 2-64.1, 2-2, 2-65[a], [b], 2-65.1, 4-78, 4-232, 4-155, 15-2; 26-84 § 3; 19-89 § 3; 12-90 § 1; 54-90 § 3; 39-91 § 3; 10-93 § 2; 29-93 § 3; 7-94 § 3; 17-94 § 1; 23-94 § 3; 10-95 § 3; 11-95; 19-95 § 3; 46-95 § 1; 55-95 § 1; 28-97 § 3; 29-97 § 5; 32-97 § 1; 42-00 § 1; 61-01 § 3, 4, 5; 61-02 § 4; 9-04 § 1; 20-04, § 1; 33-05, § 2; 7-06 § 3; 13-06, § 2; 6-08 § 2; 12-10 § 2; 2-12 § 2; Ord. No. 16-2017 , § 4, 8-17-2017; Ord. No. 2-2018 , § 3, 1-18-2018; Ord. No. 6-2018 , § 3, 3-1-2018; Ord. No. 21-2018 , § 3, 9-20-2018; Ord. No. 2-2021 , § 2(Exh. A), 4-15-2021)

020.020.040 Appointment, removal, term and vacancies of boards and commissions.

(a) *Appointment and term of members.* Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

(1) February:

Planning and Zoning Commission;

Finance Advisory Board;

Tourism Promotion Board;

Building Board of Appeals.

(2) March:

Transportation Commission;

Arts and Culture Board;

Parks and Recreation Commission;

Airport Board;

River Commission.

(3) April:

Local Liquor Licensing Authority;

Victim's Witnesses Assistance and Law Enforcement Board;

Historic Preservation Commission;

Glenwood Springs Housing Commission.

(b) *Alternate members.* The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) *Limit to term of members.* No board member shall serve more than two (2) successive terms on the same board or commission.

(d) *Removal of members.* All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) *Vacancies.* The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018; Ord. No. 29-2020 , § 2, 1-7-2021)

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item: Transportation Commission Appointments

Action Requested: Transportation Commission Appointments

Department: City Clerk

Presented By: Ryan Muse

Strategic Goals: Provide Efficient and Responsive City Government
Preserve and Improve Infrastructure

Background Info:

Councilor Kaup and Mayor Wussow Recommendation

- Appoint Chloe Ward, and reappoint Jon Harman, Betsy Suerth, and Ray Alexander to regular seats on the Transportation Commission with terms beginning March 2024 and expiring March 2027.
- Appoint Adam Decker to an alternate seat with a term beginning March 2024 and expiring March 2027.

Upcoming Vacancies

- Four regular seats with terms expiring March 2027. These seats will need to be filled this month.
- The Transportation Commission currently does not have any alternates.

Applicants

- Jon Harman, a city resident, has served one partial term on the Transportation Commission. Jon was deemed eligible for reappointment to a regular seat.
- Betsy Suerth, a city resident, has served one partial term on the Transportation Commission. Betsy was deemed eligible for reappointment to a regular seat.
- Ray Alexander, an 81601 resident, has served one partial term on the Transportation Commission. Ray was deemed eligible for reappointment to a regular seat.
- Chloe Ward, a city resident, was interviewed on February 5, 2024, and deemed eligible for appointment to a regular seat.
- Adam Decker, a city resident, was interviewed on February 5, 2024, and deemed eligible for appointment to an alternate seat.

Composition of the Transportation Commission
Seven (7) citizens, at least six (6) who are residents of the city and one (1) who may reside outside of the city but within the 81601 zip code area or own real property or a business within the city.

Alternate Members
The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate

at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

Issues: None.

Fiscal Impact: None.

Legal Review: None.

Staff Recommendation: Staff defers to City Council.

020.020.020 Composition of boards and commissions.

The membership of boards and commissions shall be composed of the following persons:

(1) *Local Liquor Licensing Authority.*

a. The Local Liquor Licensing Authority shall consist of a Hearing Officer appointed by the City Council by resolution and may be removed with our without cause by a majority vote of the City Council.

(2) *Airport Board.*

a. Five (5) citizens, at least four (4) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

(3) *Building Board of Appeals.* The Planning and Zoning Commission shall act as the Building Board of Appeals whenever such a board is required by this Code, other ordinances of the City or State or Federal law.

(4) Finance Advisory Board:

a. Seven (7) members of which at least six (6) are City residents. One (1) member shall be employed in the finance industry; one (1) member shall be employed by the tourism industry; and one (1) member may be a non-resident, but shall own or be employed by a business within the City.

(5) *Parks and Recreation Commission.*

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

b. Reserved.

c. Reserved.

d. One (1) youth (under the age of eighteen [18] at appointment) who shall serve a one-year term from June 1 to May 31 of the following year.

(6) *Planning and Zoning Commission.*

a. Seven (7) citizens who are residents of the City.

(7) *River Commission.*

a. Seven (7) citizens, with one (1) alternate, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

(8) *Victim's and Witnesses Assistance and Law Enforcement Board.*

a. Five (5) citizens, at least four (4) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

b. Reserved.

c. The Chief of Police as an advisory member, but a nonvoting member of the Board.

(9) *Transportation Commission.*

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

(10) Reserved.

(11) *Glenwood Springs Housing Commission.*

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

Membership should reflect a broad representation of organizations and other entities which are related to housing, including but not limited to the financial community, the building and development community, the real estate industry, and organizations which support low-income residents of the community.

(12) *Historic Preservation Commission.*

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

(13) *Tourism Promotion Board.*

a. Two (2) representatives from the tourism related businesses located within the City;

b. Two (2) representatives from the lodging businesses located within the City;

c. One (1) representative from the restaurant or retail businesses located within the City;

d. One (1) representative from the Glenwood Springs Chamber Resort Association; and

e. Three (3) citizens, at least two (2) who are residents of the City and that shall not have a direct or indirect financial interest in a business referenced in (a), (b) or (c) above and one (1) who is a resident that may have a financial interest in a business referenced in (a), (b) or (c) above.

(14) *Arts and Culture Board.*

a. Eight (8) members, at least five (5) of which are residents of the City, three (3) of which may reside outside of the City, and one (1) of which being a youth representative under the age of eighteen (18) or not having completed his or her final year of high school. Those representatives residing outside of the City must reside within the 81601 postal zip code area, own real property or a business within the City, or attend school within the City.

(15) Council and Staff Participation on Boards and Commissions:

a. The Mayor may appoint up to two (2) members of Council to act as a liaison between Council and a Board or Commission.

b. The City Manager may appoint a member of staff to assist a Board or Commission as necessary to fulfill their duties as provided for in 020.020.030.

(Code 1971 §§ 2-61, 4-75, 4-230, 15-2; 26-84 § 1; 19-89 § 1; 12-90 § 1; 54-90 § 1; 29-91 § 1; 10-93 § 1; 29-93 § 1; 7-94 § 1; 23-94 § 1; 10-95 § 1; 19-95 §§ 1, 2; 40-95 § 1; 28-97 § 1; 29-97 § 1; 1-01 § 1; 61-01 § 2; 14-03 § 1 ; 9-04 § 1; 20-05 § 2; 7-06 § 2; 13-06, § 2; 10-07 § 2; 6-08 § 2; 12-09 § 2; 12-10 § 2; 2-12 § 2; Ord. No. 2-2016 , § 2(Exh. A), 2-4-2016; Ord. No. 16-2017 , § 3, 8-17-2017; Ord. No. 2-2018 , § 2, 1-18-2018; Ord. No. 6-2018 , § 2, 3-1-2018; Ord. No. 21-2018 , § 2, 9-20-2018; Ord. No. 2-2021 , § 2(Exh. A), 4-15-2021)

020.020.030 Powers and duties of boards and commissions.

(a) *Local Liquor Licensing Authority.*

(1) *Powers and duties of local liquor licensing authority.* The Local Liquor Licensing Authority shall have the powers granted to local licensing authorities pursuant to C.R.S. Title 12, Articles 46, 47, and 48, as amended.

(2) *Temporary permits.* The City Clerk is hereby delegated the authority to issue temporary fermented malt beverage permits to license transferees, as authorized by C.R.S. § 12-46-106.5, as amended, and temporary permits for any class of liquor license as authorized by C.R.S. § 12-47-106.5, as amended. Each temporary permit shall authorize the transferee to continue selling fermented malt beverages and other licensed beverages in accordance with state law during the period in which an application to transfer is pending. The City Clerk may issue the temporary permit if: (a) the premises shall have been previously licensed by the State and the license is valid at the time the application for transfer is filed; (b) the application appears to be in order, an application for transfer of the appropriate license has been filed, all fees have been paid, the initial background check has been successfully completed, and the fingerprint cards have been completed; and (c) the application for the temporary permit is filed no later than thirty (30) days after the filing of the application for transfer and associated fees paid. No temporary permit issued by the City Clerk shall be for a period greater than one hundred twenty (120) days from the date of its issuance.

(3) *Wine tastings.* The Local Liquor Licensing Authority is authorized to issue annual wine tasting permits pursuant to C.R.S. § 12-47-301 with the following conditions: (a) All requirements of C.R.S. § 12-47-301 have been met; and (b) Payment of an annual application fee of one hundred dollars ($100.00); and (c) No more than one hundred four (104) wine tastings may be held during the term of any permit issued pursuant to this section; and (d) Permit holders shall notify the City Clerk and Police Department at least seven (7) days prior to any wine tasting.

(4) *Rules, policies and procedures.* The Local Liquor Licensing Authority shall adopt rules, policies and procedures for the implementation of its duties and powers as those have been granted pursuant to C.R.S. Title 12, Articles 46, 47, and 48, as amended.

(5) *Report to city council.* The Local Liquor Licensing Authority shall be required to report on all actions taken with respect to the issuance of or control over liquor licenses within the City to the City Council. Reports shall be made in a timely fashion to the City Council.

(6) *Appeal to city council.* Any decision of the Local Liquor Licensing Authority may be appealed to the City Council within ten (10) calendar days, or at the next regularly scheduled meeting. City Council shall have the authority to sustain, modify or overturn the decision of the Local Liquor Licensing Authority. In any event, the City Council shall direct the Local Liquor Licensing Authority to take a particular action. The Local Liquor Licensing Authority shall conform to the written direction of the City Council within ten (10) calendar days from the date of the written directive.

(7) *Appeal to district court.* Any person applying to the District Court for review of a decision of the Local Liquor Licensing Authority shall apply for review within thirty (30) days of the decision of the Local Liquor Licensing Authority. The thirty-day period shall be inclusive of the appeal process to City Council as outlined in Subparagraph (5) above.

(b) *Powers and Duties of Airport Board.* The powers and duties of the Airport Board shall be to investigate, study and report to the City Council all matters concerning the airport facilities of the City and other matters concerning the subject of aviation which may be pertinent to the City as shall be requested of the Airport Board by the City Council; and such Board may investigate, study and report to the City Council on such other matters concerning the Municipal Airport as the Board may deem for the best interests of the City.

(c) *Powers and Duties of Building Board of Appeals.* The powers and duties of the Building Board of Appeals shall be to hear appeals in accordance with the International Building Code, International Residential Code, International Fire Code, and the other adopted codes from the International Code Council, as adopted or amended by Title 060 of this Code. Such power shall not include matters of interpretation arising under the Code.

(d) *Powers and Duties of Finance Advisory Board.* The Finance Advisory Board shall advise and assist the City Manager and Finance Director in the preparation of the City budget, the establishment of accounting systems for the City, the planning of expenses, the projection of revenues and the analysis of the other fiscal matters presented to the Board by the City Council. The Finance Advisory Board shall also be responsible for making recommendations to City Council regarding grants from the City's various grant programs as Council may establish from time to time. No decision of the Finance Advisory Board shall be binding upon the City or anyone acting on its behalf.

(e) *Powers and duties of Parks and Recreation Commission.* The powers and duties of the Parks and Recreation Commission shall be:

(1) To investigate, study and report to the City Council all matters concerning City parks and recreation within the City and other matters concerning the subject of parks and recreation which may be pertinent to the City and requested of such Commission by the City Council.

(2) To investigate, study and report to the City Council on such other matters concerning parks and recreation within the City as the Commission may deem in the best interests of the City.

(3) To provide technical assistance, advice and planning support to the Parks and Recreation Director and City Council regarding tree planting and maintenance needs in the City.

(4) To provide recommendations from time to time regarding the administration and implementation of Article 090.050 of this Code.

(5) To investigate, study and report to City Council all matters concerning the burial and internment facilities of the City and other such matters as may be requested by City Council from time to time.

(6) To investigate, study and report to City Council on such other matters concerning burial and internment facilities and such other similar matters as the Commission may deem in the best interests of the City.

(7) To investigate, study and report to City Council any and all matters concerning the use and operation of the City's Community Center.

(8) To coordinate with other City boards and commissions on any aspect of the Community Center that may relate to the powers and duties of such other boards and commissions.

(9) To investigate, study and report to City Council on grants, donations and other forms of funding to assist in the operation of the Community Center, and to otherwise advise City Council on budgetary needs related to the operation of the Community Center.

(f) *Powers and duties of Planning and Zoning Commission.* The powers and duties of the Planning and Zoning Commission shall be:

(1) To develop and recommend a master plan subject to the approval of the City Council and its environ in accordance with the provisions of this Code and the laws of the State.

(2) To recommend to the City Council boundaries of zone districts and regulations to be enforced therein, in accordance with the provisions of this Code and the laws of the State.

(3) To review proposals relating to subdivision, development and use of land and make decisions or recommendations on such proposals, in accordance with the procedures and provisions set forth in this Code.

(4) To hear and decide appeals wherein there is a question of interpretation of the zone district map, the master plan or related documents and similar questions as they may arise in the administration of this Code.

(5) The Planning and Zoning Commission shall have the duty and power to act on appeals with regard to matters arising from enforcement of provisions of Title 070 of this Code, including:

a. *Review of administrative decisions.* To hear and decide appeals where it is alleged there is error in any action, including any order, interpretation, requirement, decision or determination made by an administrative official of the city in the enforcement of Title 070 of this Code.

b. *Variances.* To hear and decide requests for variances from the zoning provisions and sign regulation provisions where there are unique, unnecessary and unreasonable hardships in the way of carrying out the strict letter of said provisions; and to hear and decide requests for variances to allow deviations from restrictions upon the construction and placement of buildings and other structures on site. Examples of such variances include, but are not limited to, modifications of minimum area requirements, building coverage and setback restrictions. Variances from permitted and special review uses in zone district text shall not be considered.

(6) To perform such other functions as required by the provisions of Title 070.

(7) To service as the Building Board of Appeals.

(g) *Powers and duties of River Commission.* The powers and duties of the River Commission shall be:

(1) To investigate, study, and report to the City Council any and all matters concerning the use, enjoyment, conservation of the, rivers and streams in the City and its environs and the open space adjacent thereto, including water quality issues, the protection of valuable riparian ecosystems, and water rights matters.

(2) To advise the City Council on public access to and use of rivers and streams in the City and the adjacent environs and maintain and update a map related thereto as necessary.

(3) To advise the City Council on the use of municipally owned property adjacent to the rivers and City construction projects in the rivers or adjacent open space.

(4) To promote and celebrate riverfront cleanup efforts and public awareness of non-point source water pollution.

(5) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in the acquisition and improvement of the rivers and adjacent open space, and to otherwise advise the City Council on budgetary needs related to preservation of open space and river improvement.

(6) To appoint subcommittees as necessary to carry out the foregoing functions.

(7) To coordinate with the Parks and Recreation Commission, Roaring Fork Conservancy, Middle Colorado Watershed Council, and other organizations, stakeholders groups, and property owners as is necessary to carry out the foregoing functions.

(8) At the request of City Council hold an annual work session with the City Council to review the actions taken by the River Commission regarding the foregoing functions and discuss future plans.

(h) *Powers and duties of the Victim's and Witnesses Assistance and Law Enforcement Board.*

(1) The Board shall designate one (1) of its members as chairman, shall establish rules of procedure and order and shall hold meetings as it might deem necessary.

(2) A surcharge equal to twenty-five (25) percent of the fine imposed for violation of all municipal ordinances, including ordinance violations under the Model Traffic Code, is hereby levied on each Municipal Court action resulting in a conviction, plea of guilty or no contest or in a deferred judgment and sentence, which municipal ordinance violation is charged pursuant to City ordinances. All calculated surcharge amounts resulting in dollars and cents shall be rounded to the nearest whole dollar. In the event a portion of the fine is suspended, the surcharge levied shall be computed based upon the original fine, regardless of whether a portion of said fine has been suspended. Said surcharges shall be paid to the Clerk of the Court by the defendant, and said Clerk shall deposit the money so received in the fund hereinafter created.

(3) The Victim's and Witnesses Assistance and Law Enforcement Fund, hereinafter referred to as the "Fund," consist of all monies paid as a surcharge as provided in Subsection (2) above. All monies deposited in the Fund shall be deposited in an interest-bearing account, and all interest earned by monies in the Fund shall be credited to the Fund. The City Manager, by and through the Finance Director, shall be responsible for establishing a separate fund for purposes of accounting for the revenues and expenditures. At the conclusion of each fiscal year, all monies remaining in the Fund shall remain in the Fund for allocation as hereinafter set forth.

(4) The Board shall disburse monies from the Fund in the following manner:

a. First, to the payment of all reasonable and necessary expenses and costs incurred by the Board in the performance of its duties, including but not limited to professional fees, office supplies and meeting expenses.

b. Second, not less than fifty (50) percent of the monies remaining in the Fund after the deduction of reasonable expenses and costs shall be allocated for the purchase of victims (and witnesses) services and reimbursements, as hereinafter set forth. No funds shall be paid except in those specific instances where a police report has been filed by the Police Department for an alleged violation of a municipal ordinance, regardless of whether the perpetrator has been identified, arrested or prosecuted.

c. Third, any remaining monies may be allocated to the Police Department for the following purposes, including, but not limited to: equipment purchases, training programs for personnel and the employment of additional personnel. Such funds shall not be used by the Police Department for defraying the costs of routine and ongoing operating expenses. No disbursement within this category of expenditure shall be made without the approval of the City Council following a written recommendation by the Board.

(5) Disbursement of funds by the Board on behalf of the victim's and witnesses assistance services may be used for the following purposes:

a. Provision of services for early crisis intervention;

b. Assistance in prompt return of victims' property;

c. Assistance to victims and witnesses in arranging transportation to and from court;

d. Provision of translator services;

e. Protection from threats of harm and other forms of intimidation;

f. Reasonable medical and hospital expenses and expenses incurred for dentures, eyeglasses, hearing aids or other prosthetic or medically necessary devices; and

g. Losses resulting from property damage, including repair or replacement of property damaged as a result of crime or payment of the deductible amount on a residential insurance policy in an amount not to exceed five hundred dollars ($500.00). Victims' recovery due to property damage shall not exceed five hundred dollars ($500.00) for any crime, but in no case shall a loss be compensable if the aggregate property damages are less than twenty-five dollars ($25.00).

(6) The Board is authorized to accept and evaluate all applications for disbursement of funds, whether emanating from victims, witnesses or law enforcement agencies. Applications for disbursement shall be made upon forms prescribed by the Board, and made available by the Municipal Court and the Police Department. The Board shall establish its own criteria for evaluating applications for disbursement, and nothing herein contained shall obligate the Board to make disbursement of any funds available to it. Upon a finding by the Board that a disbursement shall be made from the Fund, the Board shall submit a written request for payment to the Finance Department, which shall then remit payment in accordance with the request.

(7) The Board is required to submit minutes of its meetings to the City Council at the next regular Council meeting following the Board's meeting.

(i) *Powers and duties of Transportation Commission.* The powers and duties of the Transportation Commission shall be:

(1) To investigate, study and report to the City Council any and all matters concerning transportation issues which directly affect the City.

(2) To investigate, study and report to the City Council on other intergovernmental committees, boards or commissions working on transportation issues in the Tri-County (Pitkin, Garfield and Eagle) area.

(3) To meet with the City Council on an annual basis to identify which transportation issues require priority attention.

(4) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the transportation needs of the City.

(5) To perform functions concerning oversight of transportation issues or functions as delegated by the City Council.

(6) To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council.

(j) Reserved.

(k) *Powers and duties of Glenwood Springs Housing Commission.* The powers and duties of the Housing Commission shall be:

(1) To investigate, study and report to the City Council any and all matters concerning housing issues which directly affect the City, including the preparation of a Comprehensive Housing Affordability Strategy (CHAS).

(2) To assist City Council in defining the nature and scope of housing opportunities in the City.

(3) To meet with the City Council on an annual basis to identify which housing issues require priority attention.

(4) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the housing needs of the City.

(5) To perform functions concerning oversight of housing issues or functions as delegated by the City Council, including monitoring the implementation of activities as described in the CHAS.

(6) To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council.

(l) *Powers and duties of Historic Preservation Commission.* The powers and duties of the Historic Preservation Commission shall be:

(1) To recommend to City Council methods for the protection and preservation of the City's historic and cultural heritage, including, but not limited to, the designation of historic landmarks and districts by appropriate regulations.

(2) To recommend to City Council methods for enhancing property values and the stabilization of historic neighborhoods.

(3) To recommend to City Council methods for increasing economic and financial benefits, including, but not limited to, City attractions.

(4) To provide educational opportunities to increase public appreciation of the City's unique heritage.

(5) To do any other tasks related to the historic preservation of resources in the community of Glenwood Springs.

(m) *Powers and duties of Tourism Promotion Board.* The powers and duties of the Tourism Promotion Board shall be:

(1) To investigate, study and report to the City Council:

a. All matters concerning tourism marketing and promotion that pertain to the benefit of Glenwood Springs and the area within the 81601 postal zip code; and

b. Other matters concerning the subject of tourism marketing and promotion which may be pertinent to the benefit of the City and the area within the 81601 postal zip code.

(2) To coordinate with City staff, community organizations, community businesses, and other boards and commissions, when applicable to efficiently market and promote tourism to the benefit of Glenwood Springs and the area within the 81601 postal zip code.

(3) To, at its discretion, and in addition to initiatives that directly market and promote features and attractions within the City and the area within the 81601 postal zip code, market and promote the geographical proximity of Glenwood Springs to other features and attractions outside of the 81601 postal zip code in ways that could reasonably be expected to benefit the City.

(4) To establish rules of procedure and order for the Board to follow.

(5) To review tourism marketing plans; to set tourism marketing goals, to determine the methods to accomplish and measure success in accomplishing those goals; to determine the appropriate staff and marketing contractor(s)/vendor(s) resources needed; to recommend to the City Council an annual tourism marketing budget; to recommend, to the City Council, award of contract(s) for the best candidate for contract staff and marketing contractor(s)/vendor(s), deemed necessary, based upon an approved Request for Proposal, Request for Qualification or other process; and to provide oversight of performance of contract staff and marketing vendor(s)/contractor(s) contract terms to ensure the efficient and effective implementation of the marketing goals and to report problems with performance to City Council.

(6) To meet with the City Council on an annual basis, or as often as requested by the City Council, to identify marketing priorities of the City.

(7) To complete all other duties as may be directed by City Council.

(n) *Powers and duties of Arts and Culture Board.* The powers and duties of the Arts and Culture Board shall be:

(1) To promote awareness, access, and appreciation of the fine, performing, and practical arts for City residents and visitors.

(2) To advise the City Council in connection with all matters relating to the artistic and cultural development of the City.

(3) To provide opportunities for cultural and art experience and education for children and adults.

(4) To promote increased interaction and collaboration among artists, art-related organizations, and opportunities for growth and exposure.

(5) To promote knowledge and appreciation for cultural forms of artistic expression.

(6) To make recommendations to the City Council with respect to fundraising and annual budget appropriations for the arts.

(7) To advise and consult with local arts groups as requested by such groups or by the City Council.

(Code 1971 §§ 2-64.1, 2-2, 2-65[a], [b], 2-65.1, 4-78, 4-232, 4-155, 15-2; 26-84 § 3; 19-89 § 3; 12-90 § 1; 54-90 § 3; 39-91 § 3; 10-93 § 2; 29-93 § 3; 7-94 § 3; 17-94 § 1; 23-94 § 3; 10-95 § 3; 11-95; 19-95 § 3; 46-95 § 1; 55-95 § 1; 28-97 § 3; 29-97 § 5; 32-97 § 1; 42-00 § 1; 61-01 § 3, 4, 5; 61-02 § 4; 9-04 § 1; 20-04, § 1; 33-05, § 2; 7-06 § 3; 13-06, § 2; 6-08 § 2; 12-10 § 2; 2-12 § 2; Ord. No. 16-2017 , § 4, 8-17-2017; Ord. No. 2-2018 , § 3, 1-18-2018; Ord. No. 6-2018 , § 3, 3-1-2018; Ord. No. 21-2018 , § 3, 9-20-2018; Ord. No. 2-2021 , § 2(Exh. A), 4-15-2021)

020.020.040 Appointment, removal, term and vacancies of boards and commissions.

(a) *Appointment and term of members.* Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

(1) February:

Planning and Zoning Commission;

Finance Advisory Board;

Tourism Promotion Board;

Building Board of Appeals.

(2) March:

Transportation Commission;

Arts and Culture Board;

Parks and Recreation Commission;

Airport Board;

River Commission.

(3) April:

Local Liquor Licensing Authority;

Victim's Witnesses Assistance and Law Enforcement Board;

Historic Preservation Commission;

Glenwood Springs Housing Commission.

(b) *Alternate members.* The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) *Limit to term of members.* No board member shall serve more than two (2) successive terms on the same board or commission.

(d) *Removal of members.* All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) *Vacancies.* The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018; Ord. No. 29-2020 , § 2, 1-7-2021)

Respondent

6 | Anonymous

14:27
Time to complete

Transportation Commission Application

Thank you for your interest in serving your community. Please answer all questions on this application.

Personal Information

1. Name *

Jon Harman

2. Home Address *

[redacted]

3. Mailing Address *

[redacted]

4. Home Phone *

[redacted]

5. Work Phone *

[redacted]

6. Mobile Phone *

[redacted]

7. Email Address *

[redacted]

8. Occupation *

Realtor

Personal and Professional Interests

9. Why are you interested in serving on the Transportation Commission? *

I feel the city of GWS has transportation issues that need addressed.

10. What do you view as your role if selected as a member to the Transportation Commission? *

I would like to see myself as a new voice that can provide ideas to help point the future of transportation in GWS in a better direction.

11. Please list any of Glenwood Springs past transit/transportation studies and your familiarities with them. *

I can't say I have personally been involved with any, but I can say I have paid attention over many years, and watched the city grow and expand.

12. Do you have any particular areas of interest or a particular perspective relating to transit or transportation in Glenwood Springs? *

I think the congestion and flow of traffic is a problem that needs addressed.

13. Can you separate yourself from your personal opinions and represent the City's goals, policies, plans, and the Glenwood Springs Municipal Code in an equitable fashion? *

Absolutely

14. Can you describe an experience making a decision that made people unhappy? *

N/A

15. Transportation Commission members generally meet the first Tuesday of each month at 7:30 AM. Special meetings may occur during the month, such as an evening work session with City Council. In addition to meetings, there are monthly packet materials to review in preparation for the meetings. Do you have any existing time commitments that will hamper your ability to serve? *

I do not.

16. What experience do you have working with people on a board, commission, or committee? *

I have work experience in both construction and real estate, which are both team driven industries.

17. Please enter today's date *

10/27/2021

18. Have you previously served on the Transportation Commission? *

- No
- Yes

Powers and Duties of the Transportation Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code)

020.020.020(9) Composition of Transportation Commission:

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601zip code area or own real property or a business within the City.

020.020.030(i) Powers and Duties of Transportation Commission.
The powers and duties of the Transportation Commission shall be:

(1) To investigate, study and report to the City Council any and all matters concerning transportation issues which directly affect the City.

(2) To investigate, study and report to the City Council on other intergovernmental committees, boards or commissions working on transportation issues in the Tri-County (Pitkin, Garfield and Eagle) area.

(3) To meet with the City Council on an annual basis to identify which transportation issues require priority attention.

(4) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the transportation needs of the City.

(5) To perform functions concerning oversight of transportation issues or functions as delegated

by the City Council.

(6) To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council

Appointment, Removal, Term and Vacancies of Boards and Commissions

Glenwood Springs, CO Municipal Code 020.020.040

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

(2) March:
Transportation Commission;

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. No board member shall serve more than two (2) successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.
(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

Respondent

5 | Anonymous

19:06
Time to complete

Transportation Commission Application

Thank you for your interest in serving your community. Please answer all questions on this application.

Personal Information

1. Name *

Betsy Suerth

2. Home Address *

[redacted]

3. Mailing Address *

[redacted]

4. Home Phone *

[redacted]

5. Work Phone *

[redacted]

6. Mobile Phone *

[redacted]

7. Email Address *

[redacted]

8. Occupation *

Retired Public Works and Utilities Director

Personal and Professional Interests

9. Why are you interested in serving on the Transportation Commission? *

I would like to use my knowledge and experience to give back to the community.

10. What do you view as your role if selected as a member to the Transportation Commission? *

To review materials provided by staff, intergovernmental committees, and the community to inform myself, participate in discussions with fellow commissioners, and to provide to the Council a unified report on matters concerning transportation issues which directly affect the City.

11. Please list any of Glenwood Springs past transit/transportation studies and your familiarities with them. *

Various RFTA studies over the past 20+ years regarding regional transportation needs. I have read survey results of the MOVE study, but have not had an opportunity to review a draft of the study.

12. Do you have any particular areas of interest or a particular perspective relating to transit or transportation in Glenwood Springs? *

I support RFTA and the Glenwood Ride. I have ridden RFTA buses to commute to and from jobs both up and downvalley, and have watched the valley grow in concert with the growth of public transit needs. I have reviewed statistics regarding growth in the context of planning and zoning and comprehensive plans, and have a good understanding of the complexities involving transportation needs and local and regional development/growth.

13. Can you separate yourself from your personal opinions and represent the City's goals, policies, plans, and the Glenwood Springs Municipal Code in an equitable fashion? *

Yes, I have done that my entire career.

14. Can you describe an experience making a decision that made people unhappy? *

While working for the Town of Silt, I made a decision to close a major thoroughfare to allow the contractor to complete a certain phase of a roundabout construction. This came at an inconvenient time during the hunting season, and it upset may who were visiting the area and the local businesses. If I had a chance to go back and find a different way to proceed without closing the road at that time, I would.

15. Transportation Commission members generally meet the first Tuesday of each month at 7:30 AM. Special meetings may occur during the month, such as an evening work session with City Council. In addition to meetings, there are monthly packet materials to review in preparation for the meetings. Do you have any existing time commitments that will hamper your ability to serve? *

No

16. What experience do you have working with people on a board, commission, or committee? *

I did this my entire career. I also served as a planning and zoning commissioner in 2 different communities.

17. Please enter today's date *

10/7/2021

18. Have you previously served on the Transportation Commission? *

- No
- Yes

Powers and Duties of the Transportation Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code)

020.020.020(9) Composition of Transportation Commission:

a. Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601zip code area or own real property or a business within the City.

020.020.030(i) Powers and Duties of Transportation Commission.
The powers and duties of the Transportation Commission shall be:

(1) To investigate, study and report to the City Council any and all matters concerning transportation issues which directly affect the City.

(2) To investigate, study and report to the City Council on other intergovernmental committees, boards or commissions working on transportation issues in the Tri-County (Pitkin, Garfield and Eagle) area.

(3) To meet with the City Council on an annual basis to identify which transportation issues require priority attention.

(4) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the transportation needs of the City.

(5) To perform functions concerning oversight of transportation issues or functions as delegated by the City Council.

(6) To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council

Appointment, Removal, Term and Vacancies of Boards and Commissions

Glenwood Springs, CO Municipal Code 020.020.040

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

(1) February:
Planning and Zoning Commission;
Finance Advisory Board;
Tourism Promotion Board;
Building Board of Appeals.

(2) March:
Transportation Commission;
Arts and Culture Board;
Parks and Recreation Commission;
Airport Board;
River Commission.

(3) April:
Local Liquor Licensing Authority;
Victim's Witnesses Assistance and Law Enforcement Board;
Historic Preservation Commission;
Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's

powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. No Board member shall serve more than two (2) terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.
(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

Respondent

9 | Anonymous

15:42
Time to complete

Transportation Commission Application

Thank you for your interest in serving your community. Please answer all questions on this application.

Composition of the Transportation Commission
(Per the Glenwood Springs, CO Municipal Code 020.020.040)

- Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

Personal Information

1. Membership Qualifications *

You must qualify with one of the options below to be eligible to serve on the Transportation Commission. Please select the option that applies to you.

- [ ] Resident of Glenwood Springs within city limits
- [x] Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- [ ] Owner of real property or a business within Glenwood Springs city limits.

2. Name *

Ray Alexander

3. Home Address *

[redacted]

4. Mailing Address *

[redacted]

5. Home Phone *

[redacted]

6. Work Phone *

[redacted]

7. Mobile Phone *

[redacted]

8. Email Address *

[redacted]

9. Occupation *

Self employed

Personal and Professional Interests

10. Why are you interested in serving on the Transportation Commission? *

Want to be more involved.

11. What do you view as your role if selected as a member to the Transportation Commission? *

Be a voice for the people.

12. Please list any of Glenwood Springs past transit/transportation studies and your familiarities with them. *

I have been involved behind the scenes with quite a few of Glenwood's road construction projects.

13. Do you have any particular areas of interest or a particular perspective relating to transit or transportation in Glenwood Springs? *

I have several Facebook groups that pertain to the community including one that is strictly for road and weather conditions and concerns.

14. Can you separate yourself from your personal opinions and represent the City's goals, policies, plans, and the Glenwood Springs Municipal Code in an equitable fashion? *

Absolutely.

15. Can you describe an experience making a decision that made people unhappy? *

Happens so often it's hard to nail down one particular.. I guess something that sticks out the most is that coached football for almost a decade and would have to constantly make the kids run and exercise when they didn't want to. Never had a problem making them unhappy with it because I knew they would be better for it.

16. Transportation Commission members generally meet the first Tuesday of each month at 7:30 AM. Special meetings may occur during the month, such as an evening work session with City Council. In addition to meetings, there are monthly packet materials to review in preparation for the meetings. Do you have any existing time commitments that will hamper your ability to serve? *

No.

17. What experience do you have working with people on a board, commission, or committee? *

Not a lot, yet.

18. Please enter today's date *

3/29/2022

19. Have you previously served on the Transportation Commission? *

- No
- Yes

Powers and Duties of the Transportation Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code; (i) Powers and Duties of Transportation Commission)

The powers and duties of the Transportation Commission shall be:

(1) To investigate, study and report to the City Council any and all matters concerning transportation issues which directly affect the City.

(2) To investigate, study and report to the City Council on other intergovernmental committees, boards or commissions working on transportation issues in the Tri-County (Pitkin, Garfield and Eagle) area.

(3) To meet with the City Council on an annual basis to identify which transportation issues require priority attention.

(4) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the transportation needs of the City.

(5) To perform functions concerning oversight of transportation issues or functions as delegated by the City Council.

(6) To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council

Appointment, Removal, Term and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

(2) March:
Transportation Commission;

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. No board member shall serve more than two (2) successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to

removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

View results

Respondent

14 Anonymous

54:39
Time to complete

Transportation Commission Application

Thank you for your interest in serving your community. Please answer all questions on this application.

Composition of the Transportation Commission
(Per the Glenwood Springs, CO Municipal Code 020.020.040)

- Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

Personal Information

1. Membership Qualifications *

You must qualify with one of the options below to be eligible to serve on the Transportation Commission. Please select the option that applies to you.

- [x] Resident of Glenwood Springs within city limits
- [ ] Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- [ ] Owner of real property or a business within Glenwood Springs city limits.

2. Name *

Chloe Ward

3. Home Address *

[redacted]

4. Mailing Address *

[redacted]

5. Home Phone *

[redacted]

6. Work Phone *

[redacted]

7. Mobile Phone *

[redacted]

8. Email Address *

[redacted]

9. Occupation *

Associate Engineer - Alta Planning + Design
Civil (Transportation) Engineer
Bicycle, Pedestrian, Complete Streets focus

Personal and Professional Interests

10. Why are you interested in serving on the Transportation Commission? *

I am interested in the comfort and safety of our transportation network within Glenwood Springs, especially for the more vulnerable roadway users such as pedestrians, cyclists, and transit users.

11. What do you view as your role if selected as a member to the Transportation Commission? *

Weighing in on issues related to multimodal/active transportation within the City and how various projects, policies, or other relevant items impact the comfort and safety of our community.

12. Please list any of Glenwood Springs past transit/transportation studies and your familiarities with them. *

Glenwood Springs/RFTA MOVE Study (Grand Ave) - I was on the consultant project team focusing on bike/ped interactions with the transit recommendations

13. Do you have any particular areas of interest or a particular perspective relating to transit or transportation in Glenwood Springs? *

multimodal/active transportation; first-/last-mile connections to transit; comfort, connectivity and safety

14. Can you separate yourself from your personal opinions and represent the City's goals, policies, plans, and the Glenwood Springs Municipal Code in an equitable fashion? *

Yes

15. Can you describe an experience making a decision that made people unhappy? *

I have worked on a number of projects over the last 8 years where there were trade-offs for everyone. In many of my projects, parking impacts are a main concern and often are critical to complete the main goals of a project (i.e. adding bike lanes, widening a sidewalk, providing transit access, etc.). Balancing goals between different stakeholders is something that I am very familiar with, and I think that transparency in how decisions are reached goes a long way in making people understand why something is or is not happening with a project.

16. Transportation Commission members generally meet the first Tuesday of each month at 7:30 AM. Special meetings may occur during the month, such as an evening work session with City Council. In addition to meetings, there are monthly packet materials to review in preparation for the meetings. Do you have any existing time commitments that will hamper your ability to serve? *

No, I can generally commit to those responsibilities.

17. What experience do you have working with people on a board, commission, or committee? *

As a transportation consultant, I have experience interacting with various transportation commissions and committees during stakeholder engagement on my projects. Most recently on the Carbondale 8th Street project where their bike/ped/trails commission was very involved throughout the project. As well with the GWS/RFTA MOVE study.

18. Please enter today's date *

1/18/2024

19. Have you previously served on the Transportation Commission? *

- (●) No
- ( ) Yes

Powers and Duties of the Transportation Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code; (i) Powers and Duties of Transportation Commission)

The powers and duties of the Transportation Commission shall be:

(1) To investigate, study and report to the City Council any and all matters concerning transportation issues which directly affect the City.

(2) To investigate, study and report to the City Council on other intergovernmental committees, boards or commissions working on transportation issues in the Tri-County (Pitkin, Garfield and Eagle) area.

(3) To meet with the City Council on an annual basis to identify which transportation issues require priority attention.

(4) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the transportation needs of the City.

(5) To perform functions concerning oversight of transportation issues or functions as delegated by the City Council.

(6) To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council

Appointment, Removal, Term and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

(2) March:
Transportation Commission;

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. No board member shall serve more than two (2) successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

View results

Respondent

12 Anonymous

13:44
Time to complete

Transportation Commission Application

Thank you for your interest in serving your community. Please answer all questions on this application.

Composition of the Transportation Commission
(Per the Glenwood Springs, CO Municipal Code 020.020.040)

- Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

Personal Information

1 Member hip Qualifications *

You must qua ify with one of the options below to be eligible to serve on the Transportation Commission Please select the option that app ies to you

- [x] Resident of Glenwood Springs within city limits
- [ ] Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- [x] Owner of real property or a business within Glenwood Springs city limits.

2. Name *

Adam Decker

3 Home Addres *

[redacted]

4. Mailing Address *

[redacted]

5. Home Phone *

[redacted]

6 Work Phone *

[redacted]

7. Mobile Phone *

[redacted]

8 Email Addres *

[redacted]

9. Occupation *

Insurance Agent

Personal and Professional Interests

10. Why are you interested in serving on the Transportation Commission? *

To better serve my community.

11 What do you view a your role if elected a a member to the Tran portation Commis ion? *

Insight and ability to contribute from my experience as a local business owner and resident

12. Please list any of Glenwood Springs past transit/transportation studies and your familiarities with them. *

None locally but I have a Bachelor of Science degree from Auburn University in Business Administration - Supply Chain Management.

13 Do you have any particular area of intere t or a particular per pective relating to tran it or transportation in Glenwood Spring ? *

I am naturally drawn to figuring out more efficient ways a task can be done I apply this to almost every aspect of my life and plan to do so if considered for this position.

14. Can you separate yourself from your personal opinions and represent the City's goals, policies, plans, and the Glenwood Springs Municipal Code in an equitable fashion? *

Yes.

15. Can you describe an experience making a decision that made people unhappy? *

Many decisions as a business owner and board member serve the greater good but will inevitably make a small percentage of people unhappy. I anticipate this to be no different.

16. Transportation Commission members generally meet the first Tuesday of each month at 7:30 AM. Special meetings may occur during the month, such as an evening work session with City Council. In addition to meetings, there are monthly packet materials to review in preparation for the meetings. Do you have any existing time commitments that will hamper your ability to serve? *

No.

17. What experience do you have working with people on a board, commission, or committee? *

Current Kiwanis Club of Glenwood Springs board member, previous board roles for the Sunbelt Promotional Products Association and Georgia Association of Promotional Products Professionals.

18. Please enter today's date *

1/4/2024

19. Have you previously served on the Transportation Commission? *

- (●) No
- ( ) Yes

Powers and Duties of the Transportation Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code; (i) Powers and Duties of Transportation Commission)

The powers and duties of the Transportation Commission shall be:

(1) To investigate, study and report to the City Council any and all matters concerning transportation issues which directly affect the City.

(2) To investigate, study and report to the City Council on other intergovernmental committees, boards or commissions working on transportation issues in the Tri-County (Pitkin, Garfield and Eagle) area.

(3) To meet with the City Council on an annual basis to identify which transportation issues require priority attention.

(4) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the transportation needs of the City.

(5) To perform functions concerning oversight of transportation issues or functions as delegated by the City Council.

(6) To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council

Appointment, Removal, Term and Vacancies of Boards and Commissions

(Per the Glenwood Springs CO Municipal Code 020 020 040)

(a) Appointment and term of members Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule

(2) March
Transportation Commission;

(b) Alternate members The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended The presiding officer may at his/her discre tion select the same alternate to serve at successive meetings in the absence of any member

(c) Limit to term of members No board member shall serve more than two (2) successive terms on the same board or commission

(d) Removal of members All appointed members of a board or commission shall be subject to removal, at any time, by the City Council In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated

(e) Vacancies The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term

(Code 1971 §§ 2 63, 2 64, 2 67; 6 95 § 1; 10 07 § 2; Ord No 9 2018 , § 2, 4-20 2018)

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item:	Letter of Support for Senate Bill (SB) 100
Action Requested:	SB 100 is intended to reduce canyon closures that result from commercial vehicles and other unnecessary causes. The City of Glenwood Springs is being asked to write a letter of support.
Department:	City Administration
Presented By:	Steve Boyd
Strategic Goals:	Protect and Preserve our Quality of Life
Background Info:	Commercial vehicles, including semis, sometimes have accidents that close I-70. Some of those accidents may be prevented if they were to follow imposed rules.
Issues:	NA
Fiscal Impact:	Unknown but positive for Glenwood Springs
Legal Review:	Legal drafted the letter.
Staff Recommendation:	Staff defers to Council.

STEAMBOAT PILOT&TODAY

YOUR AD HERE »

Sen. Roberts hopes new bill will cut down on commercial vehicle wrecks, road closures

News FOLLOW NEWS | Jan 31, 2024

John F. Russell FOLLOW
jrussell@SteamboatPilot.com

Sen. Dylan Roberts has joined a bipartisan effort to enhance commercial vehicle safety on Colorado roadways.
Colorado Department of Transportation/Courtesy photo

Continued chain violations, commercial vehicle wrecks and unnecessary highway closures that have plagued travelers in Colorado and damaged the economy prompted state Sen. Dylan Roberts to join a bipartisan effort to introduce new legislation.

The bill, SB24-100, was introduced last week. It aims to enhance the safety of commercial vehicles on Colorado's highways during the winter months. Roberts was joined by state Sen. Perry Will and Reps. Elizabeth Velasco and Rick Taggart.

"I represent constituents who rely on our mountain highways and particularly (Interstate 70) to be open and safe," Roberts said. "I've experienced just as much as everybody else, but the closures of I-70 over the last few winters have created completely unsafe conditions. … This is a safety issue that I want to make sure my constituents are safe, but also an economic issue because, you know, when the highway closes — whether it is I-70, Rabbit Ears Pass or any other highway — that costs our local economies money."

Roberts said the bill focuses on three key issues. It would require commercial vehicles to carry chains from Sept. 1 to May 31 when traveling on all highways and interstates west of Interstate 25, including the mountainous sections of I-70.

"In Colorado, what the Colorado Department of Transportation has seen over the last few years is that semis and other commercia'

The bill would also restrict commercial vehicles to the right lane on I-70 between Morrison and Glenwood unless they are passing a vehicle going under the speed limit, and would provide enhanced speed limit enforcement through Glenwood Canyon.

The final part of the state bill would require the Colorado Department of Transportation to study the feasibility of increasing the number of chain-up stations and rest areas in the state to help ensure that commercial vehicle drivers have the necessary equipment and needed rest before facing harsh winter weather.

"We're starting with this study, so CDOT will prepare the study to determine what the cost would be (to make those improvements), and then we could move forward after that," Roberts said. "We have chain-up areas on both sides of Vail Pass, heading up to the tunnel and they've increased over the last decade or so, but there's not nearly enough. That's a deficit that we have that we need to improve."

Roberts said part of the problem is that many of the drivers are coming from places like Florida and California and are not equipped for or experienced with Colorado's winter driving conditions. He said this bill will address the feasibility of increasing the number of chain-up stations and rest areas in the state. The bill has been assigned to the Senate Transportation & Energy Committee.

"We are not looking to fine people to oblivion; that is not what this is about," Roberts said. "This is about making it known that in Colorado you need to carry chains, and a lot of the out-of-state trucking companies need to know that when they send their drivers here — that they need to be properly equipped."

> *John F. Russell is the business reporter at the Steamboat Pilot & Today. To reach him, call 970-871-4209, email jrussell@SteamboatPilot.com or follow him on Twitter @Framp1966.*

Support Local Journalism DONATE

February 15, 2024

Sen. Faith Winter
Chair, Transportation & Energy Committee
200 E Colfax Avenue
Denver, CO 80203

CC: Sen. Dylan Roberts, Sen. Perry Will, Rep. Elizabeth Velasco, Rep. Rick Taggart

RE: Support for SB-100: Commercial Vehicle Highway Safety Measures

Dear Chair Winter,

I write on behalf of the City of Glenwood Springs to express the City's full support for Colorado Senate Bill 24-100 regarding Commercial Vehicle Highway Safety Measures. The status of Interstate 70 is a vital proposition for our city. As you may be aware, the City straddles Interstate 70 and has two separate exits approximately one mile apart on the highway. I-70 conveys local employees to and from work in the city and Roaring Fork Valley; food and other goods from points east and west to our shelves; and visitors from around the world to our internationally recognized hot springs and other attractions. I-70 is also a vital economic engine for the state and the broader western economy. CDOT estimates that $1 million is lost for every hour of closure on I-70 through the central mountains. When this happens everything grinds to a halt, especially in the winter when the fastest detour takes over two additional hours from Rifle through Steamboat Springs to Silverthorne on roads that are not intended for such heavy commercial vehicle use. While the summer presents a quicker local detour, it is unsuitable for large commercial vehicles. In all seasons, extended closures of I-70 result in significant additional traffic on already busy streets, semi-trucks parked throughout town, and locals and visitors alike feeling trapped when they cannot reach points east or west.

After the Grizzly Creek fire and ensuing mudslides resulted in prolonged closures in 2020 and 2021, we assumed that there would be extended mudslide closures in Glenwood Canyon for years to come. Due to the heroic work of the Colorado Department of Transportation and its federal partners the burn scar and highway appear to be stabilizing and closures are relatively few and of shorter duration. In contrast the greatest cause of extended I-70 closures has been commercial motor vehicles being operated in an unsafe manner during both adverse and typical driving conditions. Glenwood Canyon is a challenging stretch of road for the most experienced drivers to navigate in a passenger vehicle during perfect driving conditions. But commercial motor vehicle drivers regularly exceed posted speed limits in Glenwood Canyon, oftentimes while passing vehicles on tight, blind corners. These same corners also happen to have abrupt edges that fall dozens of feet either directly onto oncoming traffic, or into the Colorado River. Either of these outcomes, as well as jackknifed trucks, chemical or fuel fires, and medical emergencies typically result in the extended closures that we all dread. We are always grateful to the state and local first responders who work carefully and tirelessly to clear these wreckages and ensure the roadway is safe for public use.

The City supports SB-100 because it will provide the Colorado State Patrol with tools necessary to crack down on commercial motor vehicle infractions in Glenwood Canyon and points east by allowing for special enforcement zones in the canyon, prohibiting the passing of vehicles going the speed limit, establishing higher fines, and providing better enforcement of chain laws. Money generated from the increased fines and the fuels impact reduction grant program can then be used to study additional chain-up stations around Glenwood Canyon. While we acknowledge that commercial motor vehicle drivers are oftentimes on tight schedules out of their control, they and the vehicle owners must be held accountable due to their potential for significant disruptions to highway travel and commerce.

We appreciate SB-100's sponsors for their attention to this important issue and hope to see action in the Senate Transportation and Energy Committee soon.

Sincerely,

Ingrid Wussow
Mayor

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item:	Allow Mind Springs to use 2024 Contribution from Tobacco and Marijuana Fund for either Capital Expenditures or Operating Expenses
Action Requested:	Allow Mindsprings to use the City's appropriated financial contribution for capital or operations.
Department:	City Administration
Presented By:	Steve Boyd
Strategic Goals:	Ensure Public Safety
Background Info:	The City's 2024 budget includes $50,000 from the Tobacco Tax Fund and $50,000 from the Marijuana Fund as a contribution to the building and operation of a detoxification center, along with several other agencies. We do not require the funds to be used for a particular purpose.
Issues:	Mind Spring has executed an intergovernmental agreement with several agencies, some of which its contribution to be allocated either to capital expenditures or operating expenditures. We do not care so long as the recipient spends the money on the project to which we've contributed the funds. This agenda item assures Mind Spring and its partners that the City agrees to allocate these funds either to capital or operating expenses in their discretion.
Fiscal Impact:	No impact to the City.
Legal Review:	Legal has approved.
Staff Recommendation:	Staff supports approval.

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item:	Resolution 2024-11; Designating Temporary Election Official
Action Requested:	Approval of a Resolution naming a Designated Election Official
Department:	City Administration
Presented By:	Steve Boyd
Strategic Goals:	Provide Efficient and Responsive City Government
Background Info:	In 2022 the City designated the Clerk as its' permanent Designated Election Official. This is required for the Clerk to appoint judges and certify election results. Because the April 23rd election directly involves City interests, we are designating a representative of Colorado Municipal League (CML) as the Designated Election Official to oversee and certify this election.
Issues:	NA
Fiscal Impact:	Approximately $1,000 from the City Clerk's department in the General Fund.
Legal Review:	Legal drafted the resolution.
Staff Recommendation:	Staff supports approval.

RESOLUTION 2024-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ADOPTING THE COLORADO MUNICIPAL ELECTION CODE OF 1965, APPOINTING A DESIGNATED ELECTION OFFICIAL, AND DELEGATING THE AUTHORITY AND RESPONSIBILITY TO CONDUCT THE CITY OF GLENWOOD SPRINGS' SPECIAL MUNICIPAL ELECTION ON APRIL 23, 2024.

WHEREAS, pursuant to the requirements of the Glenwood Springs Charter, a special municipal election is to be conducted on April 23, 2024; and

WHEREAS, Section 31-10-101, et. seq., C.R.S., as amended, permits a municipality to utilize the requirements and procedures of the Colorado Municipal Election Code of 1965 with respect to any municipal election; and

WHEREAS, the City Council of the City of Glenwood Springs wishes to adopt the Colorado Municipal Election Code of 1965 relating to the mail ballot election for the April 23, 2024, special municipal election; and

WHEREAS, the governing body of any political subdivision may determine that an election may be held by mail ballot; and

WHEREAS, the City Council wishes to appoint a Designated Election Official; and

WHEREAS, the election official of the City of Glenwood Springs has recommended that the City Council authorize a mail ballot election for the April 23, 2024, special municipal election.

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

Section 1. The City of Glenwood Springs hereby adopts the provisions of the Colorado Municipal Election Code of 1965 for the conduct of the April 23, 2024, special municipal election as a mail ballot election.

Section 2. Notwithstanding the provisions of the Glenwood Springs Municipal Code to the contrary, the provisions of the Colorado Municipal Election Code of 1965, as amended, shall prevail.

Section 3. The City Council hereby designates Karen Goldman, MMC, as the Designated Election Official for the April 23, 2024, special municipal election and delegates authority for conduct of the election to the Designated Election Official, including but not limited to the appointment of election judges.

Section 4. If any clause, sentence, paragraph or part of this Resolution or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this Resolution.

Section 5. The City Council of the City of Glenwood Springs finds and declares that this Resolution is promulgated and adopted for the public health, safety, and welfare and this Resolution bears a rational relation to the legislative objective sought to be obtained.

INTRODUCED, READ, AND PASSED THIS ___ DAY OF FEBRUARY 2024.

CITY OF GLENWOOD SPRINGS, COLORADO

_____

Ingrid Wussow, Mayor

ATTEST:

_____

Ryan Muse, City Clerk

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item: River Commission Reappointment

Action Requested: River Commission Reappointment

Department: City Administration

Presented By: Ryan Muse

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

Background Info:

Applicant

- Erika Gibson, a city resident, has served two full successive terms on the River Commission. Erika is the current Vice Chair of the Commission, and would seek the position of Chair if reappointed.
- ***City Council considered other applicants separately on the Consent Agenda.***

Current Vacancies

- Four regular seats with terms from March 2024 until March 2027.
    - If the alternate member is appointed as a regular member, the alternate seat would then be vacant.

Term Limits

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

Composition of the River Commission

Seven (7) citizens, with one (1) alternate, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

Issues: None.

Fiscal Impact: None.

Legal Review: None.

Staff Recommendation: Staff defers to City Council.

View results

Respondent

14 Anonymous

1512:50
Time to complete

River Commission Application

Thank you for your interest and time commitment in serving your community. Please complete all questions on this application.

Composition of the River Commission:
(as defined in Title 020 of the Glenwood Springs Municipal Code)

(7) River Commission.

- Seven (7) citizens, with one (1) alternate, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.

Personal Information

1. Membership Qualifications *

You must qualify with one of the options below to be eligible to serve on the Housing Commission. Please select the option that applies to you.

- [x] Resident of Glenwood Springs within city limits.
- [ ] Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- [ ] Owner of real property or a business within Glenwood Springs city limits.

2. Name *

Erika Gibson

3. Home Address *

[redacted]

4. Mailing Address *

[redacted]

5. Home Phone *

[redacted]

6. Work Phone *

[redacted]

7. Mobile Phone *

[redacted]

8. Email Address *

[redacted]

9. Occupation *

attorney

Personal and Professional Interests

10. Why are you interested in serving on the River Commission? *

I have always been inspired by the mission of this commission and the progress we have made over the years. Even as volunteers we have achieved a lot. The commission is full of thoughtfu , willing, and earnest people with a breadth of experience and expertise. I love working and learning from this group, including staff. It fills me up to do this kind of work for my community and contribute to how we all enjoy and use the river systems.

11. What personal or professional experience do you have relative to the mission of the River Commission (see Powers and Duties attached)? *

I'm a practicing water and land-use attorney. I have a working knowledge of Glenwood Springs's municipal code and legal principles in water law and real estate which provides me with a unique perspective when discussing and developing the commission's action items and shaping our guidance to Council.

12. Do you actively participate in activities using the City's open spaces, trails or rivers? *

Yes, trails year-round (river bike path, Red Mountain, Boy Scout), events at Two Rivers, and running the Roaring Fork and Colorado Rivers in the summer/fall.

13. Have you previously served in any policy advisory capacity relative to natural resource protection? If so, state your role. *

Yes, River Commission vice chair.

14. What do you see as the role that rivers, trails and open spaces play in the character and function of the Glenwood Springs Community? *

They are essential and make Glenwood, Glenwood. They are our connective arteries that provide recreation, mobility, serenity, engagement with the community, and attracting visitors. To make these experiences possible, there are also underlying, essential natural services and systems that the rivers and trails provide. Glenwood must protect and enhance these services, including by educating the public so that they can support these efforts as well.

15. Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion? *

Yes.

16. What experience do you have working with people on a board, commission or committee? *

Served on the River Commission since 3/2018. Served on the Ninth Judicial District Bar Association board of directors from 2017 to the present. Also worked with the Education and Outreach Committee for the Middle Colorado Watershed Council over the years.

17. Are you able to attend a monthly meeting of the River Commission held at 7:30 a.m. on the first Wednesday of each month? *

- (●) Yes
- ( ) No

18. Please select today's date. *

1/30/2024

19. Have you served on the River Commission before? *

- ( ) No
- (●) Yes

Reappointment Applicants

20. Why do you think you should be reappointed? *

The past six years of serving on the commission have provided me with a much richer and deeper understanding of the commission's priorities, projects, opportunities, and resources. I served as vice-chair alongside Scott Schrieber for the past two years. As chair, I'd be well-positioned to build on this foundation and continue to move our action items forward. The group needs continuity in leadership for all that we have going on, and one of my goals is to also help build up the knowledge and resources for the commission's leaders for the next term.

21. Have you served two full successive terms on the River Commission? *

Yes.

Powers and Duties of the River Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code)

(g) Powers and duties of River Commission.
The powers and duties of the River Commission shall be:

(1) To investigate, study, and report to the City Council any and all matters concerning the use, enjoyment, conservation of the, rivers and streams in the City and its environs and the open space adjacent thereto, including water quality issues, the protection of valuable riparian ecosystems, and water rights matters.

(2) To advise the City Council on public access to and use of rivers and streams in the City and the adjacent environs and maintain and update a map related thereto as necessary.

(3) To advise the City Council on the use of municipally owned property adjacent to the rivers and City construction projects in the rivers or adjacent open space.

(4) To promote and celebrate riverfront cleanup efforts and public awareness of non-point source water pollution.

(5) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in the acquisition and improvement of the rivers and adjacent open space, and to otherwise advise the City Council on budgetary needs related to preservation of open space and river improvement.

(6) To appoint subcommittees as necessary to carry out the foregoing functions.

(7) To coordinate with the Parks and Recreation Commission, Roaring Fork Conservancy, Middle Colorado Watershed Council, and other organizations, stakeholders groups, and property owners as is necessary to carry out the foregoing functions.

(8) At the request of City Council hold an annual work session with the City Council to review the actions taken by the River Commission regarding the foregoing functions and discuss future plans.

Appointment, Removal, Term and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:
March:
River Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. No board member shall serve more than two (2) successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

ORDINANCE NO. 02

Series of 2024

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SECTION 020.020.040(C) TO LIMIT BOARD MEMBER TERMS ON BOARDS AND COMMISSIONS.

WHEREAS, the City of Glenwood Springs ("Glenwood Springs" or the "City") is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, Section 020.020.040(c) of the Glenwood Springs Municipal Code regulates term limits for members of boards and commissions; and

WHEREAS, the City Council amended Section 020.020.040(c) via Ordinance 29, Series of 2020 strictly limiting the term of Boards and Commission members to two, three-year terms; and

WHEREAS, the City Council has determined that the original language better suits the needs of the City and is in the best interest of the City to allow City Council to appoint members to additional terms if City Council wishes to; and

WHEREAS, the City Charter of the City of Glenwood Springs requires that an ordinance be enacted to effectuate the amendments.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 020.020.040(c) is hereby amended as follows, with double underlined text added and strike through language deleted:

Section 020.020.040 – Appointment, removal, term and vacancies of boards and commissions.

****

(c) *Limit to term of members.* Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, ~~each member shall be replaced after having served for six (6) years on a board or commission; however, nothing in this subsection shall be construed to prevent the appointment of a member to a new term where, at the expiration of their current term, they will have served for less than six (6) years.~~ ~~No~~ no Board member shall serve more than

two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

****

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED BY TITLE ONLY THIS ___ DAY OF JANUARY 2024.

CITY OF GLENWOOD SPRINGS, COLORADO

_____
Ingrid Wussow, Mayor

ATTEST:

_____
Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, PASSED AND ORDERED PUBLISHED BY TITLE ONLY TO BE EFFECTIVE IMMEDIATELY THIS ___ DAY OF _____ 2024.

CITY OF GLENWOOD SPRINGS, COLORADO

_____
Ingrid Wussow, Mayor

ATTEST:

_____
Ryan Muse, City Clerk

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item:	South Bridge Update
Action Requested:	None
Department:	Engineering
Presented By:	Ryan Gordon
Strategic Goals:	Ensure Public Safety Preserve and Improve Infrastructure
Background Info:	Regular South Bridge progress update
Issues:	NA
Fiscal Impact:	Unknown at this time
Legal Review:	NA
Staff Recommendation:	Staff defers to Council

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item: Resolution 2024-10; Adoption of the South Canyon Management Plan

Action Requested: Adoption of Resolution 2024-10; Adoption of the South Canyon Management Plan

Department: Parks & Recreation

Presented By: Rod Tarullo

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: The Parks and Recreation Department embarked on developing a South Canyon Management Plan using consultants Design Workshop in early 2023. The purpose of the plan is to outline recreation and land management approaches for approximately 3,000 acres of land owned by the City of Glenwood Springs. The plan consolidates and synthesizes multiple studies and recommendations for South Canyon's management. With competing user interests and complex management needs, the plan aims to provide a vision that the city can implement with the endorsement of community stakeholders and technical experts.

The first step of the process was to gather information on the natural and cultural resources in the canyon area, as well as to identify potential threats and challenges to these resources.

The next step was stakeholder engagement. The planning team sought input from a wide range of stakeholders including local residents, business owners, outdoor recreation enthusiasts, and representatives from government agencies, and non-profit organizations. The team held public meetings and workshops, and conducted surveys and interviews.

Based on all the input and feedback, the third step was to produce a draft management plan that was created which included goals and objectives for the management of cultural and natural resources. This included five key plan elements.

Land Conservation - 4 Goals with 15 Strategies
Existing and Future Recreation - 5 Goals with 16 Strategies
Wildfire Risk Communication and Mitigation Strategies - 4 Goals with 22 Strategies
Natural and Cultural History Interpretation - 2 Goals with 8 Strategies
Implementation and Long-Term Management

The draft plan was reviewed by stakeholders and revised based on feedback received. The consultants also conducted an environmental analysis to assess the potential impacts of the plan on the natural environment, which informed the development of the final management plan.

The final phase of the plan document and process is implementation and monitoring. The plan includes specific actions and strategies to be implemented over time, with regular monitoring and evaluation of progress.

With the involvement and collaboration of many varied stakeholders, the proposed plan appears to provide a balance of natural resource protection and recreational use, while preserving cultural heritage and acknowledging wildfire risks specific to this area.

In their February 7, 2024, meeting, the Parks and Recreation Commission passed a motion to recommend to City Council the adoption of the South Canyon Management Plan. The vote was unanimous in favor.

Issues: Part way through the year-long project process, a decision was made to pull out any specific recommendations regarding management of the shooting range area of the canyon. This topic involves law enforcement, the gun club, and public use, in addition to liability, fire safety, and wildlife considerations. It was determined that this topic would best be pursued independent of the South Canyon Management Plan.

During their February 2024, meeting, the Parks and Recreation Commission had discussion about any future plans for the shooting range area. The discussion focused on moving a process forward addressing the future of the area, leaving all options open for the area, and making sure any outcomes regarding the area are added to the South Canyon Management Plan.

Fiscal Impact: Adoption of the plan will provide staff with a blueprint to implement strategies throughout the canyon. These will require some levels of financial resources. There is no specific funding required to adopt the plan. It is anticipated that some strategies can be accomplished in 2024 with the current budget. Further allocations will be requested in future budget cycles based on priority.

Legal Review: NA

Staff Recommendation: Staff recommends City Council adopt Resolution 2024-10, adopting the South Canyon Management Plan

SOUTH CANYON AREA

MANAGEMENT PLAN | 2024

CITY OF GLENWOOD SPRINGS COLORADO

ACKNOWLEDGMENTS

GLENWOOD SPRINGS CLIENT TEAM

DAN ROPER
PARKS SUPERINTENDENT

CHAD SMITH
TRAILS AND OPEN SPACE SUPERVISOR

RODNEY TARULLO
DIRECTOR – PARKS AND RECREATION

BRYANA STARBUCK
PUBLIC INFORMATION OFFICER

DANIELLE CAMPBELL
ECONOMIC DEVELOPMENT SPECIALIST

JIM HARDCASTLE
LONG RANGE PRINCIPAL PLANNER

GLENWOOD SPRINGS CITY COUNCIL

GLENWOOD SPRINGS PARKS & RECREATION COMMISSION

GLENWOOD SPRINGS TRANSPORTATION COMMISSION

GLENWOOD SPRINGS RIVER COMMISSION

GLENWOOD SPRINGS ARTS & CULTURE COMMISSION

GLENWOOD SPRINGS HISTORIC PRESERVATION COMMISSION

STAKEHOLDER GROUPS

COLORADO DIVISION OF RECLAMATION, MINING AND SAFETY

GLENWOOD SPRINGS HISTORICAL SOCIETY

GLENWOOD SPRINGS GUN CLUB

ROARING FORK MOUNTAIN BIKE ASSOCIATION

SOUTH CANYON COALITION

PREPARED BY

DESIGNWORKSHOP

BIOHABITATS
ECOLOGY CONSULTANTS

BLUE MOUNTAIN ENVIRONMENTAL
WILDFIRE CONSULTANTS

TABLE OF CONTENTS

I INTRODUCTION 7

INTRODUCTION
PLANNING PROCESS
PROJECT VISION
SITE CONTEXT
EXISTING CONDITIONS
ANALYSIS

II COMMUNITY ENGAGEMENT SUMMARY & KEY PLAN ELEMENTS 35

PUBLIC FEEDBACK
GOALS & STRATEGIES

III PLAN GOALS & STRATEGIES 43

LANDSCAPE SCALE PLANS
RECREATION AREA CONCEPT PLANS

IV IMPLEMENTATION & MANAGEMENT 65

STRATEGIES FOR FUNDING
LONG TERM MANAGEMENT

PLAN ADOPTION RESOLUTION

PLACEHOLDER FOR RESOLUTION
TO ADOPT THE PLAN

KEY PLAN ELEMENTS

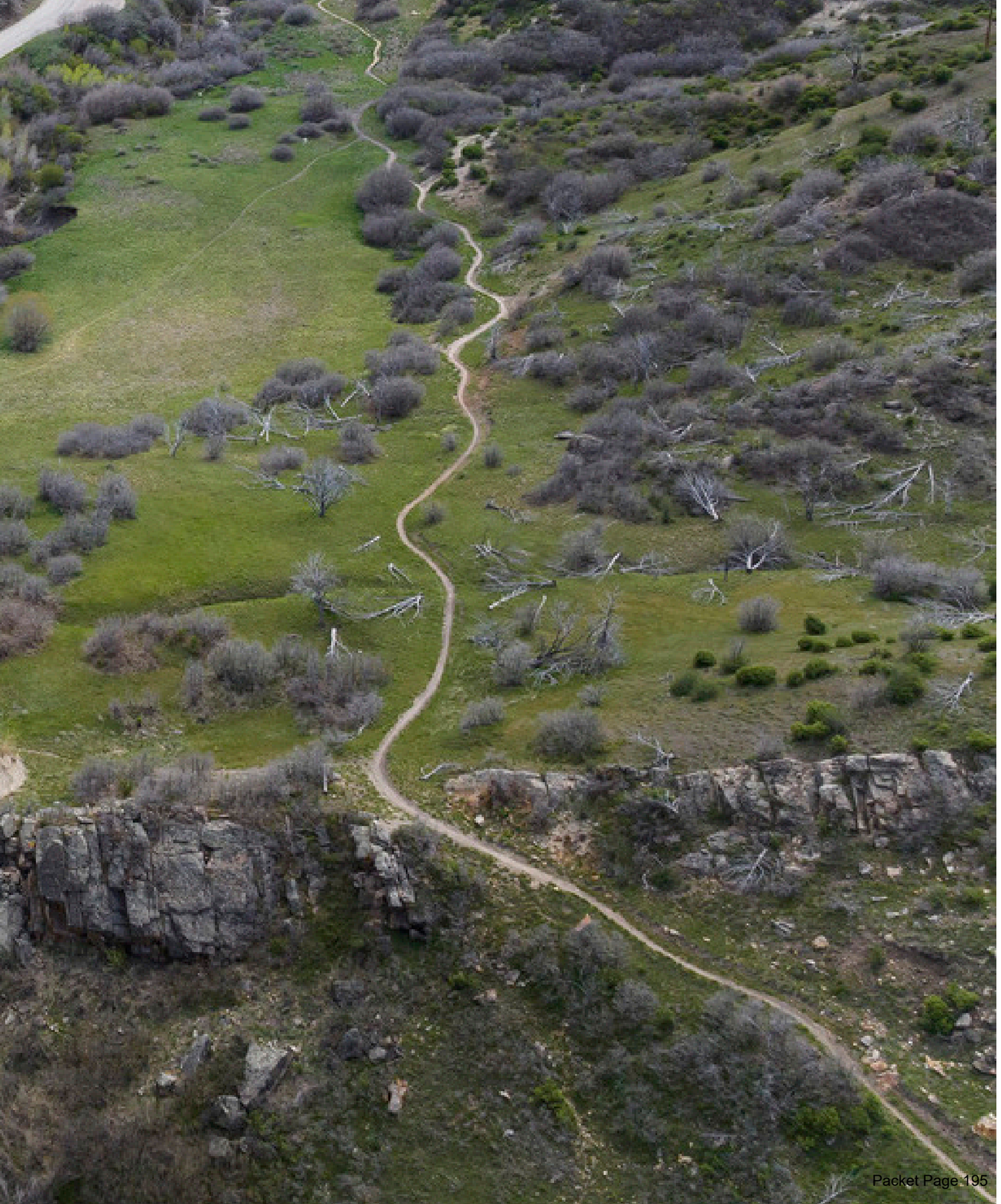
LAND CONSERVATION	EXISTING + FUTURE RECREATION	WILDFIRE RISK COMMUNICATION + MITIGATION STRATEGIES	NATURAL + CULTURAL HISTORY INTERPRETATION	IMPLEMENTATION + LONG-TERM MANAGEMENT

ASPIRATIONS

South Canyon will continue to host healthy ecosystems and full assemblages of native flora and fauna. It will exemplify the balance of conservation and recreation, providing future generations access to nature and opportunities to appreciate the canyon's robust biological diversity.	*Recreation in South Canyon will connect users to the land's rich natural and cultural resources through light touches. Light touches are defined as recreation that does not compromise the resiliency of ecological systems or further diminish historic features.*	*Wildfire risk in South Canyon will guide decision making to prioritize the safety of recreational users and adjacent residents. People who visit the canyon will have clear access to information related to wildfire risk and emergency procedures.*	*South Canyon will have opportunities for increased understanding and appreciation of the landscape's natural and historical significance.*	*Planning efforts and recommendations will consider both near and long-term management of South Canyon, resulting in a framework that can guide decision-making for decades to come.*

GOALS

Protect high quality conservation areas while planning recreation uses and landscape management *Restore and improve habitat and water quality* *Manage wildlife connectivity within and across boundaries to minimize fragmentation* *Develop a cooperative management program for the shooting range*	*Improve communication and information about South Canyon's ecological value, rules for recreation use, wildfire risks, emergency preparedness strategies and cultural history.* *Improve infrastructure and amenities for existing recreation uses.* *Improve the hot springs without overdeveloping.* *Plan limited new recreation uses to appeal to a broader audience of recreation users.*	*Increase awareness of wildfire risk and emergency preparedness.* *Plan recreation uses with wildfire risk and preparedness strategies.* *Provide alternatives for shelter-in-place.* *Improve conditions for wildfire response.* *Create a wildfire notification system.*	*Preserve remaining historic features.* *Provide educational elements and opportunities to increase knowledge of South Canyon's natural and cultural history.* *Investigate impacts of designation of historic landmark through Colorado State Register of Historic Places.*	*Create a framework for enforcement and regulation of park rules and guidelines.* *Identify resources (funding, staff, etc.) necessary to implement proposed improvements, management, and operations.* *Outline potential tools for funding and operations*



INTRODUCTION

THE INITIAL PHASE OF PLANNING INVOLVES SITE INVENTORY AND SYNTHESIS OF EXISTING CONDITIONS AND PREVIOUS STUDIES THAT INFORMED A COMPREHENSIVE LIST OF FINDINGS AND MANAGEMENT DECISIONS.

INTRODUCTION 8

PLANNING PROCESS 9

PROJECT VISION 10

SITE CONTEXT 11

EXISTING CONDITIONS 19

ANALYSIS 24

INTRODUCTION

The purpose of the South Canyon Area Management Plan is to outline recreation and land management approaches for approximately 3,000 acres of land owned by the City of Glenwood Springs. The recommendations are based on a synthesis of current environmental, cultural, and recreational conditions.

PURPOSE OF THE PLAN

This plan informs new management and recreation practices with an understanding of the area's natural and cultural assets and the risks and benefits of developing new recreational opportunities. These recreation and land management approaches will enhance public access and enjoyment of the land that are compatible with environmental, cultural, recreational and adjacent land uses. The plan prioritizes protection, maintenance, and/or upgrades to natural and recreation areas.

PLAN CONSIDERATIONS

This plan considers current use of existing amenities and identify impacts that affect land, recreation, historical elements and management needs. These considerations are as follows:

- Managed use of the primitive hot springs.
- Wildfire communication and emergency preparedness.
- Deter illegal dumping of trash.
- Management of existing recreation uses.
- Recreation impact to historic and biological resources.
- Recreation impact to wildlife habitat.
- Funding and maintenance approaches for existing and new recreation amenities.
- Consideration of recreation and residential land uses.

TECHNICAL QUESTIONS ADDRESSED

After a series of engagement efforts and conversations with identified stakeholders, technical questions were

1. What are the risks from coal seam fires and from the wildfires that the coal seam fires can trigger? What would be necessary to address risks, including evacuation needs?
2. What are the needs of elk herds, bears and other wildlife; what are the risks to wildlife from human activity?What are the seasons of greatest concern and what is necessary to protect wildlife during these seasons and throughout the year?
3. What are the important historic resources in South Canyon and what steps should be taken to document, protect and preserve these resources?
4. What are the human health and environmental health concerns related to current activities – from the lack of trash receptacles (and lack of bear-proof trash disposal) to lack of toilet facilities to potential health risks from the landfill and more?
5. What user conflicts exist today?

HOW TO USE THIS DOCUMENT

This document intends to consolidate and synthesize multiple studies and recommendations for South Canyon's management. With competing user interests and complex management needs, this plan aims to provide a vision that the City can implement with the endorsement of community stakeholders and technical experts. By outlining the planning process, including robust public engagement, this document provides clarity and transparency for members of our community in the decision-making associated with South Canyon's future.

Drone image of South Canyon entrance.

PLANNING PROCESS

COMMUNITY-DRIVEN PLANNING

For this project to be successful, area residents, public agencies, recreationists, and other stakeholders must be able to productively provide their input throughout the planning process. Our engagement approach focuses on understanding key issues, constraints, and opportunities through a series of small group conversations, followed by larger community-wide engagement to solicit broader feedback. This two-pronged approach enables us to funnel direction down into a single cohesive vision that balances the needs of the city and its community.

A LINEAR APPROACH

The planning process for the South Canyon Management Plan requires several steps including research, data collection, engagement, and drafting and finalizing the plan. This involves a collaborative effort among various government agencies, non-profit organizations, local businesses, and community members.

The first step in the planning process is research and data collection. This entails gathering information on the natural and cultural resources in the South Canyon area, as well as identifying potential threats and challenges to these resources. The planning team conducted a of review existing plans and policies related to the management of natural resources and recreation in the area.

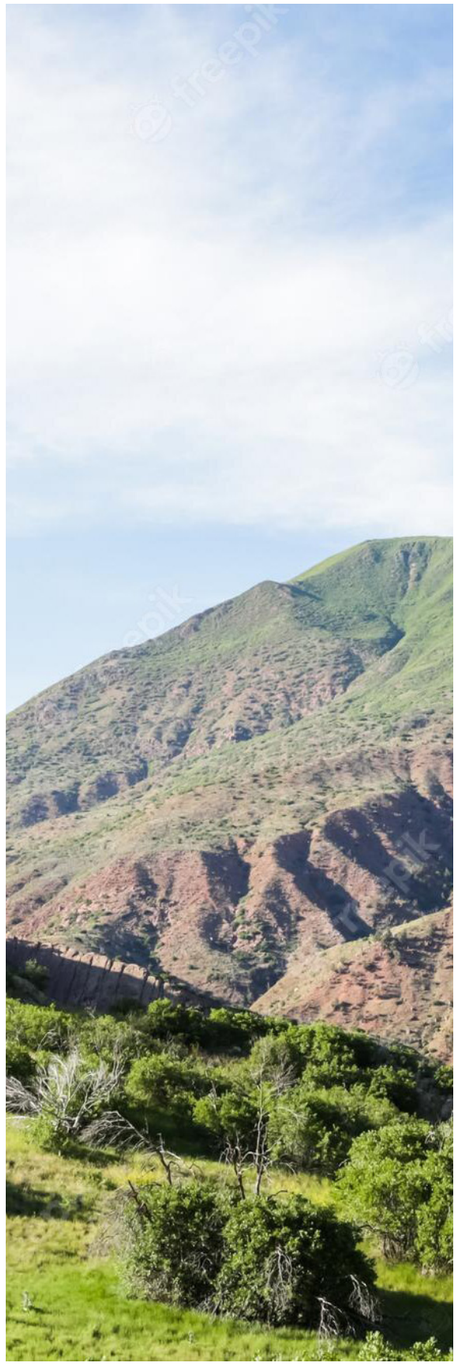
The second step in the planning process is stakeholder engagement. The planning team sought input from a wide range of stakeholders, including local residents, business owners, outdoor recreation enthusiasts, and representatives from government agencies and non-profit organizations. The team held public meetings and workshops, conducted surveys and interviews, and established a stakeholder advisory group to provide feedback and guidance throughout the planning process.

Based on the input and feedback received, the planning team developed a draft management plan which includes goals and objectives for the management of natural and cultural resources, as well as strategies and actions to achieve these goals. The plan also identified areas that are particularly sensitive and require special management considerations.

The draft plan was reviewed by stakeholders and revised based on feedback received. The planning team also conducted an environmental analysis to assess the potential impacts of the plan on the natural environment. The analysis informed the development of the final management plan, which was then adopted by the relevant government agencies and organizations.

The final step in the planning process is implementation and monitoring. The South Canyon Management Plan includes specific actions and strategies to be implemented over a set time frame, with regular monitoring and evaluation of progress. The plan also includes mechanisms for adaptive management, which allows for adjustments to be made based on new information or changing conditions.

The resulting plan, having undergone a collaborative and iterative process, seeks to balance the needs of natural resource protection and recreational use, while also preserving the cultural heritage of the area.



PROJECT VISION

PROJECT DILEMMA

South Canyon hosts multiple users with potentially competing interests, as well as preventable problems that arise from lack of management and enforcement. Some of the issues of South Canyon include illegal activity, camping and dumping, wildfire risks, unregulated use of the hot springs, concerns over recreation impacts to ecosystem health, and the desire for preservation and interpretation of cultural/historical features.

GUIDING PRINCIPLES

ENVIRONMENT

- There should be a balance to recreation management as it related to environmental impact.
- Seasonal closures are important to protecting wildlife habitat, especially during sensitive periods of use in winter and spring.
- Portions of South Canyon should remain "untouched" in order to protect landscape health, wildlife habitat, and biodiversity.
- Biological diversity contributes to overall ecosystem health and function.
- High-intensity wildfires can cause loss to biodiversity and result in long-term permanent loss of native vegetation, expansion of non-native invasive species, and long-term or permanent loss of essential habitat.

ECONOMICS

- Intact ecosystems with high biodiversity contribute to economic benefits known as ecosystem services –clean water, air, and wildlife habitat.
- Conservation efforts of ecological assets should be prioritized over development and tourism objectives.
- Wildfires are a large source of potential economic damage.

COMMUNITY

- Well-informed wildfire mitigation and emergency preparedness will lead to a more successful implementation of the plan.
- Transparency is crucial to a successful public engagement process.
- Consultation of diverse user groups will lead to a more equitable management plan.

HISTORY AND ART

- Signage is an important component of recreation and landscape/historic interpretation and education.
- There is inherent value in landscape integrity and authenticity.
- Landscape seasonality contributes to artistic inspiration.

Mining area, West side of South Canyon, circa 1925

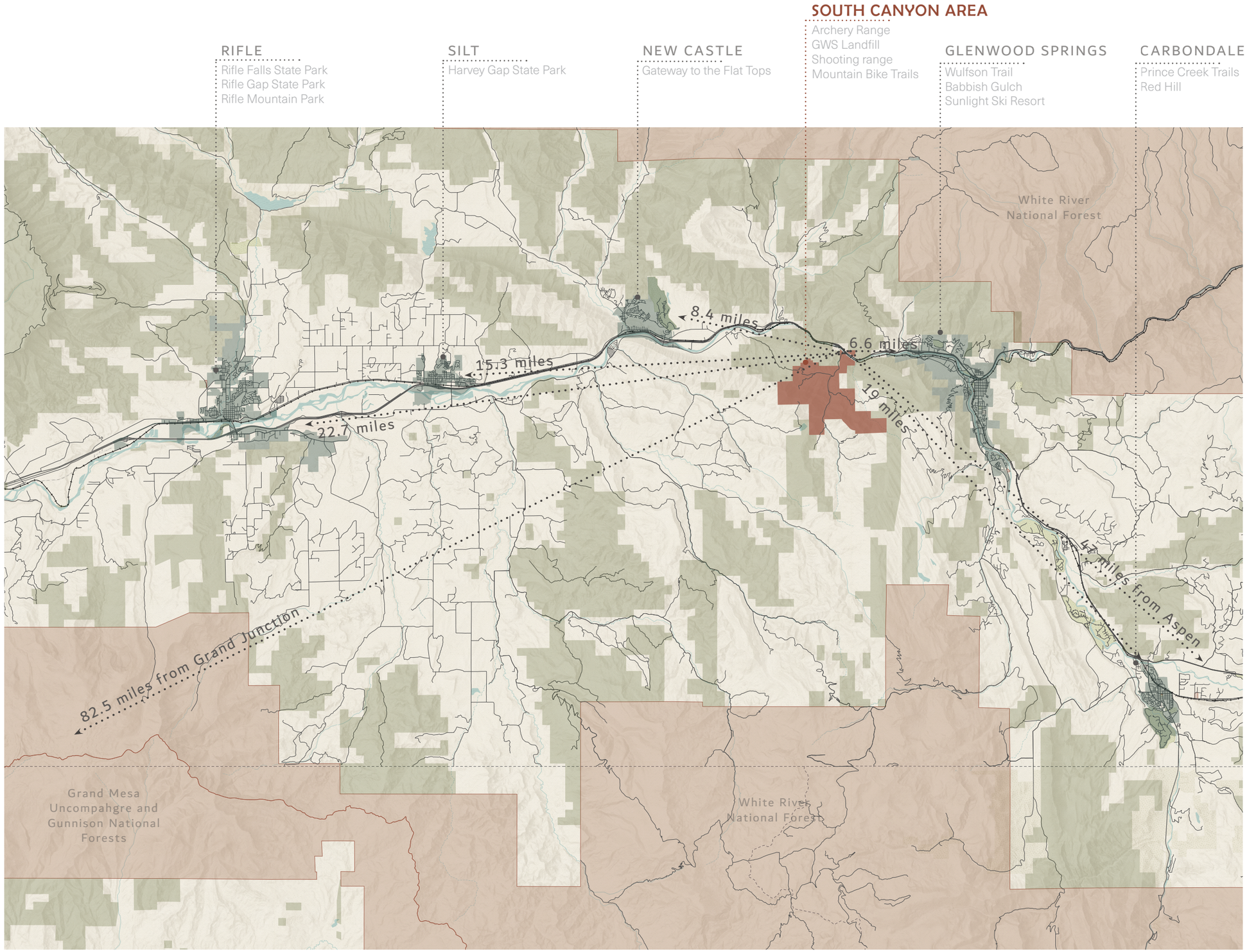
SITE CONTEXT

REGIONAL CONTEXT

South Canyon lies along Colorado's major East/West interstate highway, I-70, in unincorporated Glenwood Springs. It is a destination for many local residents and visitors to enjoys its many amenities - hiking, biking, archery, shooting ranges, and hot springs.

Glenwood Springs is located within the narrow mountain valleys at the confluence of the Colorado River and Roaring Fork River. The region is home to extensive public lands managed by the National Forest Service and Bureau of Land Management (BLM), and connects to the White River, Grand Mesa, and Uncompahgre and Gunnison National Forests.

Nearby attractions include Hanging Lake, Glenwood Hot Springs, Iron Mountain Hot Springs, Glenwood Caverns Adventure Park, and Sunlight Ski Resort.



Source: Design Workshop Analysis 2023, City of Glenwood Springs GIS Data

LEGEND

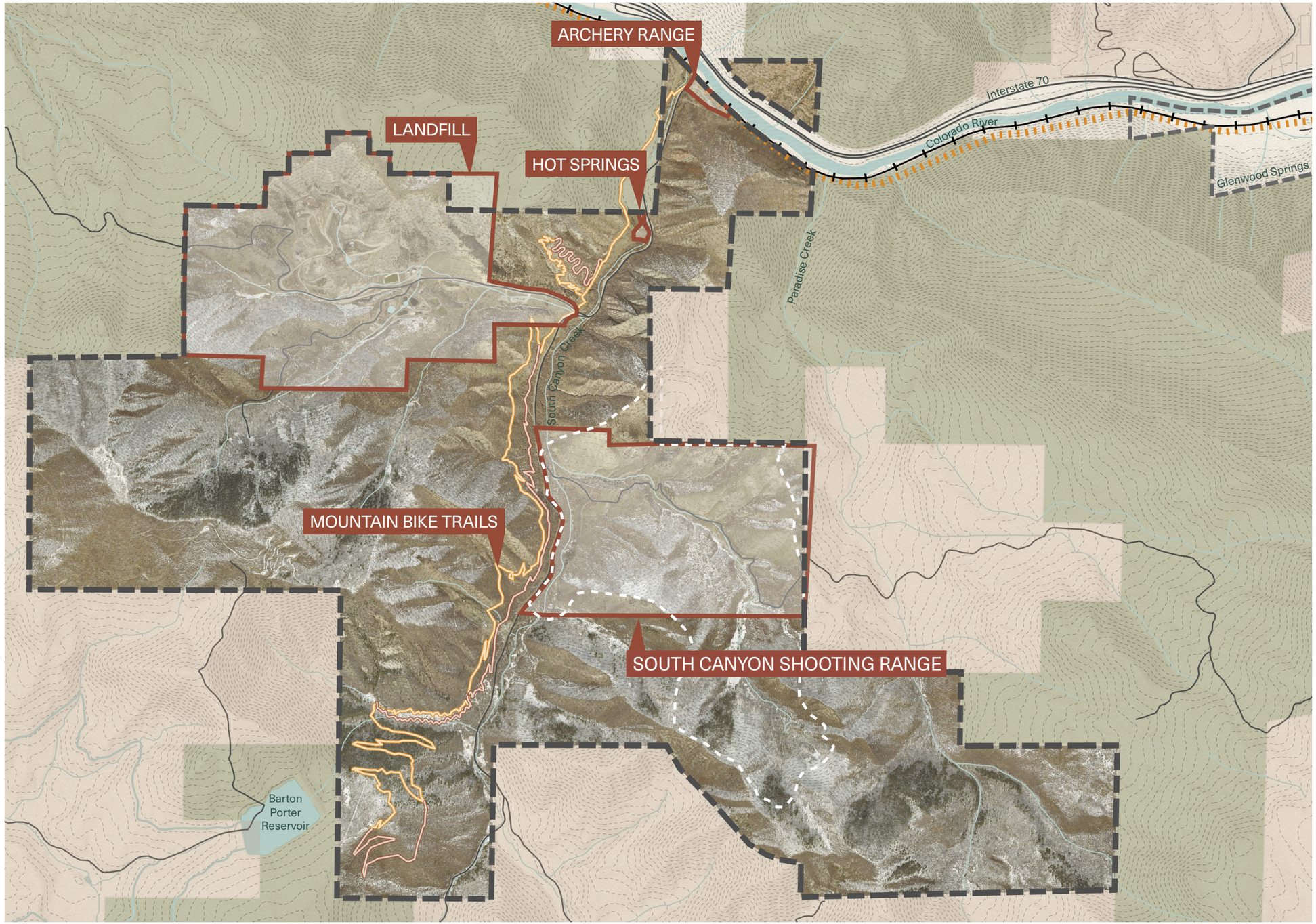
- Roadways
- South Canyon Area
- Bureau of Land Management
- National Forest Land

0 — 4 miles

DESIGNWORKSHOP

EXISTING CONDITIONS

STUDY AREA



LEGEND

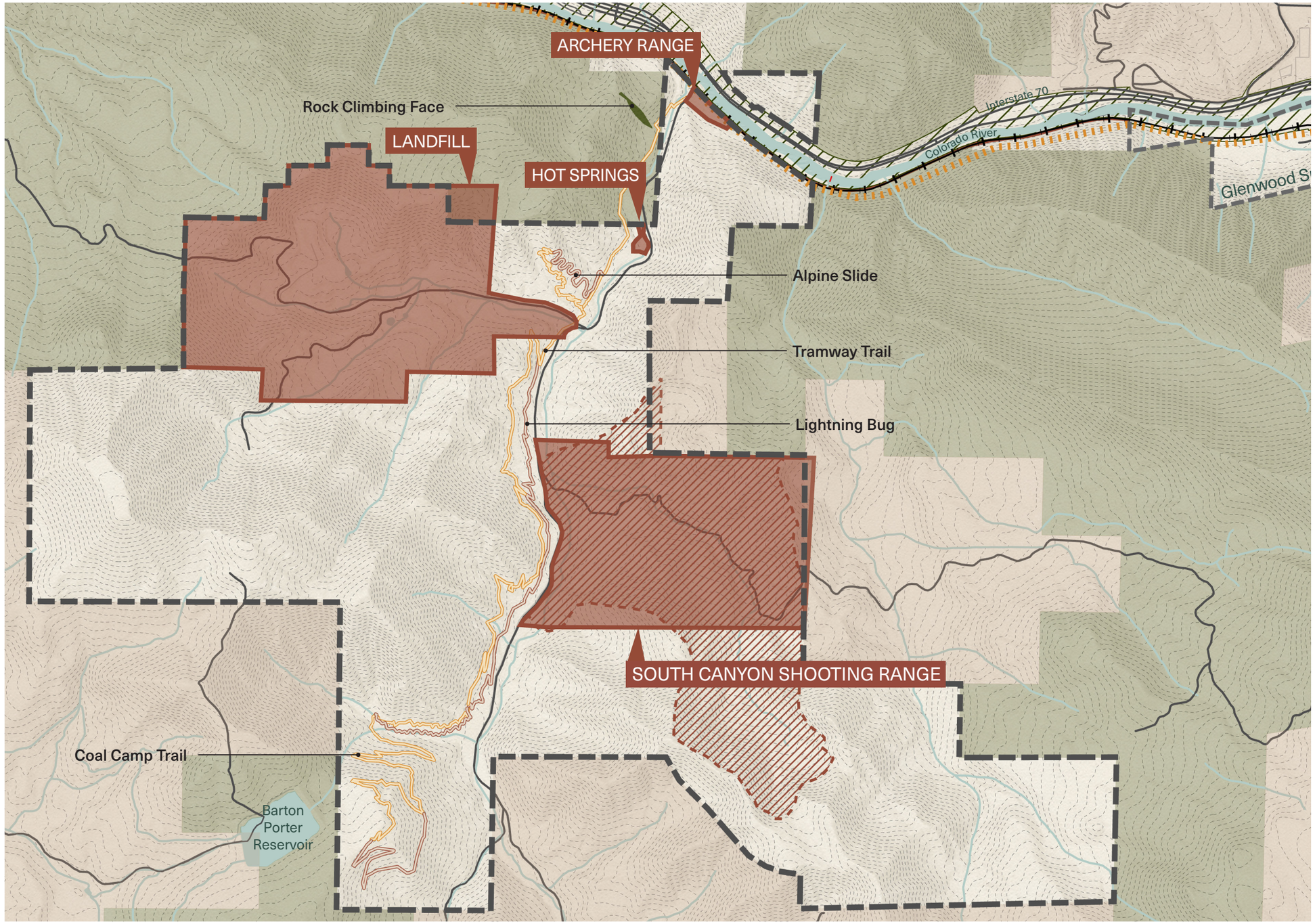
- Study Area Boundary
- Roadways
- Multi-Use Trails
- Bike-Only Trails
- 40' Contours
- South Canyon Features
- Natural Drainage/Water Features
- BLM Land
- Privately Owned Land

0 1/3 mile

Source: Design Workshop Analysis 2023, City of Glenwood Springs GIS Data

EXISTING CONDITIONS

LAND USE INVENTORY



LEGEND

- Study Area Boundary
- Roadways
- Multi-Use Trails
- Bike-Only Trails
- 40' Contours
- Proposed LoVa Trail
- CDOT ROW
- Existing Site Features
- Natural Drainage/Water Features
- BLM Land
- Privately Owned Land

0 1/3 mile

Source: Design Workshop Analysis 2023, City of Glenwood Springs GIS Data

NATURAL, CULTURAL, AND LAND USE HISTORY

Understanding the natural and cultural history of South Canyon provides important context for current planning and management efforts by identifying significant landscape features, informing the protection and interpretation of historic sites and resources, as well as the recognition of Indigenous history.

Incorporating historical context into landscape management planning can also help foster public engagement and support for conservation and management efforts. Greater public awareness, education and appreciation for the site's natural and cultural assets encourage community stewardship and preservation activism.

100-50 MILLION BCE

FORMATION OF COAL

70 million years ago, during the late Cretaceous Period, much of Colorado was covered by a shallow, tropical sea. When the uplift of the Rocky Mountains began about 1 million years later, it pushed up the inundated land, giving rise to many swampy bogs. It was in these bogs that Colorado's coal began to form as millions of years of the sun's energy became trapped in vegetation that died and decomposed on top of itself. The plant material was gradually compressed into a primordial muck that hardened into coal over time.

The Grand Hogback was named for its appearance and land form type: an elongated ridge with ragged crest, rising above surrounding terrain and extending tens of miles northwest. The ridge was originally part of a flat formation of sedimentary rock beds sandwiching at least 20 coal seams. Tectonic forces fractured the formation, broke Grand Hogback into a large block, tilted it to the southeast, and thrust the block upward. Erosion of South Canyon's ridge exposed coal seams in its walls.

14,000 BCE

FIRST PEOPLES

Paleoamericans from Beringia begin using the ice-free corridor east of the Rocky Mountains to migrate throughout North America.

The first peoples hunted the now-extinct mammoth and ancient bison in the foothills and valleys of the mountains, migrating to the plains in fall and winter and to the mountains in spring and summer.

INDIGENOUS OCCUPATION

Indigenous peoples (primarily the Ute) inhabited the Colorado River Valley and surrounding landscapes for millenia, migrating seasonally in pursuit of wild game and forage.

1600 CE

1765 CE

SPANISH EXPEDITIONS

In 1765, Juan Antonio María de Rivera lead two expeditions north from Santa Fe into the rocky mountains to search for silver, guided by Ute and Paiute speaking Native Americans.

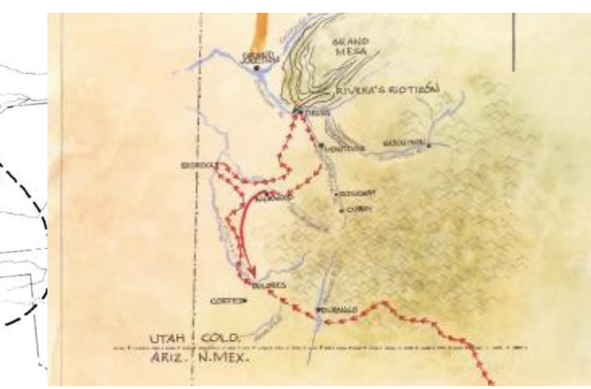
COLONIAL PRESENCE

The Spanish colony of Santa Fe was formed in 1598, claiming extensive territories in the American West and Southwest.

The Grand Hogback mountain range

Ancient spear points found in Colorado

Historic territories of the Southern Ute peoples



Rivera Expedition - 1765

1900 CE

2000 CE

1885 - GLENWOOD SPRINGS BECAME INCORPORATED

For a short time, Glenwood Springs was known as Defiance.

1887 - GLENWOOD CANYON OPENS

The Denver and Rio Grande Railroad reaches Glenwood Springs via Glenwood Canyon.

1887 - DOC HOLLIDAY DIES

John Henry "Doc" Holliday, dentist, gambler, and gunfighter, dies of tuberculosis in Glenwood Springs at age 36.

1902 COAL MINING BEGINS

In 1902, the South Canyon coal camp was formed. It would go on to produce over 1 million pounds of coal over the next 50 years.

1915 SOUTH CANYON BRIDGE

The South Canon Bridge is a truss footbridge spanning the Colorado River It was built in 1915 by the Missouri Valley Bridge & Iron Co., and is listed on the National Register of Historic Places

1952 COAL MINING ENDS

Coal seam fires caused by mining activity cause the mining operations to close, leaving the fires to burn indefinitely

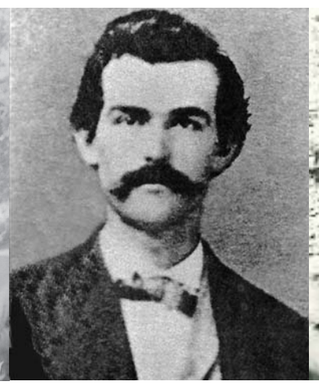
1994 SOUTH CANYON FIRE

A South Canyon Fire kills 14 wild land firefighters on Storm King Mountain

2002 COAL SEAM FIRE

A brush fire sparked by the hot vents above underground-burning coal seams spread across 12,000 acres and destroyed 29 West Glenwood homes.

Construction of Glenwood Canyon Railroad



Doc Holliday

South Canyon Bridge, 1923

Mining area, West side of South Canyon, circa 1925

Coal Seam Wildfire, 2002

EXISTING CONDITIONS

SITE IMAGERY

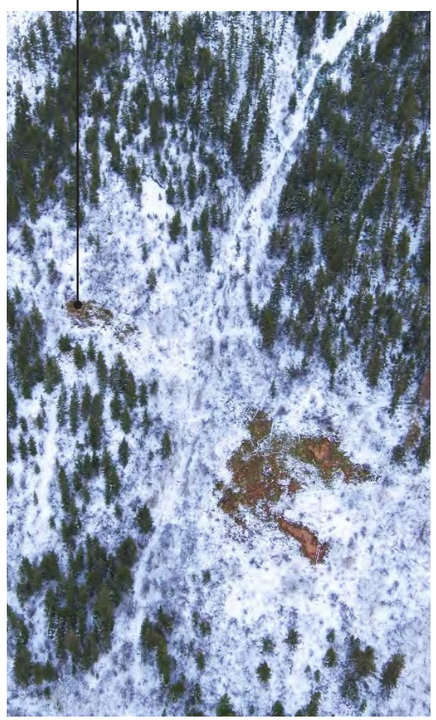
South Canyon's landscape and terrain provides vital recreation appeal with over 8 miles of mountain bike and multi-use trails, South Canyon Creek, archery and shooting ranges, and hot springs. While recreation is a focal point of the area, two highly active coals seam fires still exist on site today, causing risk of wildfire and hazards.

TRAILS

8+ miles of existing trails.

GEM MINE FIRE

Moderately active coal seam fire with vents reaching temperatures of 185°F. Moderate risk of new vents forming. (TetraTech, 2019).

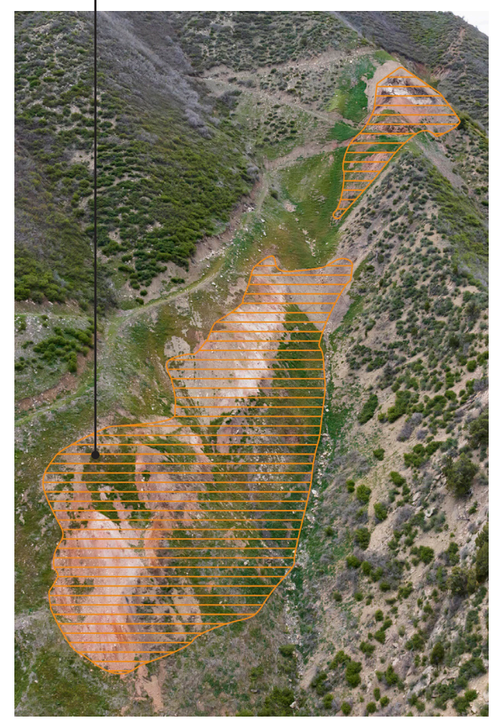


EAST COAL SEAM FIRE

Highly active coal seam fire with vents reaching temperatures of 678°F and emitting Carbon Monoxide. (TetraTech, 2019).

WEST COAL SEAM FIRE

Highly active coal seam fire with vents reaching 500°F and emitting carbon monoxide. New vents forming . (TetraTech, 2019).



SOUTH CANYON CREEK

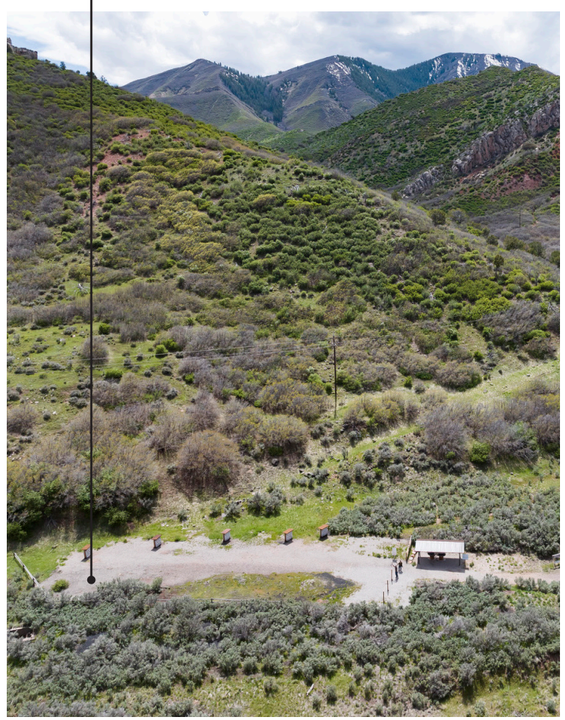
The creek runs along South Canyon Road eventually feeding into the Colorado River.

EXISTING CONDITIONS

SITE IMAGERY

ARCHERY RANGE

The archery range is open to residents year-round from dawn to dusk.



HOT SPRINGS

The hot springs are primitive, frequently used and unmanaged.

LANDFILL

The landfill serves Glenwood Springs, Roaring Fork Valley and Colorado River residents.

SHOOTING RANGE

The Gun Range is used by law enforcement and the Glenwood Springs Gun Club.

INDUSTRIAL HISTORY

The South Canyon area was a mining operation from 1902 to 1951. The mining operation consisted of four main complexes:

1. Mine workings
2. Tipples - centralized collection
3. South Canyon Station
4. Powerplant

MINE WORKINGS
Mine workings extended two miles into the canyon with development in four coal seams.

TIPPLES
Served by a tramway, the tipples screened and sorted coal upon arrival to South Canyon Station.

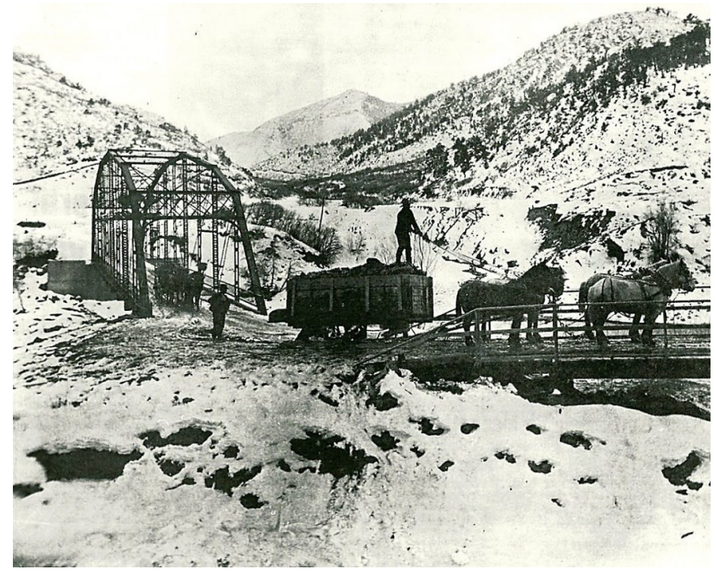
SOUTH CANYON STATION
A stop on the Midland Railroad which connected the mining operations with the market and imported mining supplies. The station also included the operation's administrative center.

POWERPLANT
To generate electricity for the tramway, operation machinery and lighting, a small powerplant was fueled by the site's coal.

COAL CAMP
Where most of the miners and their families lived during the early period of mining.

CLOSING OF MINE OPERATIONS
Negative impacts of coal seam fires led to the spread of noxious gases and erosion causing the eventual closure to the mining operation despite remaining coal deposits. Most equipment was salvaged for reuse in other locations.

SOUTH CANYON BRIDGE

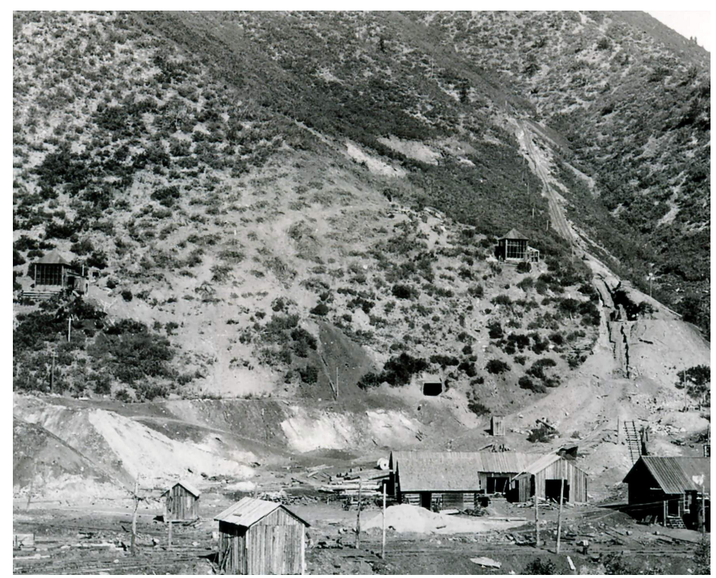


Source - Glenwood Springs Historical Society

SOUTH CANYON STATION

Source -Denver Public Library

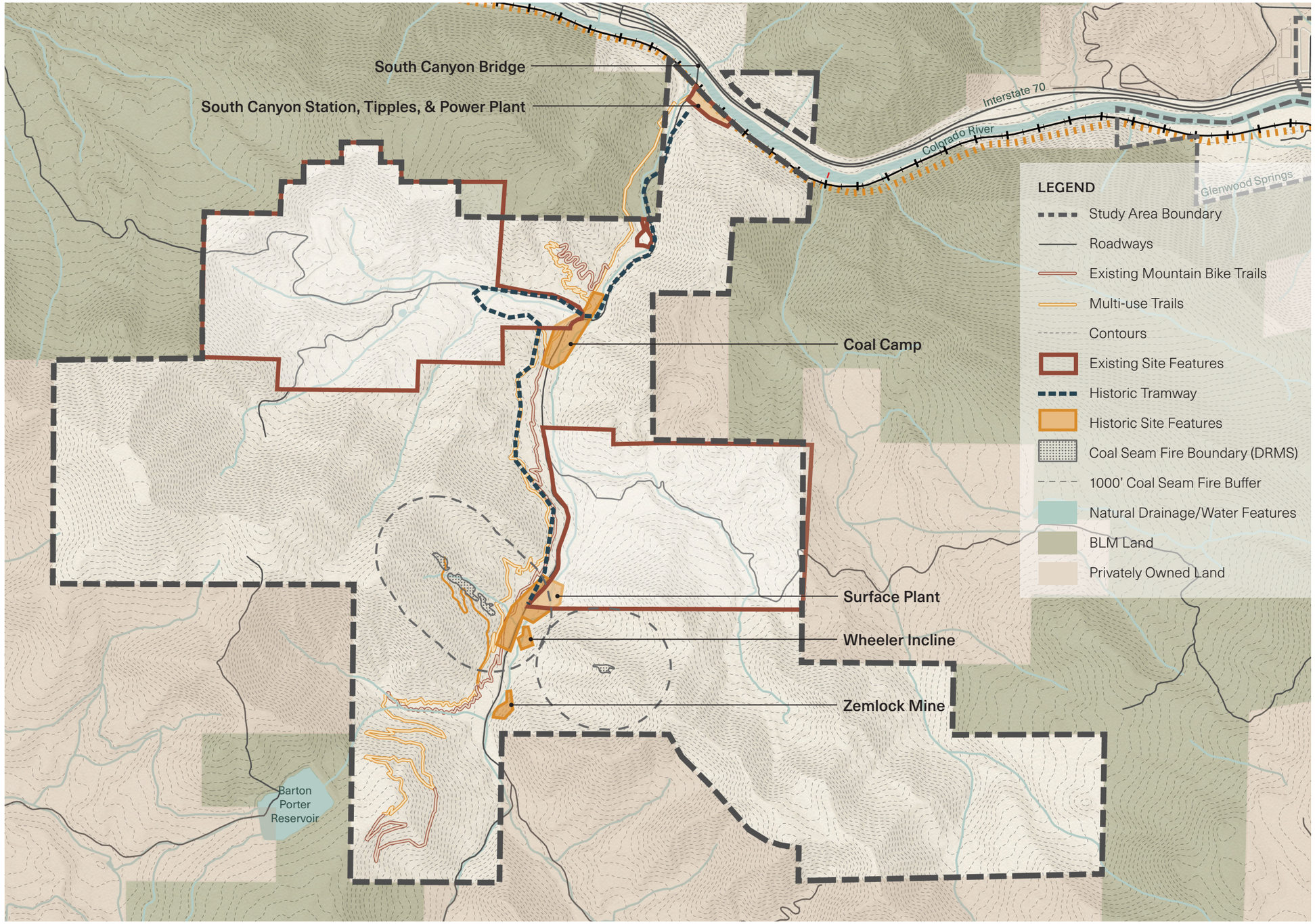
SOUTH CANYON MINE WORKINGS



Source - Colorado Historical Society

SOUTH CANYON MINERS

Source - Glenwood Springs Historical Society



Source: Design Workshop Analysis 2023, City of Glenwood Springs GIS Data

ARCHAEOLOGICAL SITES

The following site summary and recommendations are derived from the "History and Summary of South Canyon Coal Mine Historic Site" dated December 30th, 2017.

1. **Wheeler Incline**
   - Interpret the site with signage
   - Include the site on trail network
   - Clear vegetation from the site
2. **Zemlock Mine**
   - Provide interpretive signage on site
   - Include the site on trail network
3. **South Canyon Mine Workings**
   - Interpret the site with signage
4. **Tramway Bed**
   - Interpret the site with signage
   - Include the site on trail network
   - Inventory for other mine elements (ties, utility poles, etc.)
5. **South Canyon Station**
   - Interpret the site with signage
   - Utilize site for public archaeology event and/or programming
6. **Coal Camp**
   - Utilize site for public archaeology event and/or programming
   - Interpret the site with signage

EXISTING CONDITIONS

SURFACE PLANT - HISTORICAL AND CULTURAL REMNANTS

1. **Llewellyn House**

Home of former miners and canyon resident Joe Llewellyn. Remnants include stone foundations.

2. **Playground**

Scattered stones still remain that have been identified as the former playground.

3. **Buttram House**

Stone foundations identified as the former Buttram house.

4. **Machine Shop**

Machine shops were critical facilities in which equipment was repaired and parts fabricated, circa 1917. These shops were close to mine workings and on the tramway tracks to allow for movement of heavy materials. (Source: DPL MCC-2666.)

5. **Hoist**

The hoisting system was located at the surface plant and oriented southeast to provide a smooth descent down the mine shaft.

6. **Bath House**

Bath houses were very important for miners in maintaining hygiene and health.

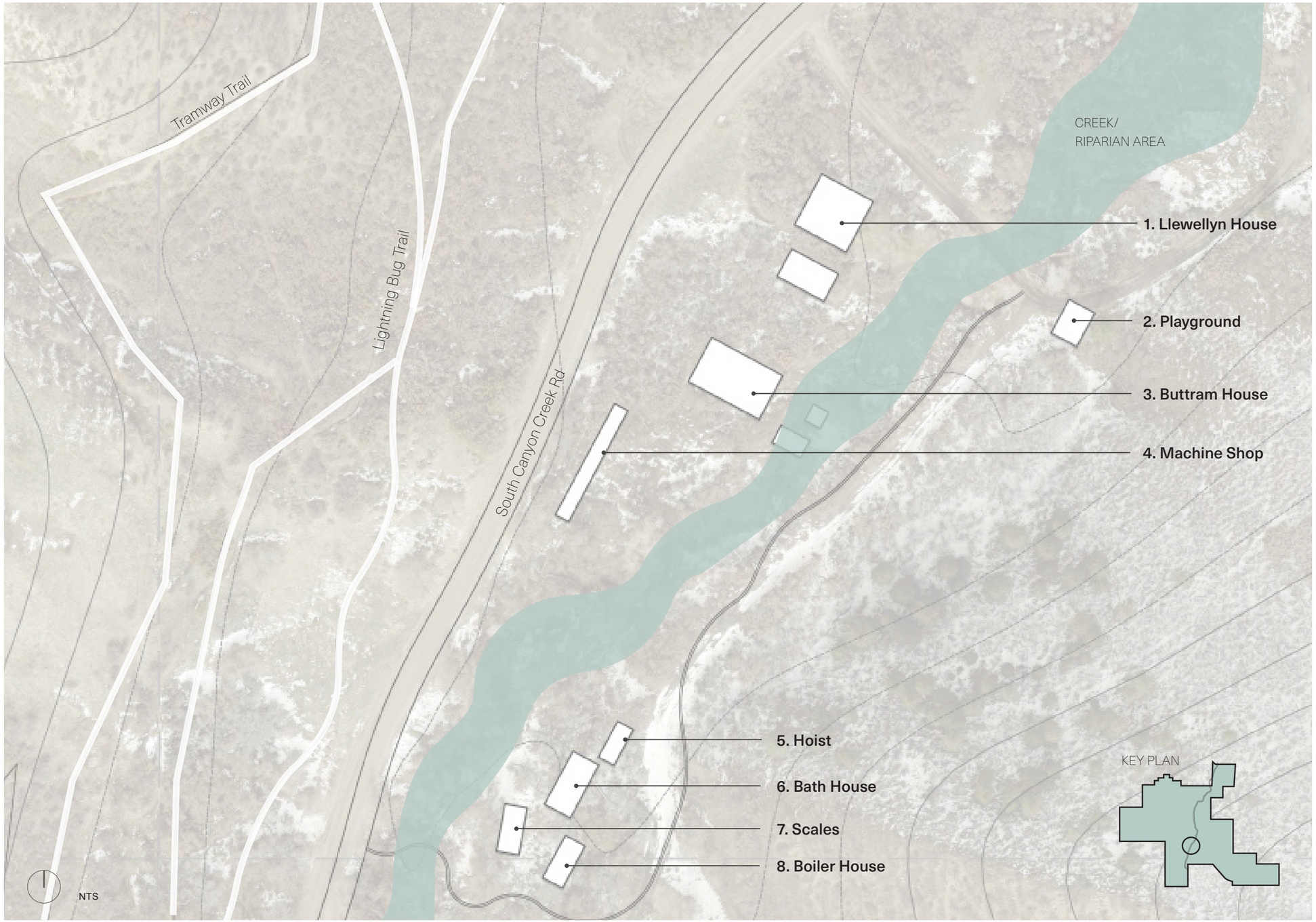
7. **Scales**

Raw coal would be weighed on trucks prior to processing and shipping.

8. **Boiler House**

While South Canyon's mine was celebrated for its use of electricity, steam was critical to run machinery such as the hoist and pumps and provide heating to the steam house.

Source: Glenwood Springs Historical Society



EXISTING CONDITIONS

COAL SEAM FIRE AREAS

Mitigation and investigation of the South Canyon Coal seam fires have been ongoing since the late 1990s. Work has been done to re-mediate the risk by reducing the amount of burning coal waste piles, closure of adits, reclamation and sealing of subsidence features, and installation of thermocouples as part of geotechnical drilling investigations. Monitoring, investigation, and abatement activities are ongoing at the site. Concerns of trespassing are high due to visibility of the fire from the road and the implementation of new trails. This creates a potential risk to trespassers due to high temperatures and toxic gases.

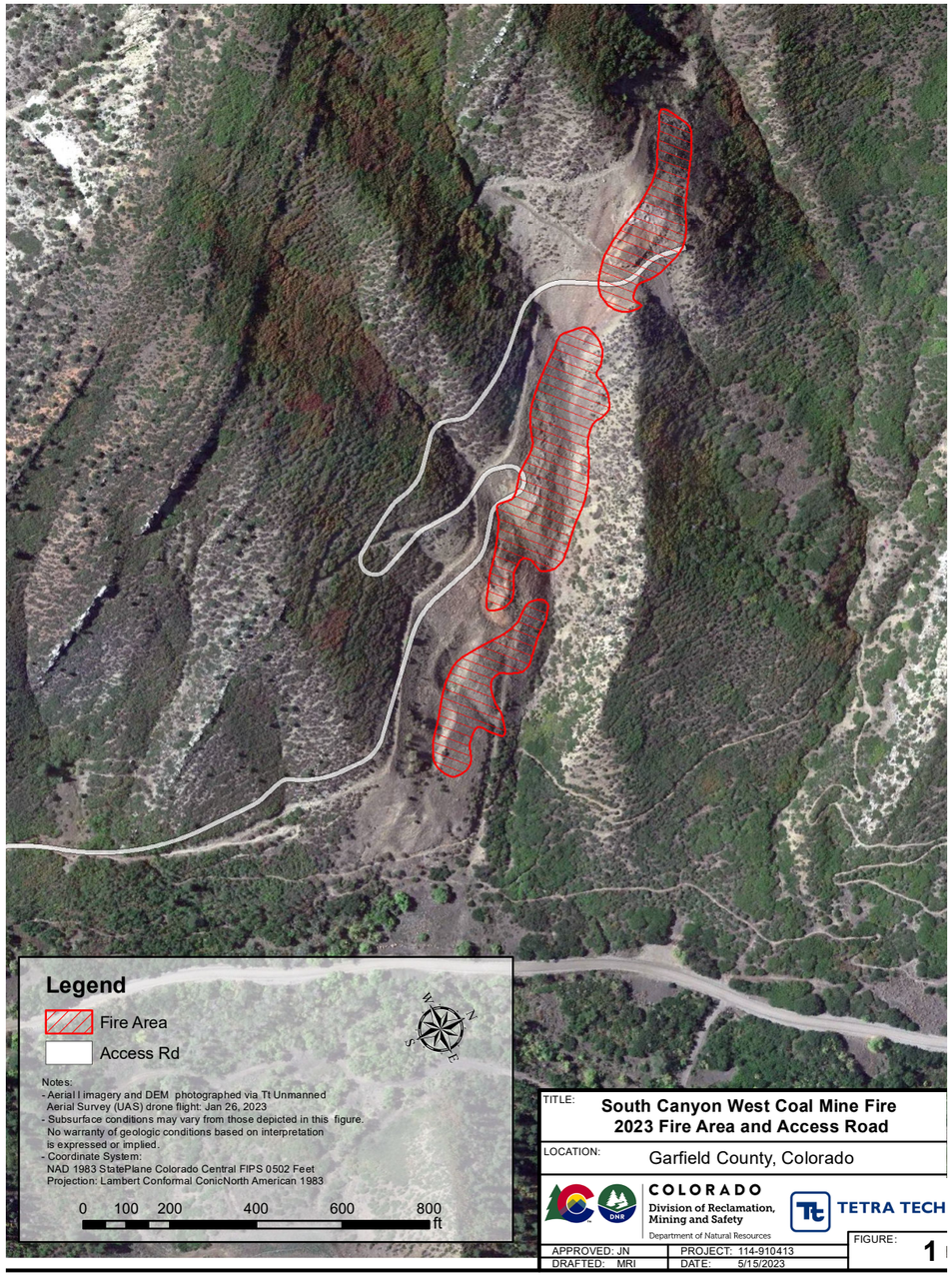
Observations and recommendations for the East and West coal seams are as follows.

WEST COAL SEAM FIRE

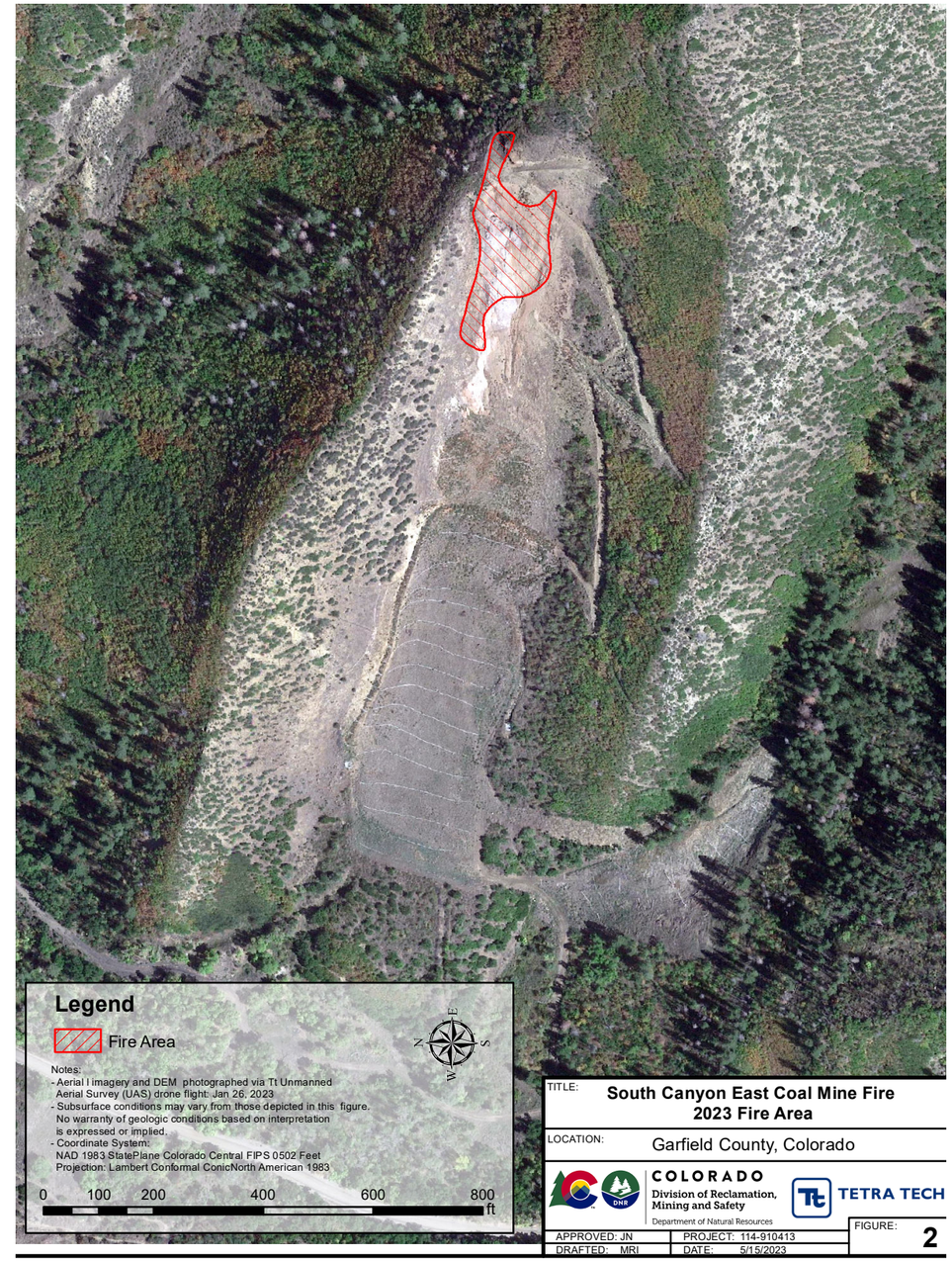
The South Canyon West Fire is highly active with lower vent temperatures approaching 500°F. Most of the fire is well established, with vegetation a safe distance from the main vent areas. A new vent developing near the base of the gully is an exception with concern for a moderate risk of wildfire because of the fire's activity and development of the new vent area. It is recommended that vegetation be cleared from around the new vent area and that this area be monitored closely for changes in activity.

EAST COAL SEAM FIRE

The South Canyon East Fire is highly active with the main fire having high ground and vent temperatures. Per studies conducted by Tetra Tech, the fire does not seem to be moving from its current location and most vegetation is at least 30 ft from vents. The main concern with this fire would be opening new vent in the heavy vegetation that surrounds the fire. There is moderate risk of wildfire due to the fire's activity.
(Tetra Tech 2019)



Source: Colorado Division of Reclamation, Mining and Safety with Tetra Tech, 2023



Source: Colorado Division of Reclamation, Mining and Safety with Tetra Tech, 2023

EXISTING CONDITIONS

ECOLOGICAL CONDITIONS

The South Canyon area has been evaluated by Colorado's Natural Heritage Program (CNHP) to identify sensitive biological resources - Survey of Critical Biological Resources of South Canyon, December 2020. Key findings include:

- Presence of CNHP tracked plant species, plant communities and wildlife species (wetherill's milkvetch).
- Diverse bird species including presence of bird species of greatest conservation concern in the State Wildlife Action Plan for Colorado (golden eagle, lazuli bunting and northern harrier).
- Areas of elk winter concentration, production areas and elk movement corridors.

CNHP tracked five plant communities within South Canyon include the following:

1. Rocky Mountain Gambel Oak Mixed Montane Shrubland
2. Rocky Mountain Lower Montane-Riparian Woodland and Shrubland
3. Rocky Mountain Alpine-Montane Wet Meadow
4. North American Arid West Emergent Marsh
5. Rocky Mountain Dry-Mesic and Mesic Montane Mixed Conifer Forest and Woodland

ASTRAGALUS WETHERILLI

Astragalus wetherillii (Wetherill's milkvetch) is a local endemic species limited to Colorado's river drainages west of the Continental Divide.

- Probable Threats: Impacts to drainage habitat; road building, off-road vehicles, oil and gas development, livestock trailing, residential development, exotic species invasion.
- Conservation Considerations: Avoid surface disturbance activities.

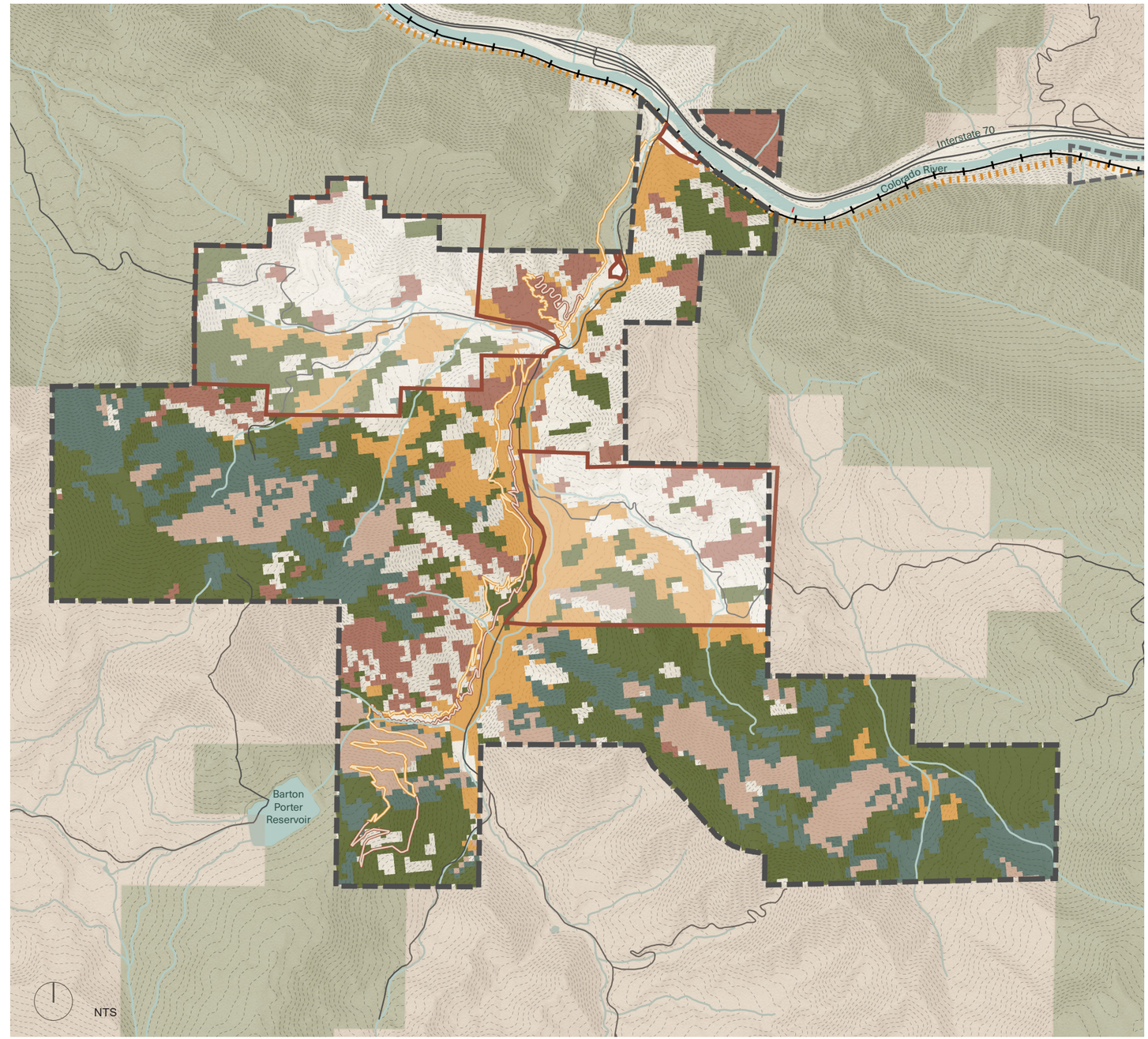
NOXIOUS WEEDS

It has been observed that South Canyon has twenty-three noxious weed species. These areas are limited to disturbance sites and coal seam fire sites.

LEGEND

- Study Area Boundary
- Roadways
- Existing Mountain Bike Trails
- Multi-use Trails
- Contours
- Rivers and Streams
- Rocky Mountain Gambel Oak - Mixed Montane Shrubland
- Rocky Mountain Lower Montane Foothill Riparian Woodland and Shrubland
- Southern Rocky Mountain Mesic Montane Mixed Conifer Forest and Woodland
- Colorado Plateau Pinyon - Juniper Woodland
- Rocky Mountain Aspen Forest and Woodland

ECOLOGICAL SYSTEMS



Source: Design Workshop Analysis 2023, USGS Data

EXISTING CONDITIONS

WILDLIFE INVENTORY

WESTERN YELLOWBELLY RACER

- Considered vulnerable in Colorado.
- Habitat consists of semi-desert shrublands and riparian habitats.

GOLDEN EAGLE

- Tier 1, High conservation priority in CO.
- CPW recommends no surface occupancy within 1/4 mile of active golden eagle nests and restricted human activity to within 1/2 mile from December 15 - July 15th.

LAZULI BUNTING, NORTHERN HARRIER

- Tier 2, conservation priority in CO.
- Populations are declining due to loss of habitat.

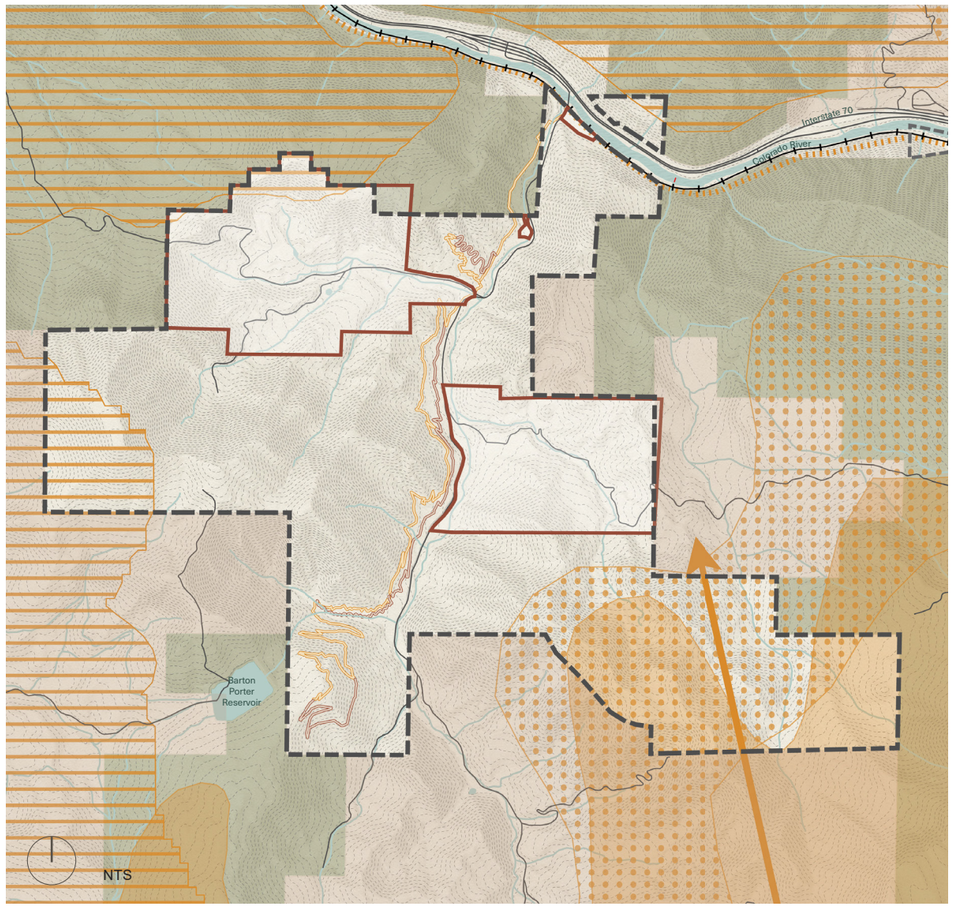
ELK

- South Canyon contains elk production area and elk winter concentration area.
- Elk production areas are occupied by females from May 15th - June 15th.

MOOSE

- South Canyon contains moose summer range, concentration area and ideal willow habitat.

ELK RANGE

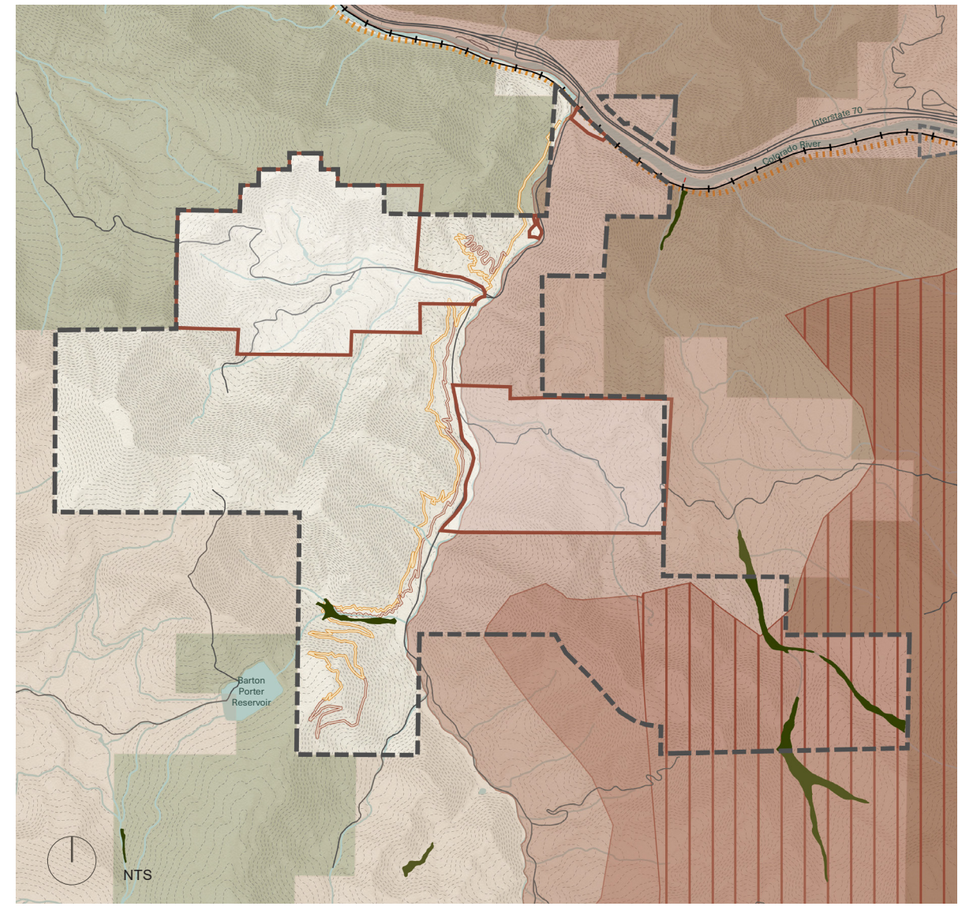


Source: Design Workshop Analysis 2023, Colorado Parks and Wildlife Data

LEGEND

- Study Area Boundary
- Roadways
- Contours
- Rivers and Streams
- Existing Mountain Bike Trails
- Multi-use Trails
- Existing Site Features
- Elk Movement Patterns
- Elk Production Area
- Summer Range
- Winter Concentration Area

MOOSE RANGE



Source: Design Workshop Analysis 2023, Colorado Parks and Wildlife Data

LEGEND

- Study Area Boundary
- Roadways
- Contours
- Rivers and Streams
- Existing Mountain Bike Trails
- Multi-use Trails
- Existing Site Features
- Moose Production Area
- Summer Range
- Winter Concentration Area
- Willow

ECOLOGICAL SUMMARY ANALYSIS

SUITABILITY ANALYSIS

To understand South Canyon's conservation suitability as shown on page 25, both abiotic and biotic variables were considered through a conservation suitability score with (1) indicating conservation suitability and (2) indicating higher-value conservation. They were then multiplied by a weight with (1) indicating a positive output maintaining the conservation value, and (-1) indicating a negative output, lowering the value for conservation. The variables and scores included in the analysis are as follows:

ABIOTIC

Soils & Geo

- Farmland of statewide importance (1)
- Available water storage (1)

Water resources

- Creeks and drainageways (1)

Other

- South Canyon road (-2)
- South Canyon road 15ft buffer (-1)
- Landfill boundary (-3)
- Gun Club Lease boundary (-3)
- Archery range (-1)
- Bike trails (-1)
- Railroads/i70 (-3)
- Landfill expansion boundary (-2)
- East Coal Seam (-3)
- West Coal Seam (-3)

BIOTIC

Vegetation

- Ponderosa pine (1)
- Sand shrubland) (1)
- Montane riparian systems (2)
- Pinyon-juniper (1)
- Aspen forest woodland (2)
- Aspen mixed conifer (1)
- Gambel Oak mixed montane (1)
- Lower montane foothill shrubland (1)
- Mesic montane mixed conifer (1)
- Riparian vegetation (2)
- Riparian/Wetland buffer - 75 ft either side (2)
- Sparse vegetation (1)
- Montane sagebrush steppe (1)
- Greasewood flat (1)
- Big sagebrush shrubland (1)
- Open water (2)

Climate resilient Landscape

- Resilient sites (Slightly more resilient) (1)
- Resilient sites (More resilient and Most resilient (2)

Wildlife

- CPW wildlife ranges: moose, mule deer, elk (2)

CONSERVATION SUITABILITY CONCLUSION

While a majority of the site is moderately suitable for conservation, only areas along rivers and steams are best used for such practices. Areas including the Garfield County Landfill and shooting range area are among the least suitable for conservation.

Verdant eastern valley that leads to firing range. Note "tree skeletons" that provide habitat for small fauna and microclimate variation.

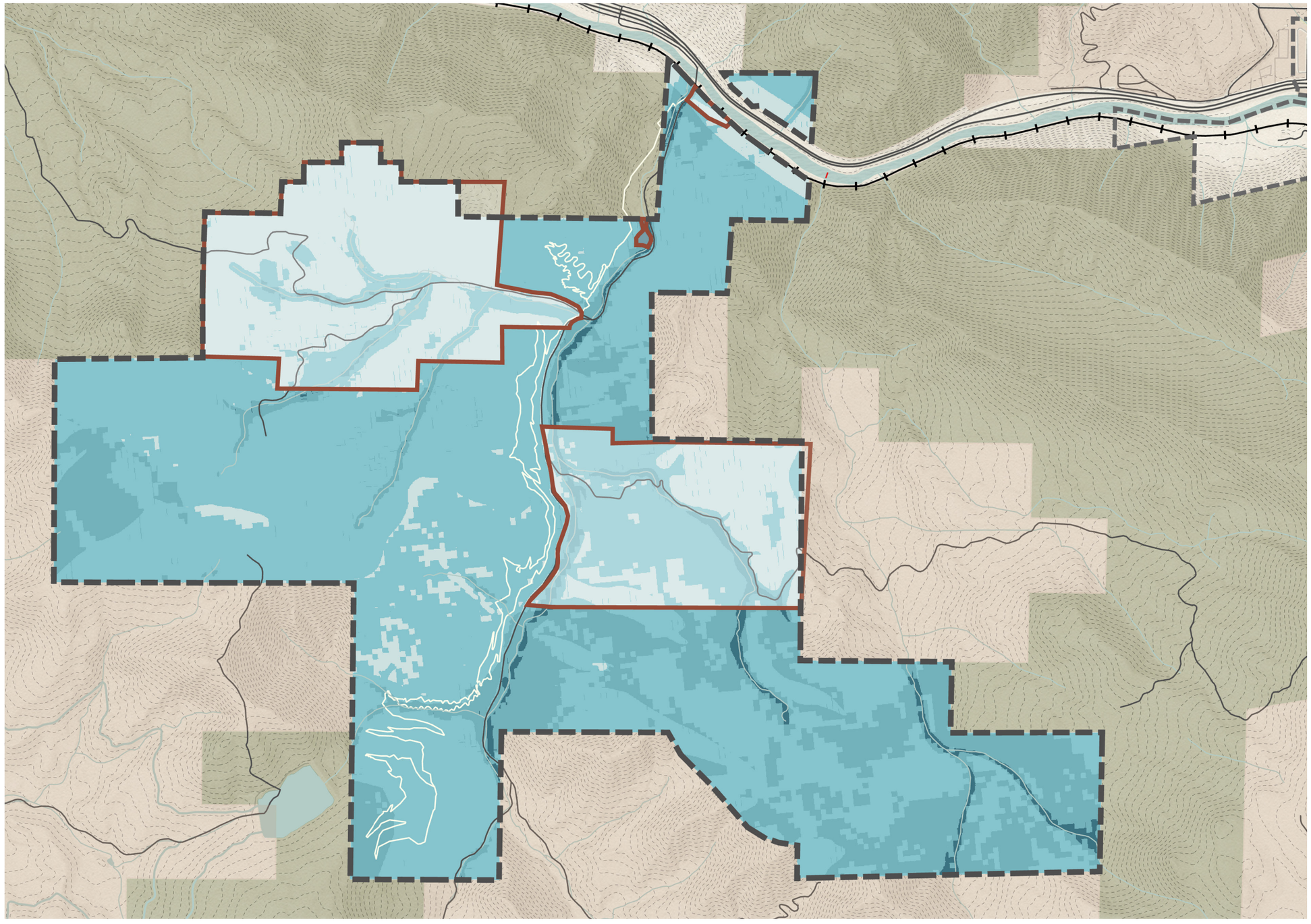
South Canyon Creek has a robust riparian zone.

Oak, Pinyon-Juniper, and Riparian Woodlands.

Wetlands draining the hot springs add to the landscape complexity of the Canyon.

ECOLOGICAL SUMMARY ANALYSIS

SUITABILITY ANALYSIS



LEGEND

- Study Area Boundary
- Most suitable for conservation
- Least suitable for conservation
- Feature Boundaries

0 1/3 mile

Source: BioHabitats 2023,

HISTORY OF WILDFIRE IN THE SOUTH CANYON AREA

HISTORY OF WILDFIRES

South Canyon and the surrounding landscape has been subject to several large wildfires in recent history. The most notable incidents involve the 1994 South Canyon Fire, which occurred across the Colorado River on the adjacent Storm King Mountain and resulted in the death of 14 wildland firefighters.

More recently, a 2002 fire started within South Canyon as a result of the underground coal seams, which can reach nearly 1000 degrees at the surface. The fire spread quickly through dense Gambel Oak and Spruce, exiting the canyon and proceeding toward Glenwood Springs. The fire ultimately burned 12,000 acres and destroyed 29 homes. Subsequent mudslides devastated nearby Mitchell Creek and flowed across the I-70 highway.

- Grizzly Creek Fire – 2020, 32,431 acres
- Brush Creek Fire – 2013, 403 acres
- Coal Seam Fire – 2002, 12,000+ acres, 29 homes lost
- South Canyon Fire – 1994, 2,115 acres, 14 lives lost

FIRE CONDITIONS

Fire conditions are worsened by climate, weather, topography and vegetation that fuel the fire.

PREVIOUS PLANS & STUDIES

Garfield County Community Wildfire Protection Plan - 2012

- Garfield County Hazard Mitigation Plan Update - 2022

SUPPRESSION RESPONSE

- Garfield County Rural Fire Protection District (FPD), initial response led by them.
- Supported by six other FPDs in Garfield County.
- Bordered by federal public lands who would respond during large-scale incident.
- Fire could start outside of recreation area and spread within.
- Access to area is challenging due to lack of roads and rugged terrain.

Coal Seam Wildfire, 2002

WILDFIRE CONTEXT

SOUTH CANYON WILDFIRE ANALYSIS

According to Colorado State Forest Service data, most of the property has very high burn probability, moderate to extreme flame lengths and extreme rates of fire spread.

SOUTH CANYON WILDFIRE CONSIDERATIONS

It is recommended that new recreation infrastructure be located at the bottom of the valley and adjacent to the riparian corridor east along the access road. The low topographic position, proximity to the road and presence of riparian vegetation make this area suitable for trails and facilities, provided there is sufficient space to concurrently accommodate floods and wildfire goals as well as biological and ecological values. It is not recommended that any new recreation infrastructure be located along ridge lines, mid-slope on mountain sides or within Gambel Oak communities.

The following points are considerations for Wildfire mitigation.

- Firewise construction materials and techniques and defensible space standards should apply to all new facility construction.
- Structure hardening, defensible space standards and fuels mitigation work should be applied to all existing facilities.
- The community south of South Canyon should be engaged regarding emergency preparedness, awareness and evacuation. A community wildfire protection plan or similar planning document is recommended. Wildfire Safety Zones should be established south of the project area.
- Inter-agency coordination is essential.
- Capacity limitations may be indicated.
- A forest and fuels management plan may be provided.

EMERGENCY PREPAREDNESS

Emergency preparedness is key to prevention of loss of life and homes during a wildfire. Taking steps in advance of potential wildfire events can prevent catastrophic outcomes. Two recommendations for South Canyon include:

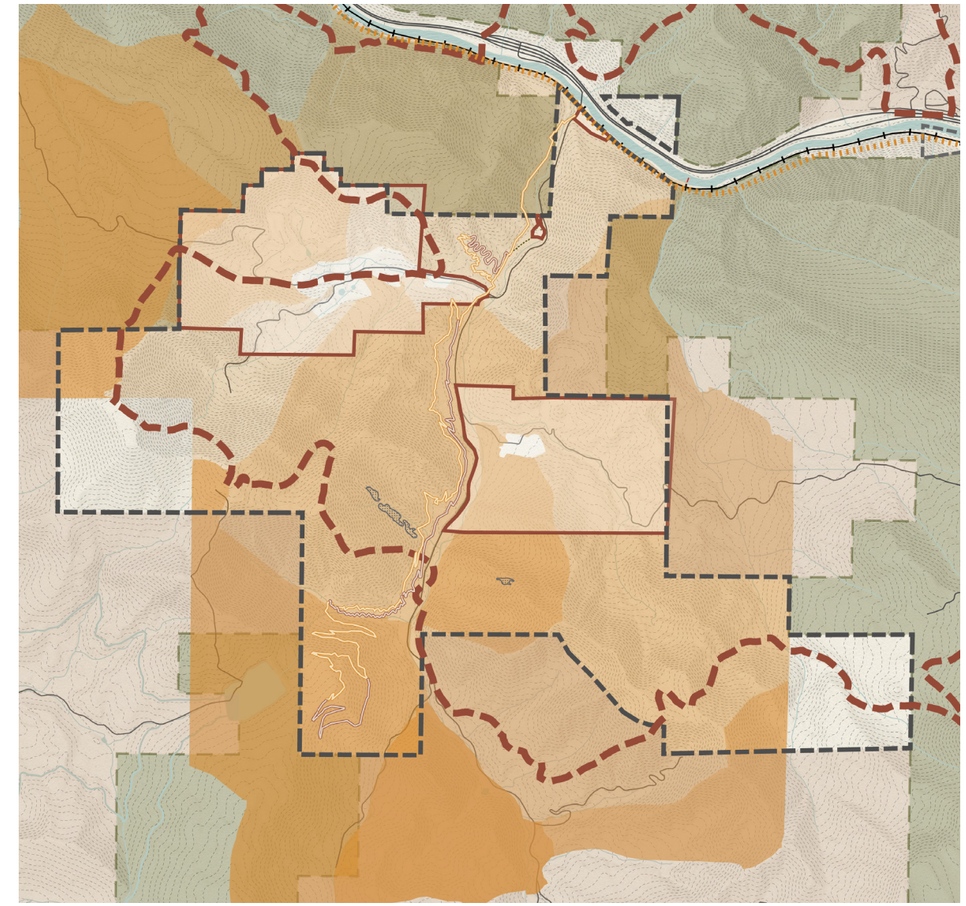
- Notification
- Public Safety/ Evacuation

NOTIFICATION

Effective notification of wildfire to recreation users and local residents begins with a strong partnerships and communication strategies within Garfield County entities. Both the Office of Emergency Management and the Sheriff's Office are important agency relationships that require steadfast emergency protocols in the event of a wildfire. The South Canyon Fire escalated in part due to communication issues between agencies.

EVACUATION

After notification occurs, the first priority would be to evacuate any and all people in the area to a safe location. Given there is only one way in and one way out, there are challenges to evacuation. All evacuees would use the same road, and all would have to exit south via I-70.



Source: Design Workshop Analysis 2023, Colorado Parks and Wildlife Data

LEGEND

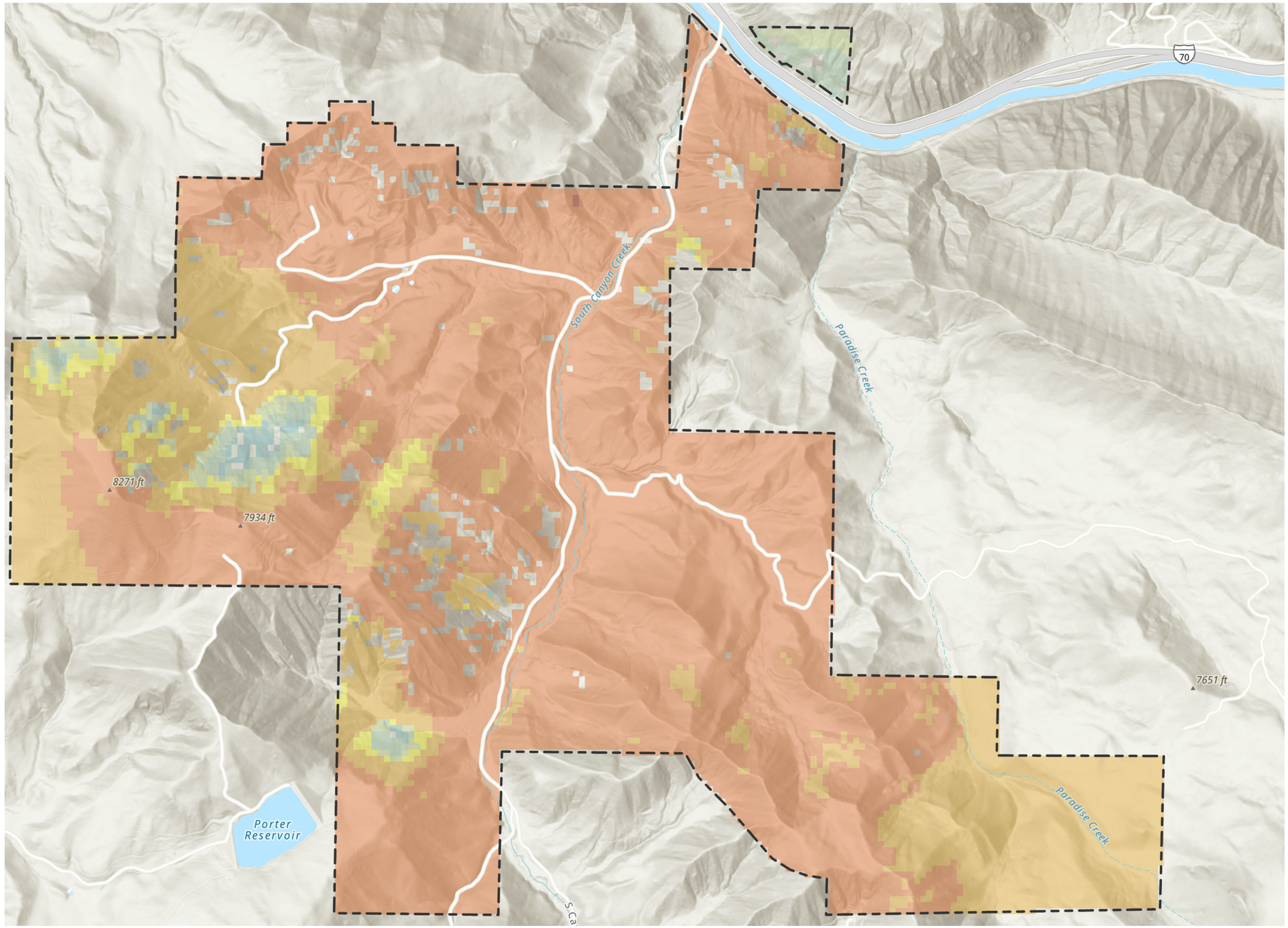
- Study Area Boundary
- Roadways
- Contours
- 2002 Coal Seam Wildfire Boundary
- Coal Seam Fire Boundary (DRMS)
- Very High Risk
- High Risk
- Moderate Risk
- Low Risk
- Bodies of Water
- BLM Land
- Privately Owned Land

0 1/3 mile

WILDFIRE RISK ASSESSMENT & ANALYSIS

BURN PROBABILITY

This map shows the annual probability of any location burning due to a wildfire, including fires ignited by lightning and human-caused fires. The analysis indicates that most of the project area is at risk of being in a high burn zone. While not appropriate for site specific analysis, the map is appropriate for regional, county or local protection mitigation or prevention planning. Burn probability is assigned on an 8-factor scale ranging from non-burnable to a burn probability of very high. This is important as it clearly indicates most of South Canyon susceptible to high intensity fire under the right conditions.



LEGEND

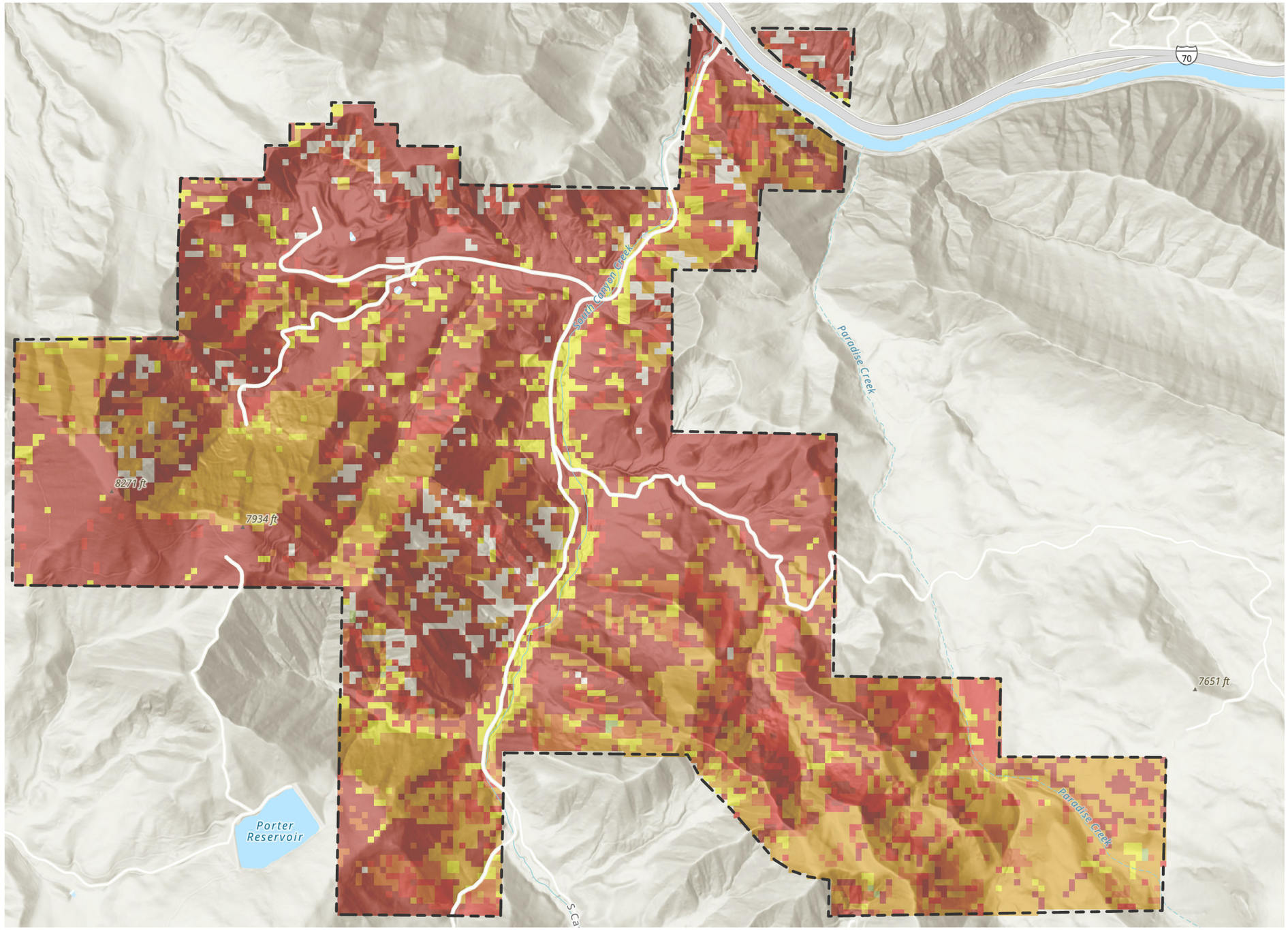
- Study Area Boundary
- Non-burnable
- Very Low
- Low
- Low-Moderate
- Moderate
- Moderate-High
- High
- Very High

0 1/3 mile

Source: Blue Mountain Environment Consulting 2023, Colorado Atlas Information Portal Data

WILDFIRE RISK ASSESSMENT & ANALYSIS

RATE OF SPREAD



Source: Blue Mountain Environment Consulting 2023, Colorado Atlas Information Portal Data

This map identifies the rate of fire spread in the study area in distance per unit of time -- chains(66 feet)/hour. Importantly, this map shows how certain fuel types on steep slopes (ie: Gambel Oak which has a large fuel load and volatile composition) contribute to rapid fire spread on fuel types. Given the past fire history in this area, this map is critical in planning for this project.

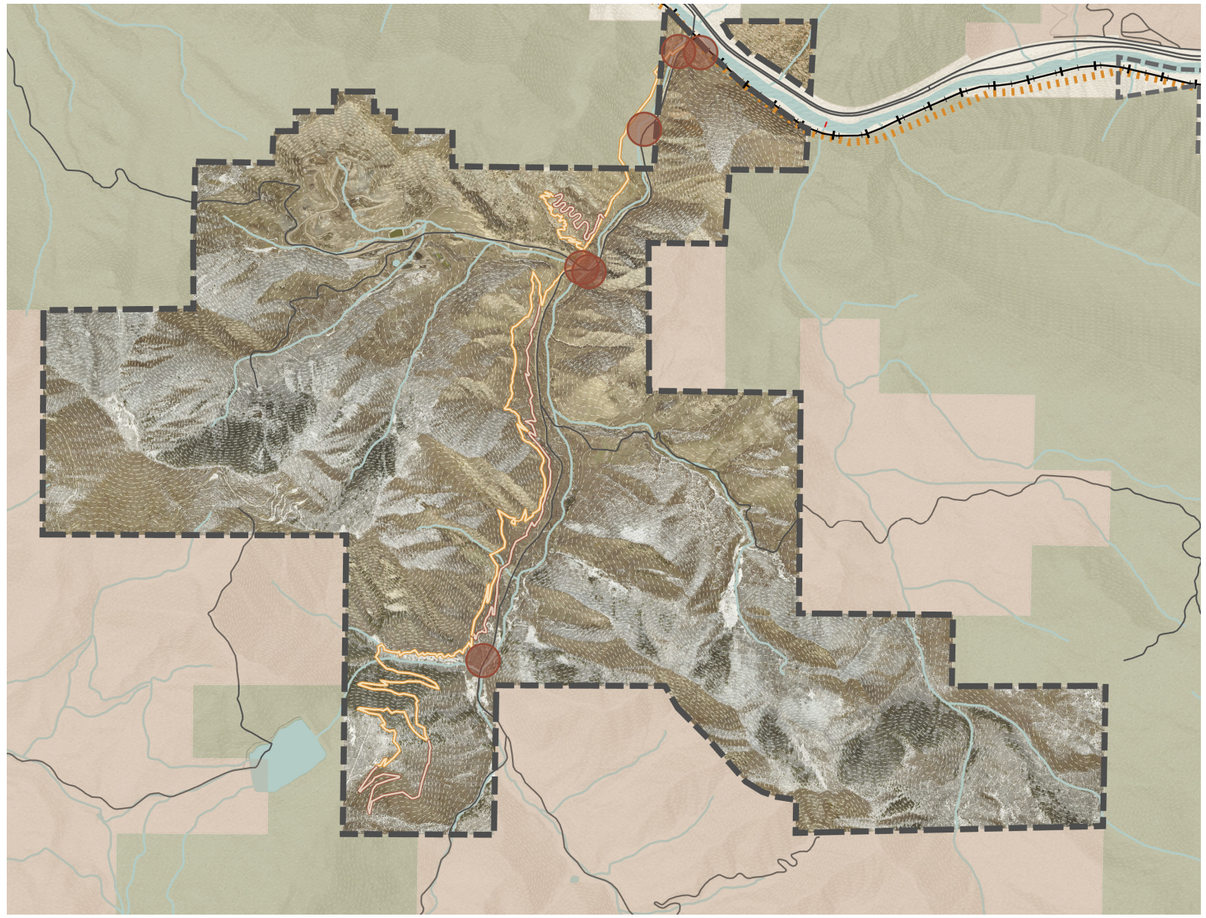
LEGEND

- Study Area Boundary
- 1 Very Low
- 2 Low
- 3 Moderate
- 4 High
- 5 Very High
- 6 Extreme

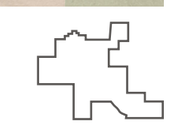
0 — 1/3 mile

EXISTING RECREATION SITES - ANALYSIS

TRAILS



Source: Design Workshop Analysis 2023, City of Glenwood Springs GIS, Roaring Fork Mountain Bike Association data



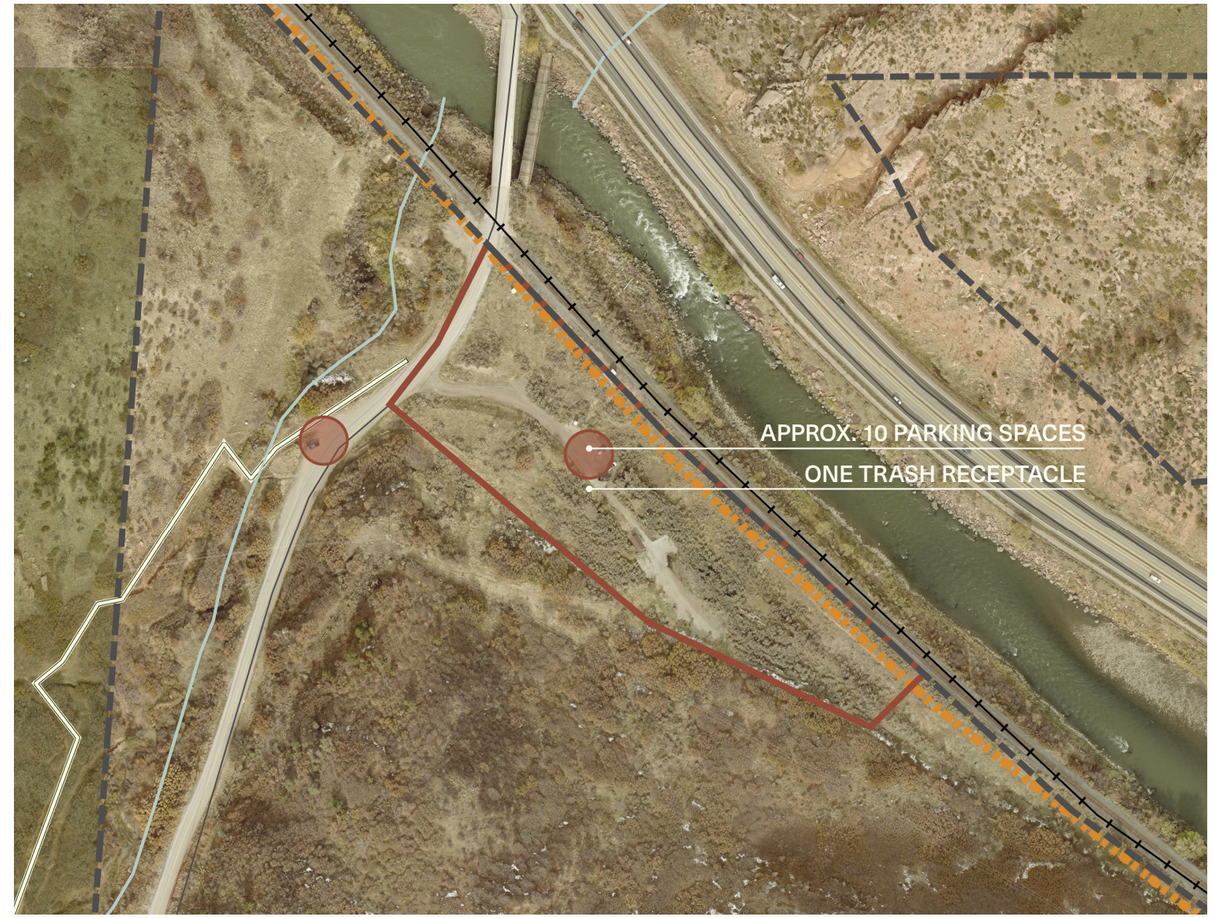
SOUTH CANYON TRAILS

South Canyon has steep topography with a gradient that allows for a diverse trails system and vegetation that provides varied trail experiences. The 8+ miles of mountain bike and multi-use trails, enhanced and maintained by the Roaring Fork Mountain Bike Association (RFMBA), provide a refuge for bike enthusiasts. Trails include, the Tramway Trail, Lightning Bug Trail, and Coal Camp Trail, and the Alpine Slide, South Canyon. To access the trails, visitors park through both designated and undesignated parking spaces along South Canyon Creek Rd.

LEGEND

- Study Area Boundary
- Existing Mountain Bike Trails
- Multi-use Trails
- Proposed LoVa Trail
- Contours
- Parking Area

ARCHERY RANGE



Source: Design Workshop Analysis 2023, City of Glenwood Springs GIS Data

ARCHERY RANGE

South Canyon's Archery Range is located at the entrance to the South Canyon. The archery range is open to the public year-round from dusk until dawn.

CURRENT AMENITIES ON SITE

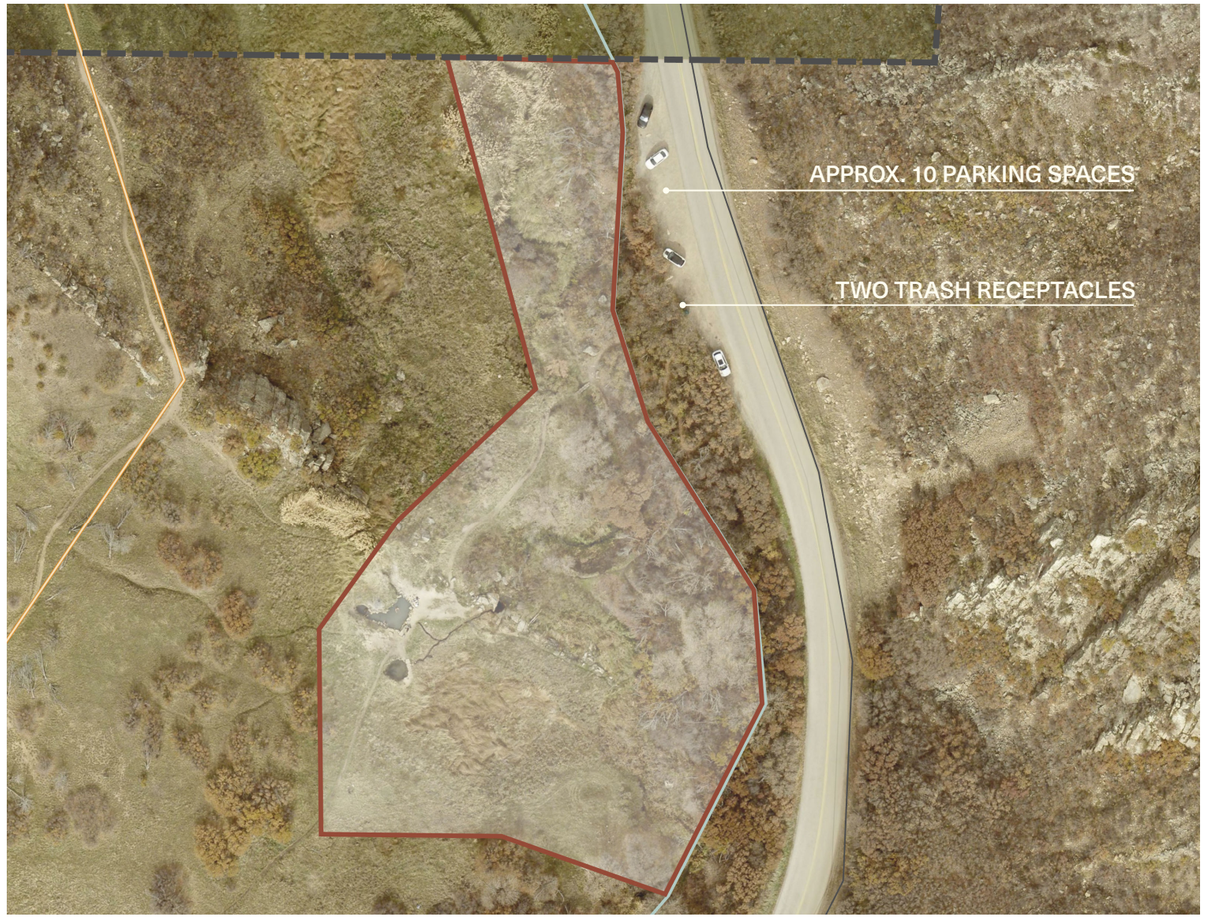
- 10 parking spaces
- 1 trash receptacle
- 1 seasonal portable restroom
- Covered shelter

LEGEND

- Study Area Boundary
- Existing Mountain Bike Trails
- Multiuse Trails
- Proposed LoVa Trail
- Railroad
- Parking Area

EXISTING RECREATION SITES - ANALYSIS

HOT SPRINGS



Source: Design Workshop Analysis 2023, City of Glenwood Springs GIS Data

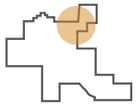
HOT SPRINGS

The South Canyon Hot Springs is a natural feature located on the west side of South Canyon creek and road. These undeveloped hot springs are mainly used by local residents and are reached by a short hike. Access to the hot springs is challenging due to the steep topography.

A 2021 water quality test found no indication for concern over human health risk at that time, however additional and regular testing was recommended. (WWE, 2021).

CURRENT AMENITIES ON SITE

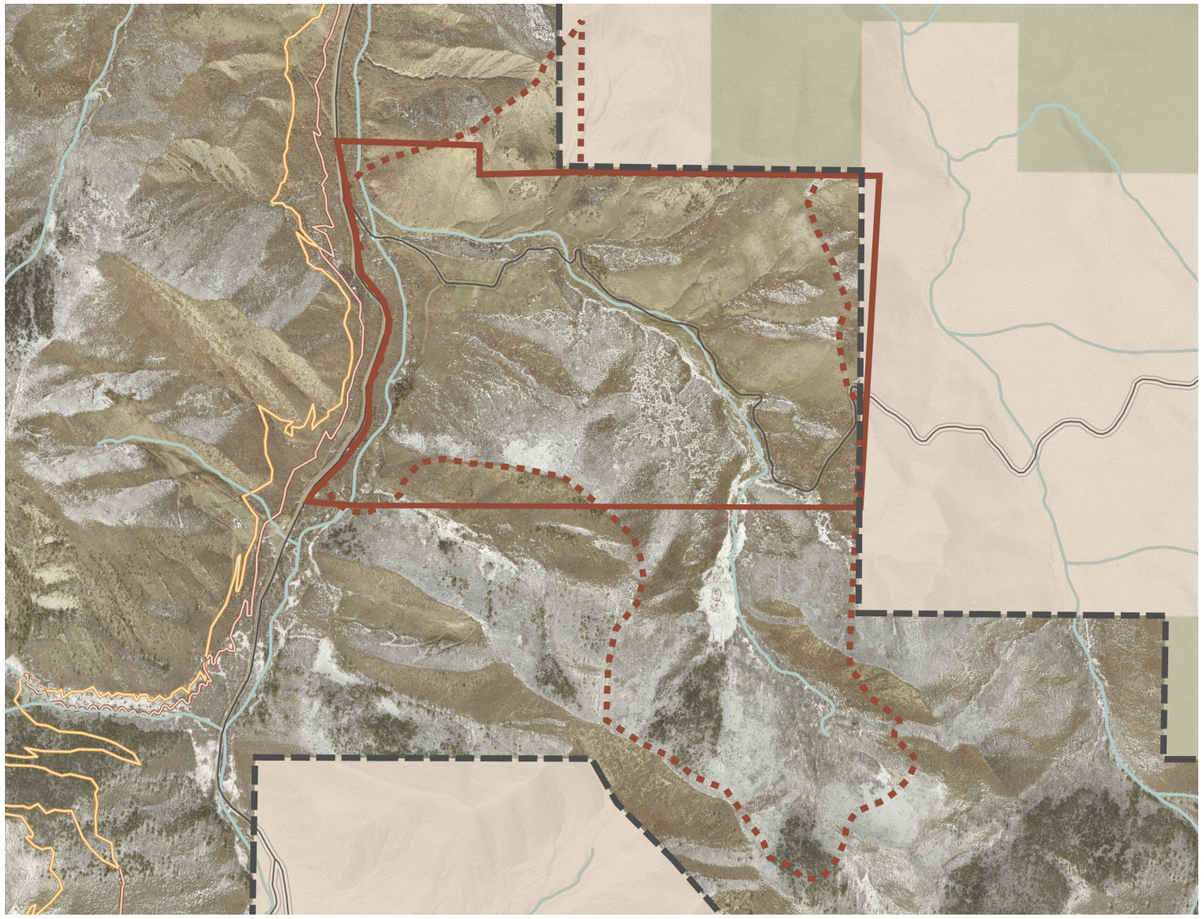
- 10 parking spaces
- 2 trash receptacles



LEGEND

- Study Area Boundary
- Multiuse Trails
- Social Trails
- Hot Springs Boundary

SHOOTING RANGE



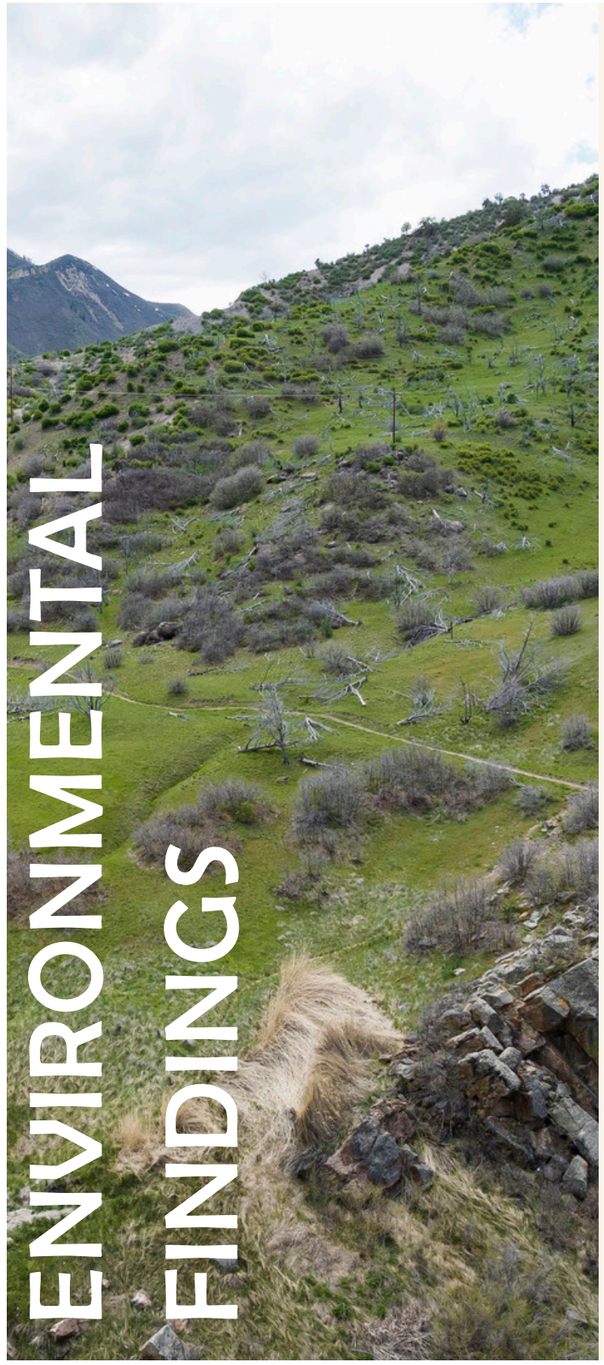
Source: Design Workshop Analysis 2023, City of Glenwood Springs GIS Data

SHOOTING RANGE

The shooting range is used by local law enforcement year-round for training activities including pistol and long-range sniper exercises. A portion of the site is also used by the Glenwood Springs Gun Club. Established in the early 1980s, the club is a non-profit organization run by a local group of volunteers. The Gun Club offers a sporting clay range, two rifle ranges, and a pistol range.

LEGEND

- Study Area Boundary
- Existing Mountain Bike Trails
- Multiuse Trails
- Gun Club Lease Boundary
- Gun Club Zone



ENVIRONMENTAL FINDINGS

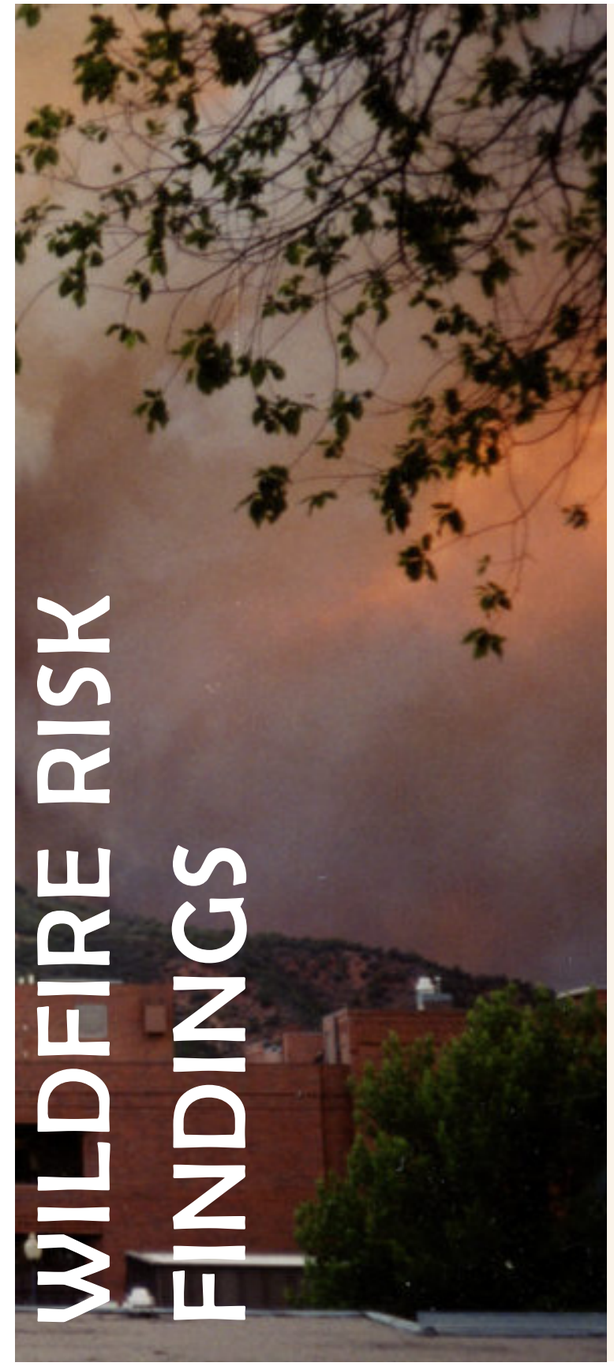
TECHNICAL QUESTIONS ANSWERED

What are the needs of elk herds, bears and other wildlife; what are the risks to wildlife from human activity; what are the seasons of greatest concern and what is necessary to protect wildlife during the seasons and throughout the year?

(Hughes Collaboration, 2021)

KEY ENVIRONMENTAL FINDINGS

- South Canyon hosts large areas of relatively intact ecosystems.
- South Canyon Creek and its tributaries are sources of high biological diversity and native riparian species.
- Human activity from the landfill and shooting range are potential sources for disruption in wildlife behavior resulting in waste collection and heightened noise levels.
- South Canyon provides regional landscape connectivity to the White River National Forest.
- Seasonal trail closures in the higher elevation areas are recommended to protect elk calving.



WILDFIRE RISK FINDINGS

TECHNICAL QUESTIONS ANSWERED

What are the risks from coal seam fires and from the wildfires that the coal seam fires can trigger? What would be necessary to address risks, including evacuation needs?

(Hughes Collaboration, 2021)

KEY WILDFIRE FINDINGS

- The coal seams are a potential source of ignition.
- Colorado Department of Reclamation and Mining Safety have and are continuing to conduct mitigation work on the coal seam areas.
- South Canyon is a high wildfire risk area. Risk can be communicated, but not eliminated.
- One-way in and one-way out access significantly limits mitigation strategies. A secondary means of egress is not currently feasible due to geography and ownership constraints.
- Inter-agency coordination is necessary for emergency response.
- Fire education, warning systems and fire breaks, staging areas and shelter-in-place areas are part of emergency preparedness protocols.

CULTURAL + HISTORICAL FINDINGS

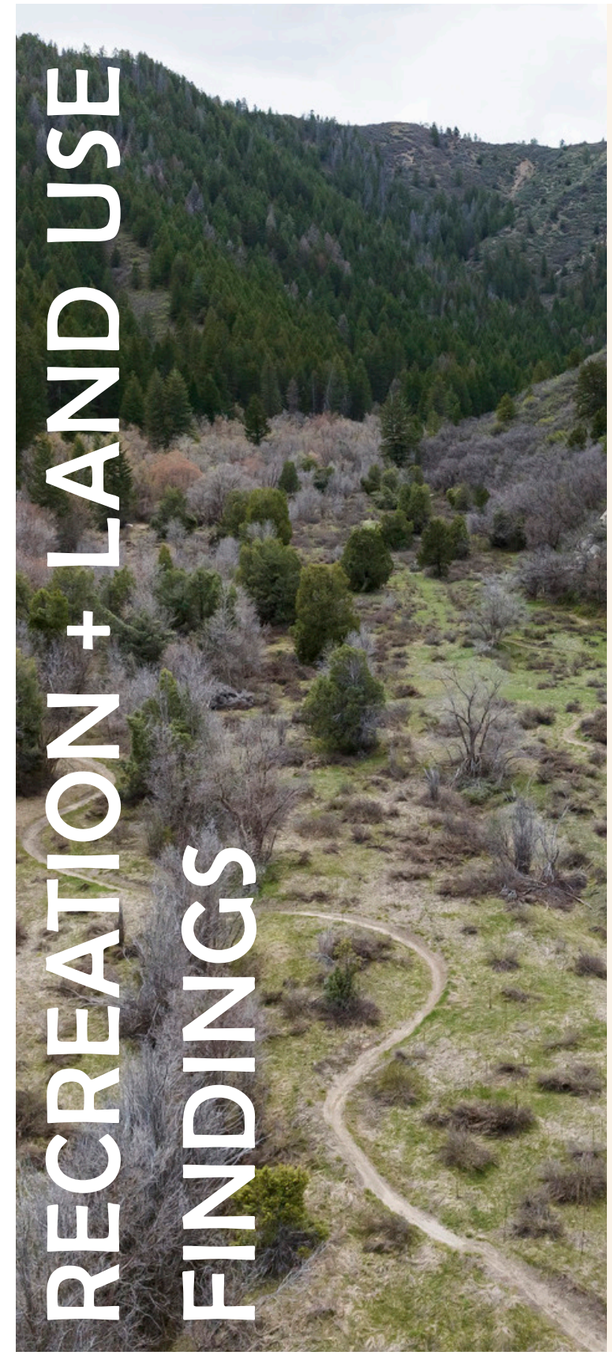
TECHNICAL QUESTIONS ANSWERED

What are the important historical resources in South Canyon and what steps should be taken to document, protect and preserve these resources?

(Hughes Collaboration, 2021)

KEY CULTURAL + HISTORIC FINDINGS

- Historic features in the canyon have not been preserved, but some physical remnants remain.
- Interpretive signs were installed in the past but no longer remain.
- Oral histories were conducted through the historical society and should inform interpretive signage elements of the future.
- Due to lack of remaining site features, preservation efforts should focus on archival research, archaeological investigation and interpretation.



RECREATION + LAND USE FINDINGS

TECHNICAL QUESTIONS ANSWERED

What are the human health and environmental health concerns related to current activities - from the lack of trash receptacles (and lack of bear-proof trash disposal) to lack of toilet facilities to potential health risks from the land and more? What user conflicts exist today?

(Hughes Collaboration, 2021)

KEY RECREATION + LAND USE FINDINGS

- Recreation sites are well-used and enjoyed. Users would like to improve the existing recreation uses such as expanding mountain bike trails, cleaning up the shooting range, and having long-range archery targets.
- Parking for existing recreation use is insufficient and contributes to wildfire risks.
- Lack of bathrooms and waste management policies threatens sensitive ecological systems.
- Existing infrastructure (access to water, restrooms, and waste management) is insufficient to support existing recreation uses.

COMMUNITY ENGAGEMENT SUMMARY AND KEY PLAN ELEMENTS

ROBUST PUBLIC ENGAGEMENT INFORMS PLAN PRIORITIES.

COMMUNITY AND STAKEHOLDER ENGAGEMENT 36

VISION 40

KEY PLAN ELEMENTS SUMMARY 41

COMMUNITY AND STAKEHOLDER ENGAGEMENT

2021 COMMUNITY SURVEY RESULTS FROM CITY OF GLENWOOD SPRINGS

1. Mountain biking is the most important existing recreation use and amenities should be increased. Recognition of mountain biking and tourism.
2. Community support for preservation of wildlife and habitat.
3. Community opinions on the future technologies and uses of the landfill.
4. Should the master plan consider future technologies and uses of the landfill?
5. Expansion or new amenities for the gun range are not supported.
6. No community consensus on future of Hippy hot springs, hiking or camping. (Strong written comments for no camping.)
7. No strong opinions regarding horseback riding, archery and cultural/ historical tourism.
8. Open to paying recreation fees

In conclusion to the 2021 survey responses, a number of technical questions were identified as critical to address in next steps.

2023 COMMUNITY ENGAGEMENT PROCESS

The 2021 engagement process began with a summary of environmental, wildfire, cultural, historical, recreation and land findings. These findings provided more information in response to the 2021 survey questions.

ENGAGEMENT APPROACH

The South Canyon team met with technical stakeholder groups who could inform management decisions and members of the community through pop-up events. An online survey was distributed through the City of Glenwood Springs existing outreach platforms to inform priorities.

STAKEHOLDER ENGAGEMENT SUMMARY

Stakeholders that are active participants in the preservation, maintenance, and usage of South Canyon were engaged to provide feedback that reflected their individual views. This conversation framed recreation and management goals and the key plan elements of the land's existing and future recreation.

LAND AND HISTORY STEWARDS
Stakeholder Group 1

South Canyon Coalition, Glenwood Springs Historical Society

KEY INPUT THEMES

- Better management or recreation use with wildlife habitat
- Develop a plan for wildfire safety
- Educate the public on the historical significance of South Canyon
- Prioritize historical and ecological preservation within the canyon

LAND MANAGEMENT PARTNERS
Stakeholder Group 2

Colorado Parks and Wildlife, United States Forest Service, Landfill Operation, Conservation Colorado

KEY INPUT THEMES

- Provide safety enforcement for South Canyon
- Better habitat management and wildlife conservation of existing wildlife movement areas and habitat
- Organize a collective group of partners/stakeholders that meet regularly to work on challenges with South Canyon, wildlife management, and recreation conflicts
- Maintain ecological features of the site

RECREATION USERS
Stakeholder Group 3

RFMBA, Glenwood Springs Gun Club, Archery Users, Roaring Fork Outdoor Volunteers, Representative from the Latino Community

KEY INPUT THEMES

- Improve existing recreation uses
- Provide additional parking for recreation users
- Provide trash receptacles, restrooms, and water for recreation users
- Introduce an organization that allows South Canyon recreation groups to work and make decisions together
- Connect recreation amenities to historical site features
- Keep South Canyon recreation free

TECHNICAL EXPERTS ENGAGEMENT

Additional sessions were held with technical experts, who were engaged to refine conditions findings and lend credibility to recommendations.

COLORADO DIVISION OF RECLAMATION, MINING, & SAFETY

Highly active coal seam fires in South Canyon present a significant challenge to the division, including containment and risk mitigation. Noxious gasses are present in close proximity to the fires, and soil subsidence is occurring. DRMS recommends that recreation users be protected from these risks by implementing buffer zones around the coal seams of approximately 1000'.

GLENWOOD SPRINGS POLICE DEPARTMENT

A virtual consultation with the police department confirmed that the South Canyon shooting range is a valuable training facility to the department for both short-range and long-range firearms training. The range is used year-round, although winter access can be an impediment. Improved road access is a priority.

GLENWOOD SPRINGS HISTORICAL SOCIETY ARCHIVIST (SITE WALK)

A site walk of the canyon with an expert historian was used to record and identify various remnants from South Canyon's mining history. This site visit largely informed the proposed interpretive loop trail at the historic surface mine.

ONLINE AND WRITTEN COMMUNITY SURVEY

A community survey obtained feedback from city and local residents as well as South Canyon recreation users. The survey, which was distributed online and at the Glenwood Springs Community Center, was available in English and in Spanish. **600** responses were gathered.

The online survey consisted of six questions:

1. Where do you live?
2. What is your primary reason for visiting South Canyon?
3. Please rank our top priorities for management in South Canyon (1 as the highest priority, 4 as the lowest priority)
4. Please rate the following elements (strongly disagree, disagree, neither agree not disagree, agree)
5. What amenities are needed to better support recreation users in South Canyon?
6. What other ideas do you have for recreation in South Canyon?

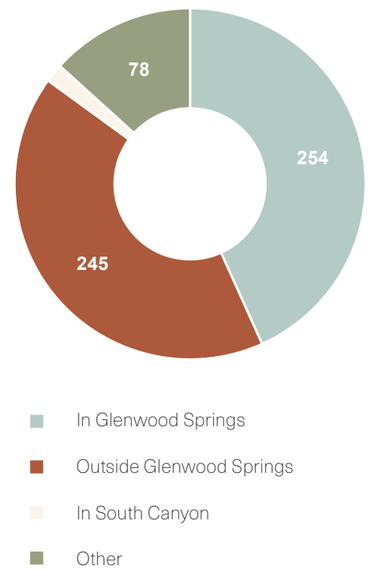
The survey responses lead to the following key takeaways:

- Many community members would like to see improvements to existing recreation amenities including more mountain bike trails, additional multi-use trails, and refinement of the existing South Canyon Gun Club
- Implementation of additional parking spaces, onsite restrooms, trash receptacles, and drinkable water are desired.
- Additional of historical, cultural, and land use signage as needed.

Most community members would like to see improvements to existing recreation amenities while less than 1% of recreation users would like to see little to no improvement to South Canyon.

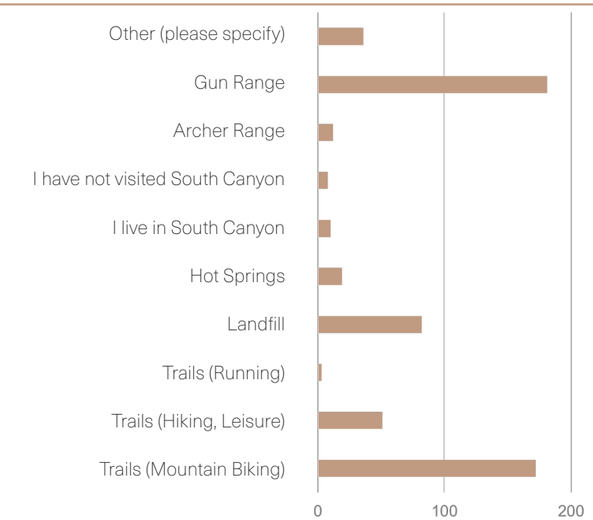
When asked about additional ideas for recreation in South Canyon community members and residents said they would like to see:

Q1. WHERE DO YOU LIVE?



Survey respondents included an approximate split between Glenwood Springs residents and non-residents.

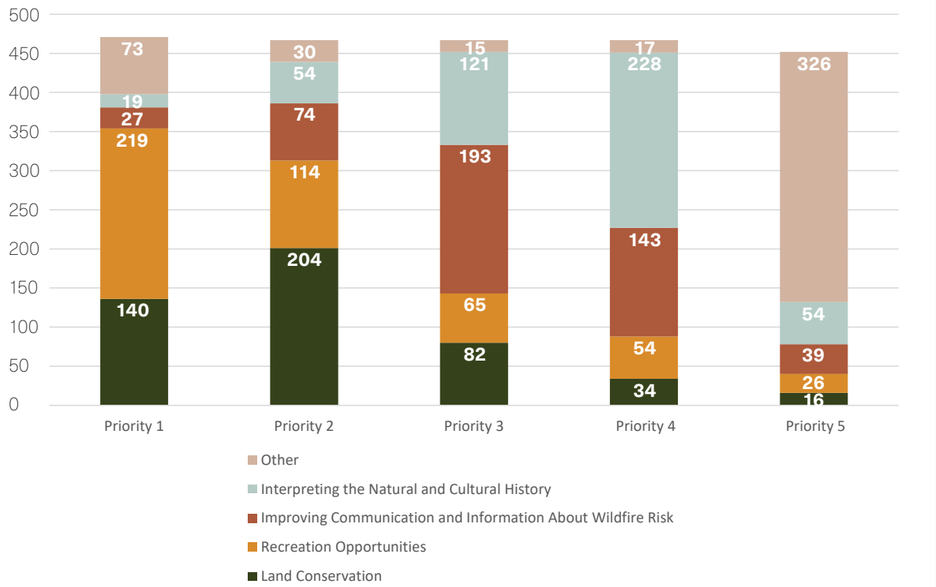
Q2. WHAT IS YOUR PRIMARY REASON FOR VISITING SOUTH CANYON?



Survey respondents were primarily gun club and mountain bike trail users.

Q3.

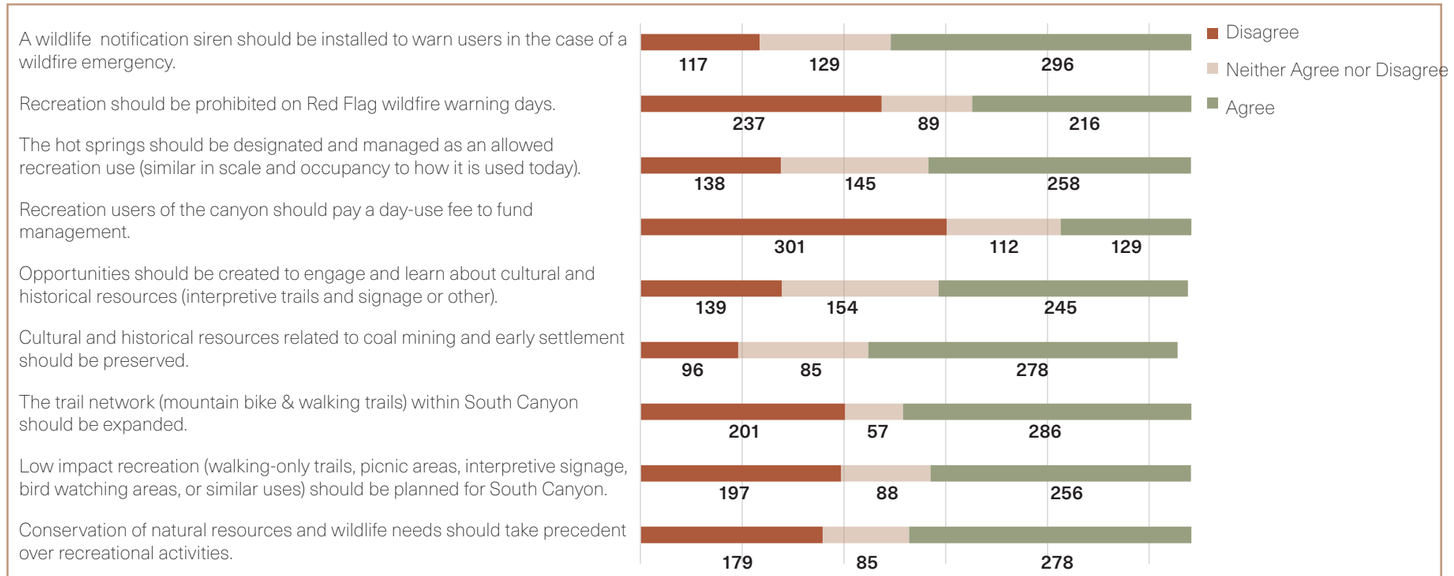
PLEASE RANK YOUR TOP PRIORITIES FOR MANAGEMENT IN SOUTH CANYON (1 AS THE HIGHEST PRIORITY, 4 AS THE LOWEST PRIORITY)



Respondents ranked recreation opportunities as the top priority for management in South Canyon. Other responses included preservation of existing amenities in South Canyon as well as preservation of wildlife habitat.

Q4.

PLEASE RATE THE FOLLOWING ELEMENTS: (STRONGLY DISAGREE, DISAGREE, NEITHER AGREE NOR DISAGREE, AGREE, STRONGLY AGREE)



Over half of all respondents believe that conservation of natural resources should take precedent over recreation activities, low impact recreation should be planned, cultural and historical resources related to coal mining and early settlement should be preserved, and that wildfire notification sirens should be installed to warn users in the event of a wildfire. Similarly, respondents are against a implementing a day use fee.

Q5.
WHAT OTHER AMENITIES ARE NEEDED TO BETTER SUPPORT RECREATION USERS IN SOUTH CANYON?

OVER 20% of survey respondents would like to see implementation of restrooms on sites

16% of survey respondents would like to see improvements to the gun range

13% of survey respondents would like to see more and improved parking

10% of survey respondents would like to see the completion of the planned mountain bike trails or more mountain bike trails

5% would like to see improvements to roads within South Canyon including the road to the landfill and the gun club

Respondents agree that restrooms, more parking, and additional bear-proof trash and recycle bins should be established through South Canyon. Recreation users would like to see improvements to maintenance and amenities related to the gun range, bike access from the city of Glenwood Springs, and more mountain bike trails.

Q6.
WHAT OTHER IDEAS DO YOU HAVE FOR RECREATION IN SOUTH CANYON?

WRITTEN RESPONSES

"Recognize the rock-climbing potential in the area and include that as a viable use."

"Use this as a way to keep the trails low-key and an opportunity for fire mitigation/ suppression."

"Environmental stewardship should be part of all the experiences. Education about waste, pollution and conserving resources could be part of the experience and it could be tied to the reality of the landfill limited space, but the also recycling and composting the landfill does."

"Continued development of mountain bike trails and separate walking trails, with preservation of the cultural history of the area."

"The gun club is an incredible amenity that is overlooked. The availability to shoot to about 1500 yards makes this place an extraordinary facility. The range actually accomplishes several of the priorities in the planning: recreation, wildlife habitat protection, preservation of the environment, and benefit to the community."

RESPONSES BY THE NUMBERS

106 SHOOTING RANGE COMMENTS
"More amenities are needed at the Glenwood Springs Gun Club to facilitate our youth and shooting sports"

122 RESTROOM COMMENTS
"Expanded/better trailhead parking + pit toilets"

77 PARKING COMMENTS
"Phased and appropriate amount of parking."

72 SIGNAGE COMMENTS
"I think more signage on trails in regards to wildlife, wildfire, and historical significance need to be added to existing trails."

55 TRAILS COMMENTS
"Please keep the impact of trails on wildlife in mind before expanding"

30 TRASH COMMENTS
"Water, sanitation, signage to pack out your trash."

15 'NO ADDITIONAL AMENITIES' COMMENTS
"Forget amenities. Leave land and wildlife alone."

10 LOVA TRAIL COMMENTS
"Cooperation with the LOVA trail system would be a huge benefit to the community."

VISION

COMMUNITY-DRIVEN FOCUS AREAS

This plan is derived from conversations, goals, strategies and feedback obtained from stakeholder groups, community pop-up events, online surveys and support from city boards and committees.

As a result of community and stakeholder engagement, analysis of past existing conditions reports and input from technical experts, the following plan elements, aspirations and goals have been developed to frame management strategies.

KEY PLAN ELEMENTS

ASPIRATIONS

LAND CONSERVATION

South Canyon will continue to host healthy ecosystems and full assemblages of native flora and fauna. It will exemplify the balance of conservation and recreation, providing future generations access to nature and opportunities to appreciate the canyon's robust biological diversity.

EXISTING & FUTURE RECREATION

Recreation in South Canyon will connect users to the land's rich natural and cultural resources through light touches. Light touches are defined as recreation that does not compromise the resiliency of ecological systems or further diminish historic features.

WILDFIRE RISK COMMUNICATION & MITIGATION STRATEGIES

Wildfire risk in South Canyon will guide decision-making to prioritize the safety of recreational users and adjacent residents. People who visit the canyon will have clear access to information related to wildfire risk and emergency procedures.

NATURAL & CULTURAL HISTORY INTERPRETATION

Visitors to South Canyon will have opportunities for increased understanding and appreciation of the landscape's natural and historical significance.

IMPLEMENTATION & LONG-TERM MANAGEMENT

Planning efforts and recommendations will consider both near and long-term management of South Canyon, resulting in a framework that can guide decision-making for decades to come.

KEY PLAN ELEMENTS SUMMARY

The following is an overview of the Plan Elements and Goals in this plan. Each element is further described in subsequent pages.

LAND CONSERVATION

Goal 1. Protect high quality conservation areas while planning recreation uses and landscape management

Goal 2. Restore and improve habitat and water quality

Goal 3. Manage wildlife connectivity within and across boundaries to minimize fragmentation

Goal 4. Minimize environmental impacts from the shooting range to the surrounding landscape

EXISTING & FUTURE RECREATION

Goal 1. Improve communication and information about ecological and wildlife value, rules for recreation use, land fill services, coal seam rehabilitation efforts, wildfire risks, emergency strategies, and cultural history

Goal 2. Improve infrastructure and amenities for existing recreation uses

Goal 3. Designate and manage the hot springs as an allowed recreation use

Goal 4. Provide new recreation uses to appeal to a broader audience of recreation users

WILDFIRE COMMUNICATION & MITIGATION STRATEGIES

Goal 1. Improve public safety and emergency preparedness by employing wildfire standards in site design

Goal 2. Improve public safety through recreational management

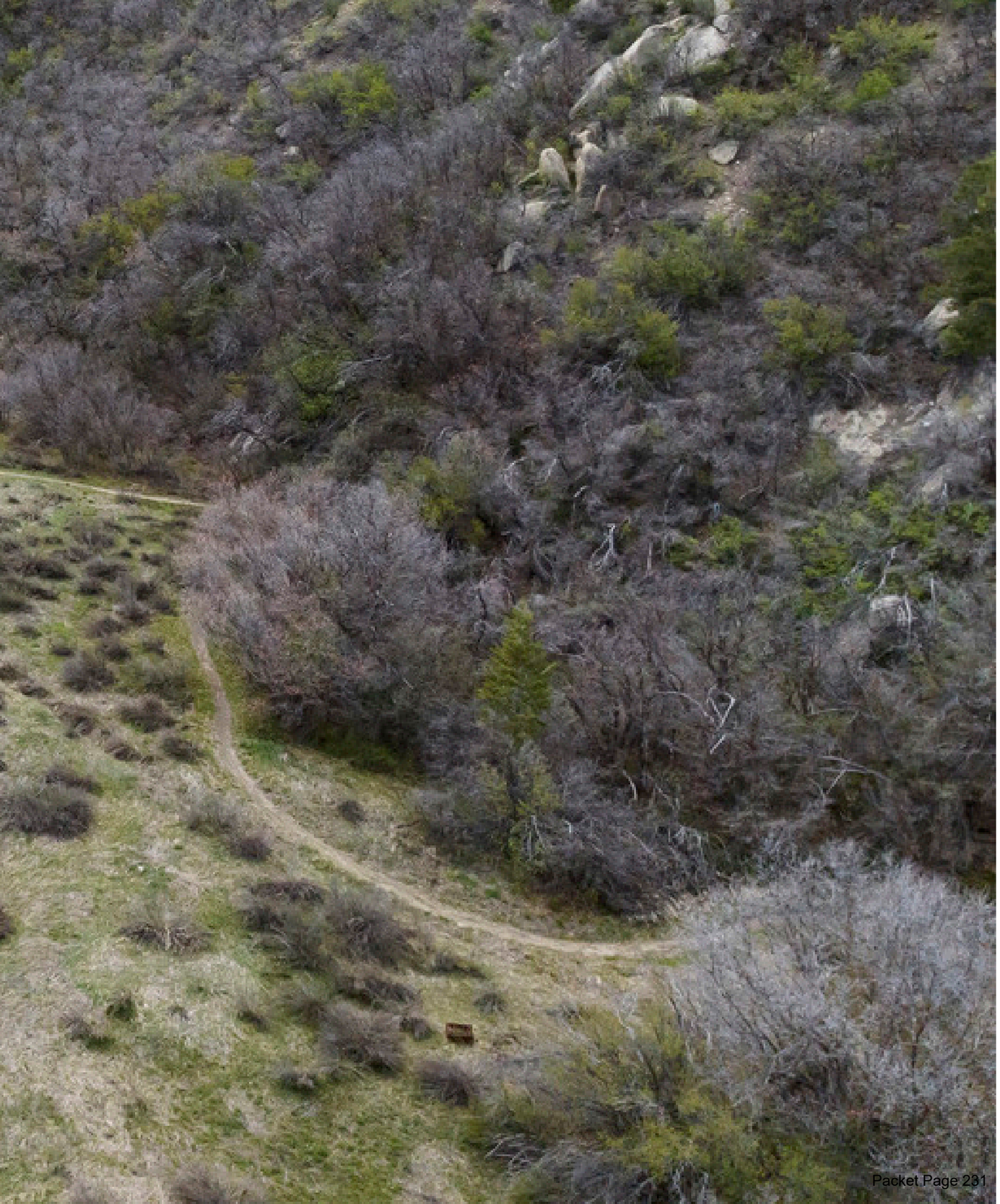
Goal 3. Improve public safety through increased awareness of wildfire risk

Goal 4. Facilitate inter-agency coordination

NATURAL & CULTURAL HISTORY INTERPRETATION

Goal 1. Protect, repair and/or rehabilitate remaining historic features

Goal 2. Provide educational opportunities and recreation interface to increase knowledge of South Canyon's natural and cultural history



PLAN GOALS AND STRATEGIES

THIS CHAPTER EXPANDS ON THE PLAN'S OBJECTIVES AND DETAILS STRATEGIES FOR ACHIEVING THEM, FROM A LANDSCAPE SCALE TO INDIVIDUAL SITE CONCEPT PLANS.

LAND CONSERVATION 44

EXISTING AND FUTURE RECREATION 48

WILDFIRE COMMUNICATION AND RISK MITIGATION STRATEGIES 58

NATURAL AND CULTURAL HISTORY INTERPRETATION 62

LAND CONSERVATION

South Canyon will continue to host healthy ecosystems and full assemblages of native flora and fauna. It will exemplify the balance of conservation and recreation, providing future generations access to nature and opportunities to appreciate the canyon's robust biological diversity.

GOAL 1 Protect high quality conservation areas while planning recreation uses and landscape management.

STRATEGIES

LC1.1 Maintain/preserve existing recreation uses within the canyon.

LC1.2 Limit high intensity recreation uses and high visitor volume to canyon entry; decrease recreation intensity further into the canyon to protect wildlife habitat and maintain limited access.

LC2.3 Establish ecological and recreation planning zones based on suitability analysis. These zones will inform supported and prohibited recreation uses as well as priority areas for preservation and restoration efforts.

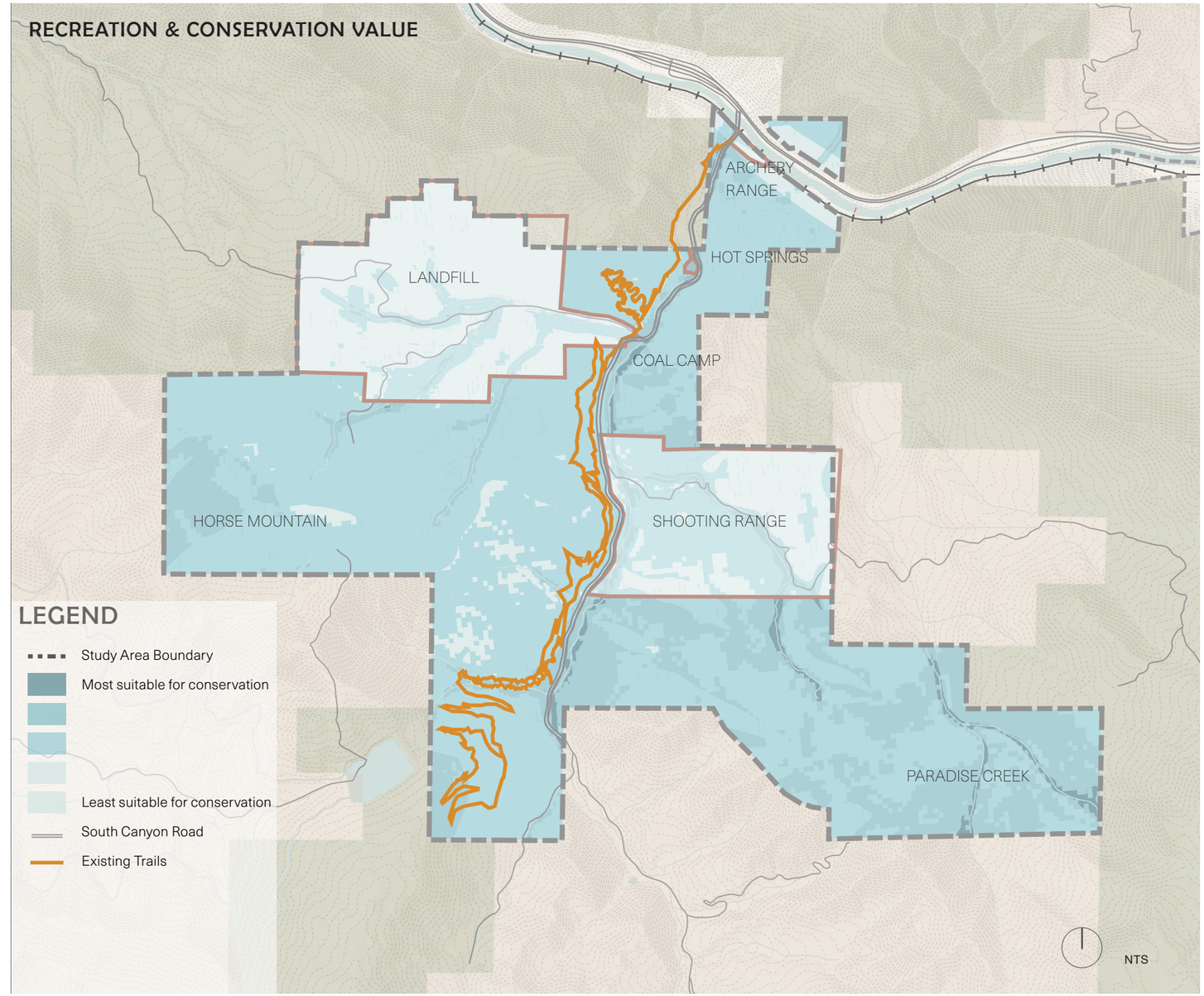
LC1.4 Limit recreation in the Horse Mountain area to protect sensitive wildlife habitat.

LC1.5 Prioritize conservation of Paradise Creek area and avoid recreation uses.

LC1.6 Limit recreational uses to non-motorized vehicles only (with the exception of e-bikes) in South Canyon.

LC1.7 Limit recreation during Spring Elk calving between April 25 and June 20 annually.

SOUTH CANYON BIKE TRAILS



RECREATION AREAS

The majority of recreation activities should take place in core recreation areas in order to minimize environmental impact and maximize visitor safety. Prohibited activities include camping and overnight parking, shooting off range, hunting & fishing. Due to the potential for ecological impact and recreation coflict, no dogs should be allowed.

SUPPORTED ACTIVITIES

HIKING ON TRAILS

BIKING ON TRAILS

PICNICKING AT ESTABLISHED AREAS

WILDLIFE VIEWING FROM TRAILS

SHOOTING ON RANGE

WATER QUALITY PROTECTION AREA

While much of the existing core recreation takes place in water quality protection areas, new high intensity uses and high visitor volumes should be discouraged in these areas where possible. Any future recreation should be evaluated for its potential impact on water quality. These areas are ideal for riparian restoration efforts and trash removal projects.

SUPPORTED ACTIVITIES

RESTORATION PROJECTS

TRASH REMOVAL

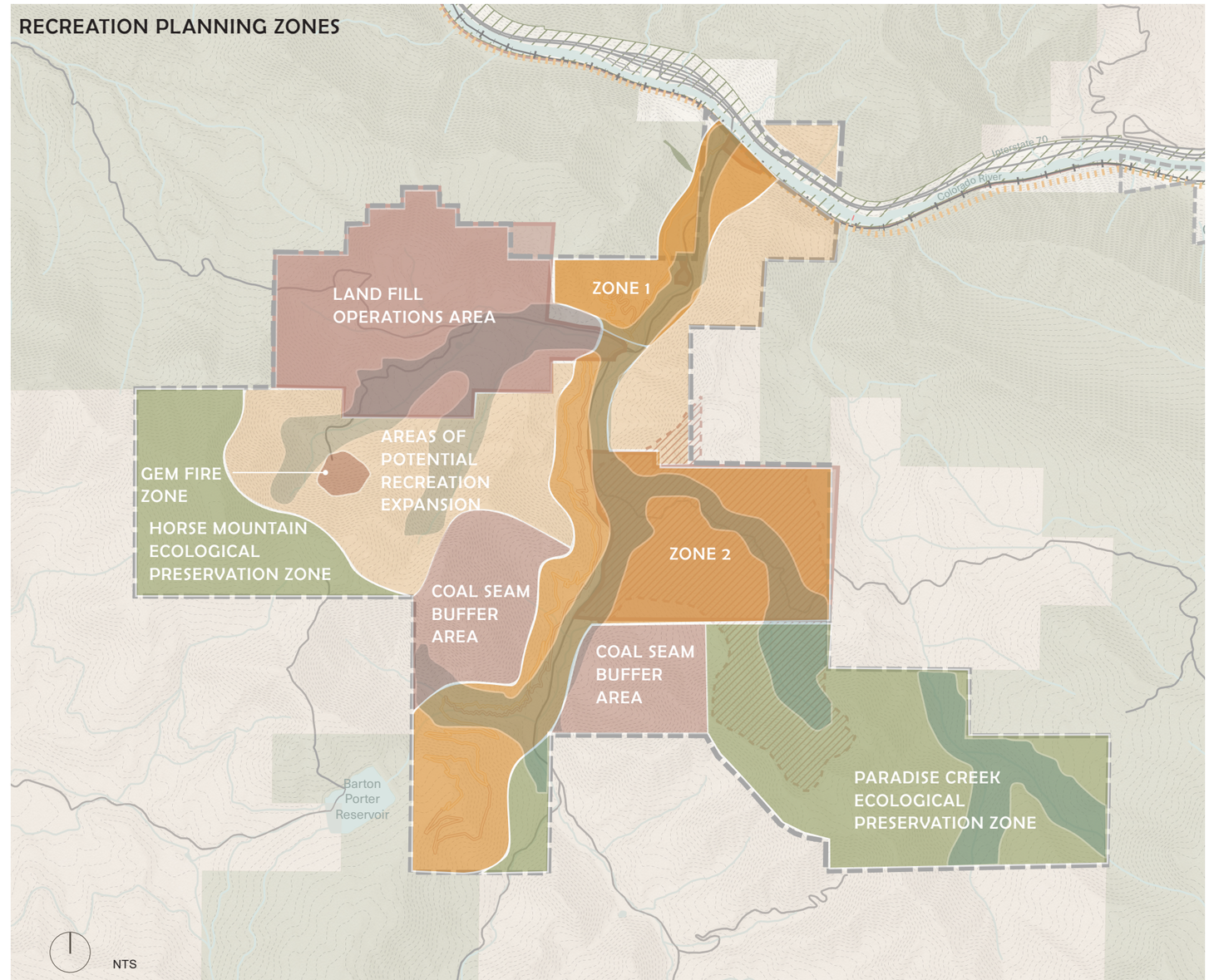
ECOLOGICAL PRESERVATION ZONE

These areas include large acreages of high conservation-value, connected landscapes. New recreation is discouraged, and visitors should be made aware of their ecological value and wildfire risk.

SUPPORTED ACTIVITIES

RESTORATION PROJECTS

WILDFIRE MITIGATION PROJECTS



LAND CONSERVATION

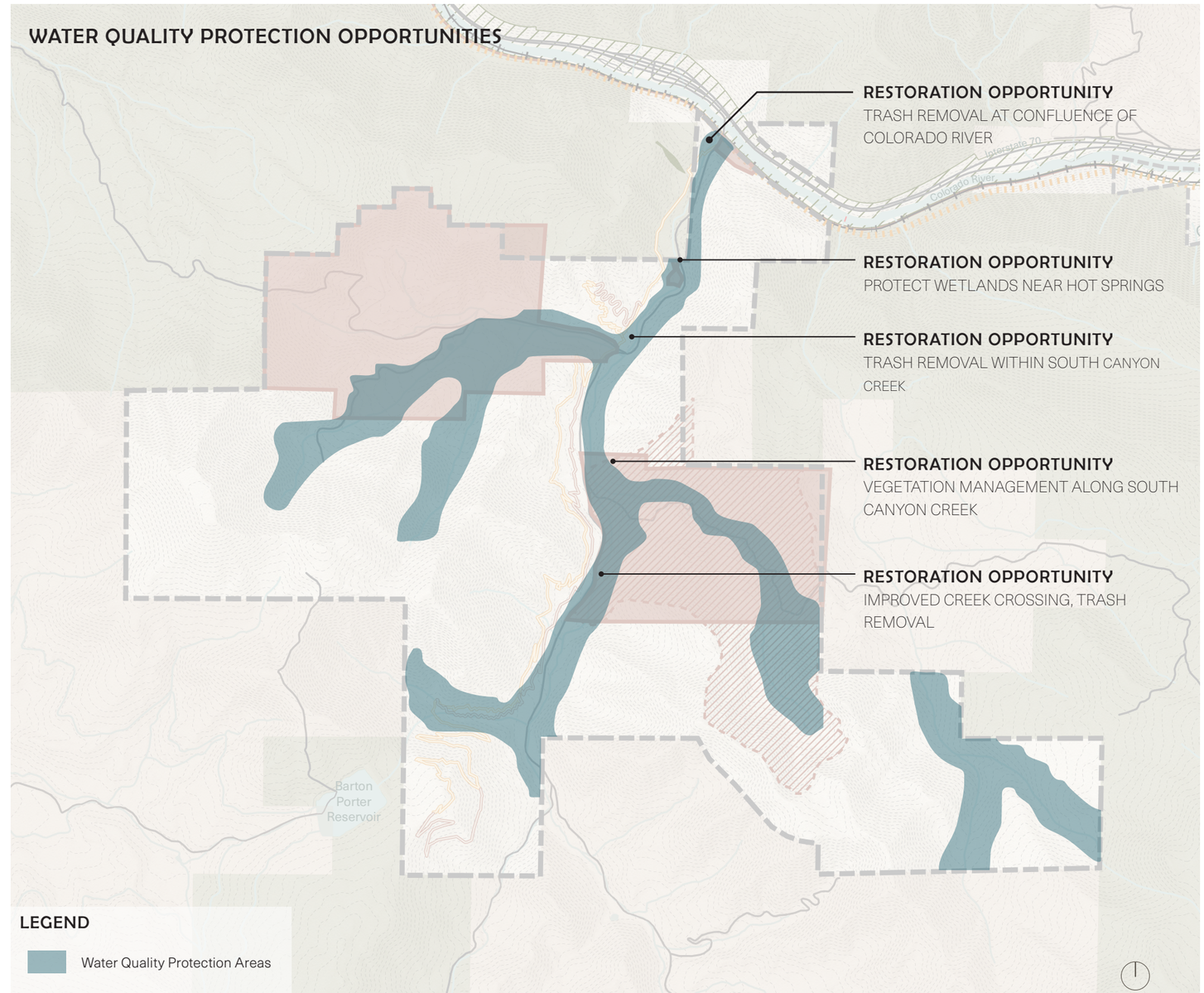
GOAL 2 Restore and improve riparian habitat and water quality

LC2.1 Conduct habitat restoration projects at key locations in South Canyon Creek, including: trash removal, riparian restoration, vegetation removal, improved crossings, beaver dam analogs, and bank stabilization.

LC2.2 Design/manage hot springs area to confine recreation use to designated areas and protect and restore wetland habitat. Construct low-impact creek crossings, designate trails, provide restrooms, elevated boardwalk to reduce wetland impacts, and install signage to inform user behavior.

EXISTING CREEK CROSSING

ILLEGAL DUMPING IN SOUTH CANYON CREEK



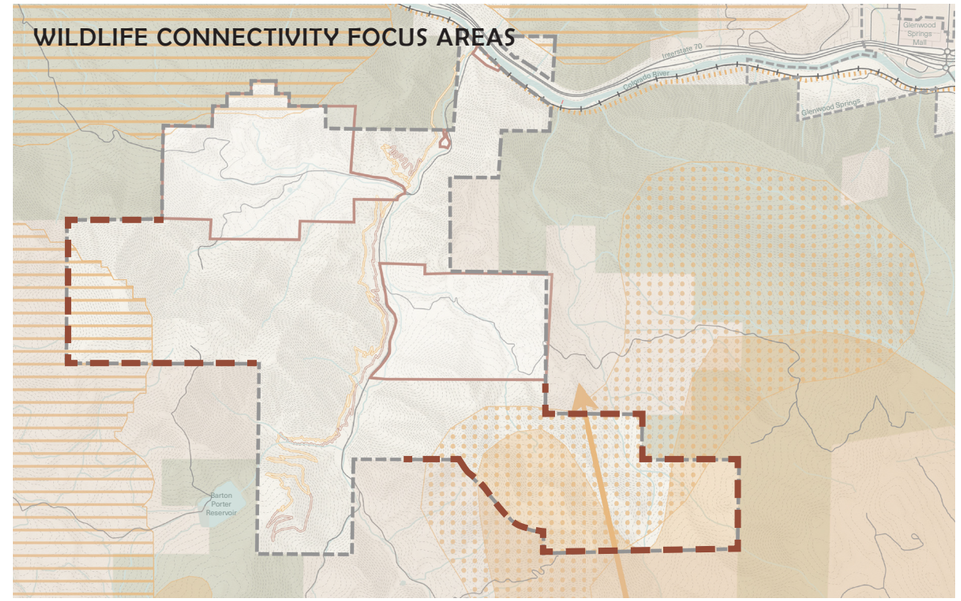
LAND CONSERVATION

GOAL 3 Maintain and improve wildlife connectivity within and across boundaries to minimize fragmentation

LC3.1 Establish partnerships and communication with adjacent property owners and management agencies to prioritize wildlife movement in connectivity areas.

LC3.2 Identify locations of existing fencing for removal opportunities to increase landscape connectivity

LC3.3 Avoid fencing in recreation zones which conflict with connectivity corridors.



LEGEND

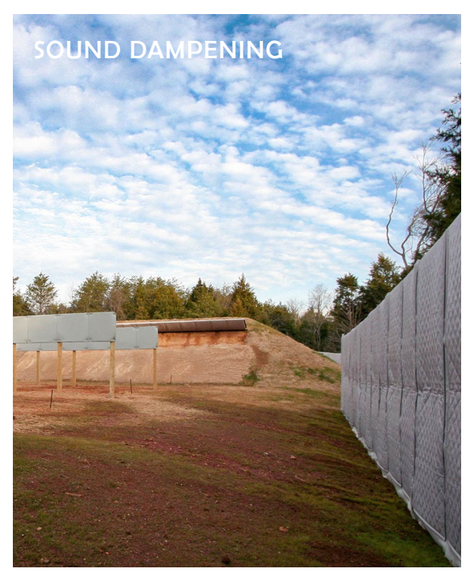
- Study Area Boundary
- Roadways
- Contours
- Rivers and Streams
- Multi-Use Trails
- Bike-Only Trails
- Existing Recreation Features
- Elk Movement Patterns
- Elk Production Area
- Summer Range
- Winter Concentration Area
- Existing Fence

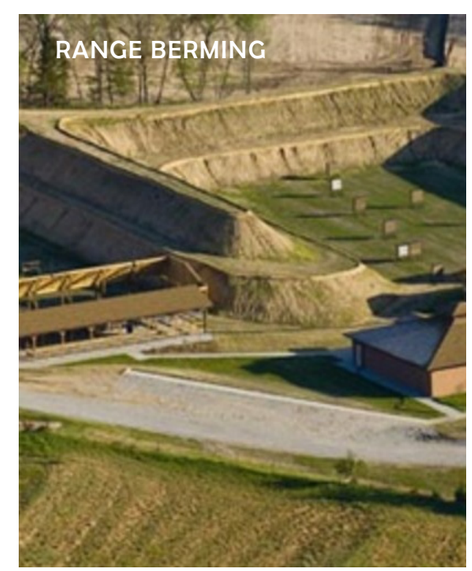
GOAL 4 Minimize environmental impacts from the shooting range to the surrounding environment.

LC4.1 Utilize built environment strategies to mitigate noise, such as grading, sound dampening structures/materials.

LC4.2 Manage the collection and disposal of ammunition casings.

LC4.3 Ensure wildlife-friendly waste enclosures are installed and serviced.





EXISTING + FUTURE RECREATION

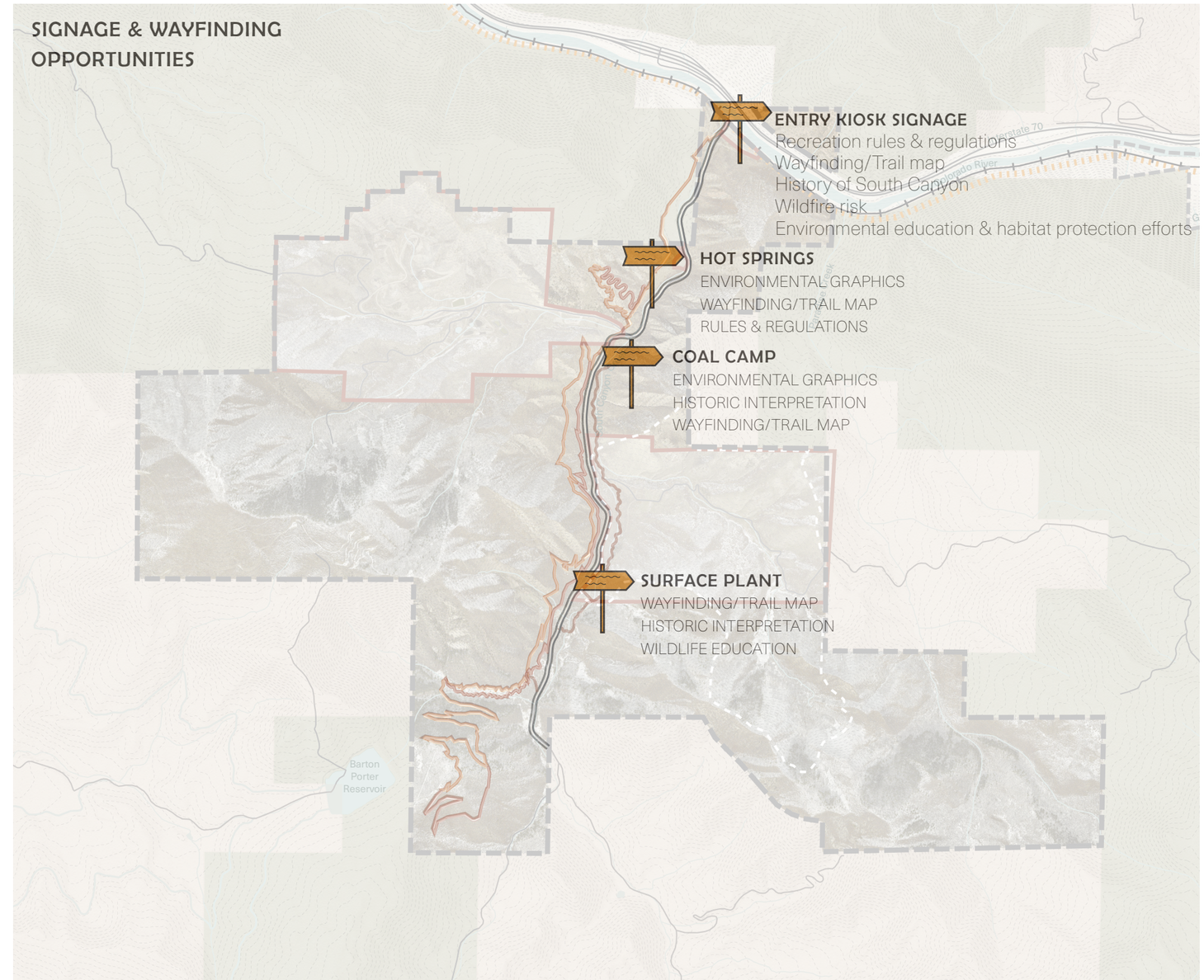
Recreation in South Canyon will connect users to the land's rich natural and cultural resources through light touches. Light touches are defined as recreation that does not compromise the resiliency of ecological systems or further diminish historic features.

GOAL 1 Develop a comprehensive approach to information about South Canyon's environment, history, wildlife risk, and recreation opportunities.

EFR1.1 Develop signage at each of the following locations:

- Entry Kiosk
  - Recreation rules & regulations
  - Wayfinding/Trail map
  - History of South Canyon
  - Wildfire risk
  - Environmental education & habitat protection efforts
- Hot Springs Parking Area
  - Environmental graphics
  - Wayfinding/Trail map
  - Rules & regulations
- Coal Camp Parking Area
  - Environmental graphics
  - Wayfinding/Trail map
  - Historic interpretation
- Interpretive Trail
  - Wildlife education
  - Wayfinding/Trail map
  - Historic interpretation

ENVIRONMENTAL EDUCATION SIGNAGE

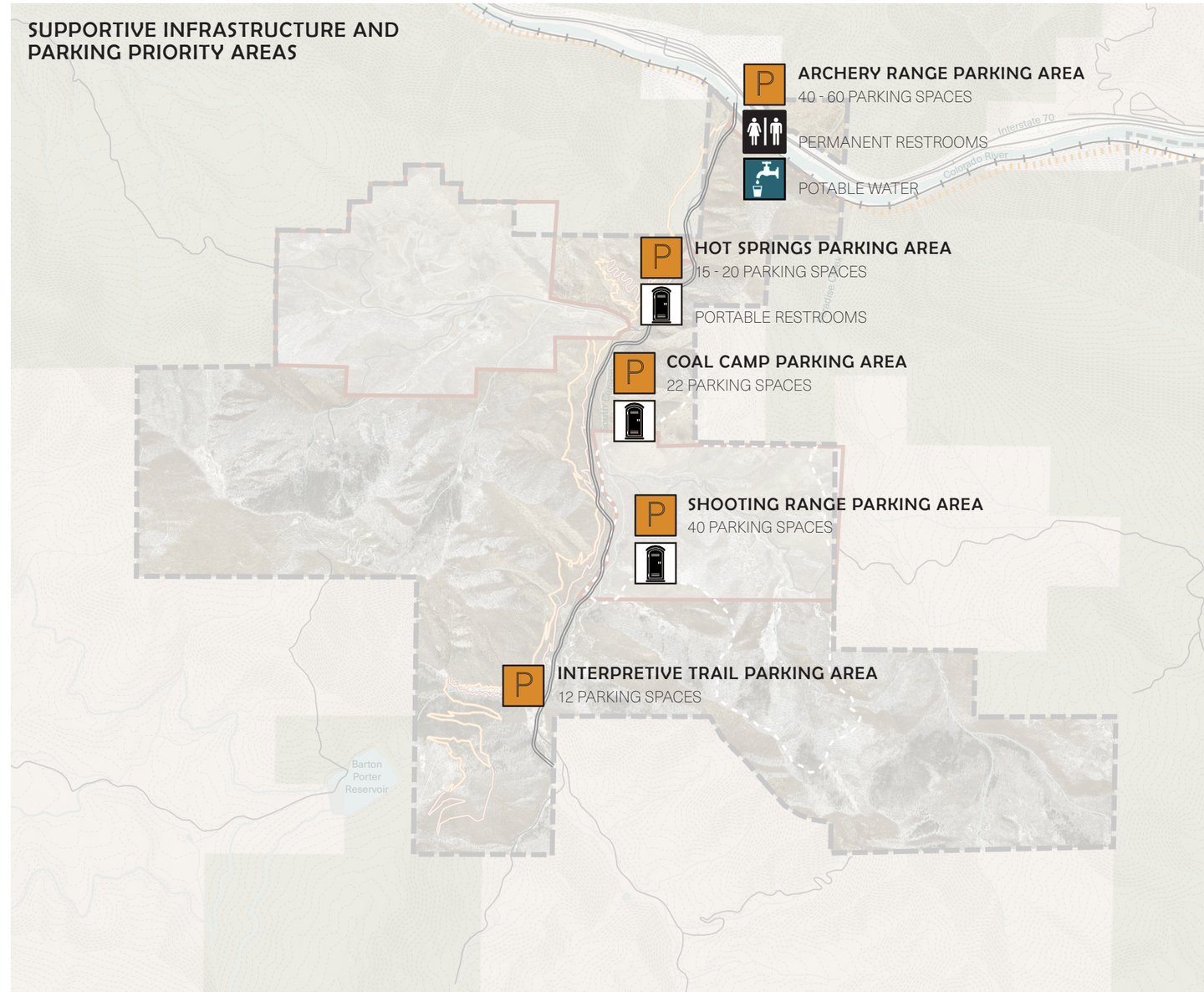


EXISTING + FUTURE RECREATION

GOAL 2 Provide supportive infrastructure and increase parking for existing recreation uses

EFR2.1 Prohibit road parking and provide formalized parking at each of the following locations:

- Archery Range
  - Formalized parking area
  - Permanent restrooms
  - Potable water station
- Hot Springs
  - Formalized parking area
  - Portable restrooms
- Coal Camp
  - Formalized parking area
  - Portable restrooms
- Shooting Range
  - Formalized parking area
  - Portable restrooms
- Interpretive Trail
  - Formalized parking area



EXISTING + FUTURE RECREATION

GOAL 3 Designate and manage the hot springs as an allowed recreation use

EFR3.1 Maintain a primitive and natural hot springs character and implement physical improvements which limit future disturbance areas.

EFR3.2 Treat outflow water through riparian plantings to improve water quality flowing to South Canyon creek.

EFR3.3 Install signage to communicate management rules, regulations and bather etiquette.

EFR3.4 Consider improvements in the future which enhance the user experience (not essential to management).

EFR3.5 Continue to connect the hot springs with existing and/or future trails in South Canyon.

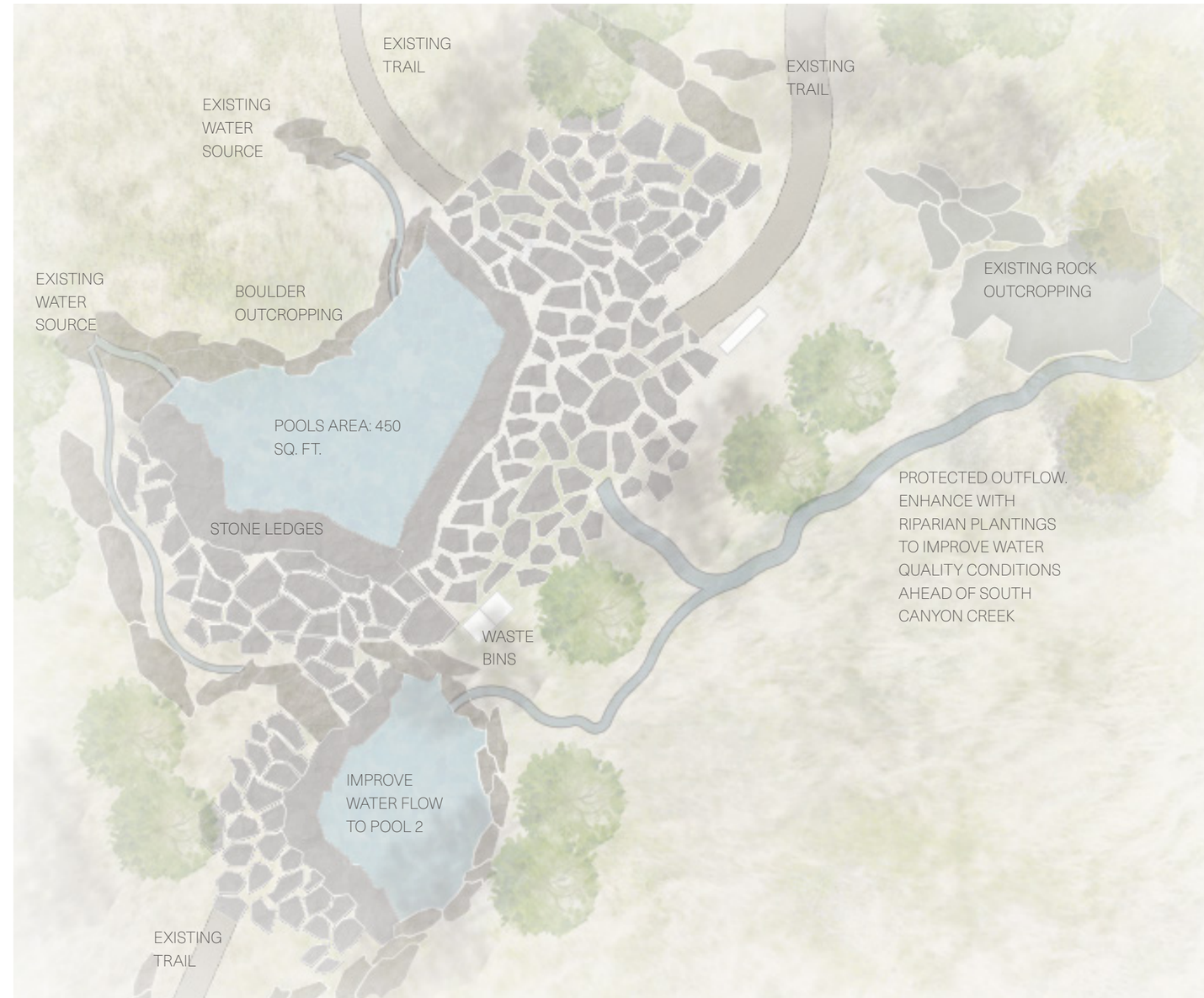
PROPOSED PHYSICAL IMPROVEMENTS

- Improve access and parking conditions.
- Implement paving materials to identify pedestrian zones and limit site disturbance.
- Install wildlife friendly waste enclosures.
- Utilize boulders to keep a primitive hot springs character while defining edges and limiting disturbance areas.
- Improve water flow to the second pool.
- Install wildlife friendly fencing to minimize future disturbance areas.
- Formalize the hot springs edges with stone paving to limit ground edges from sloughing into the pools.

PROPOSED SIGNAGE INFORMATION

- Proposed hours of use (6:00am - 10:00pm).
- No glass containers.

HOT SPRINGS MANAGEMENT CONCEPT PLAN

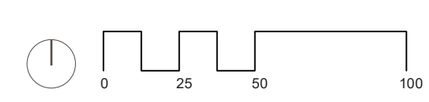


GOAL 3 Designate and manage the hot springs as an allowed recreation use

PROPOSED MANAGEMENT OF ACCESS AND PARKING

ACCESS AND PARKING IMPROVEMENTS

- Widen the existing parking area to 20 clearly delineated spaces.
- Provide a portable restroom accessible and serviceable from South Canyon road.
- Modify the existing South Canyon creek trail crossing to bridge over the creek to limit creek impacts.
- Limit future disturbance to wetland areas by clearly delineating footpaths.



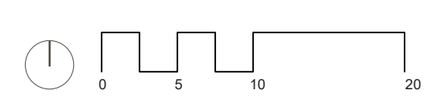
GOAL 3 Designate and manage the hot springs as an allowed recreation use

FUTURE CONSIDERATIONS - IMPROVEMENTS TO ENHANCE THE USER EXPERIENCE

EXPERIENCE ENHANCEMENTS
To improve visitor experience, a range of other enhancements may be considered including:

- Increased pool sizes
- Improved pool stair access
- Proposed tree plantings for shade
- Interpretive fence panels with integrated signage

SIGNAGE ENHANCEMENTS
- Integrated art and interpretive



GOAL 3 Designate and manage the hot springs as an allowed recreation use

NATURAL AND PRIMITIVE HOT SPRINGS CHARACTER

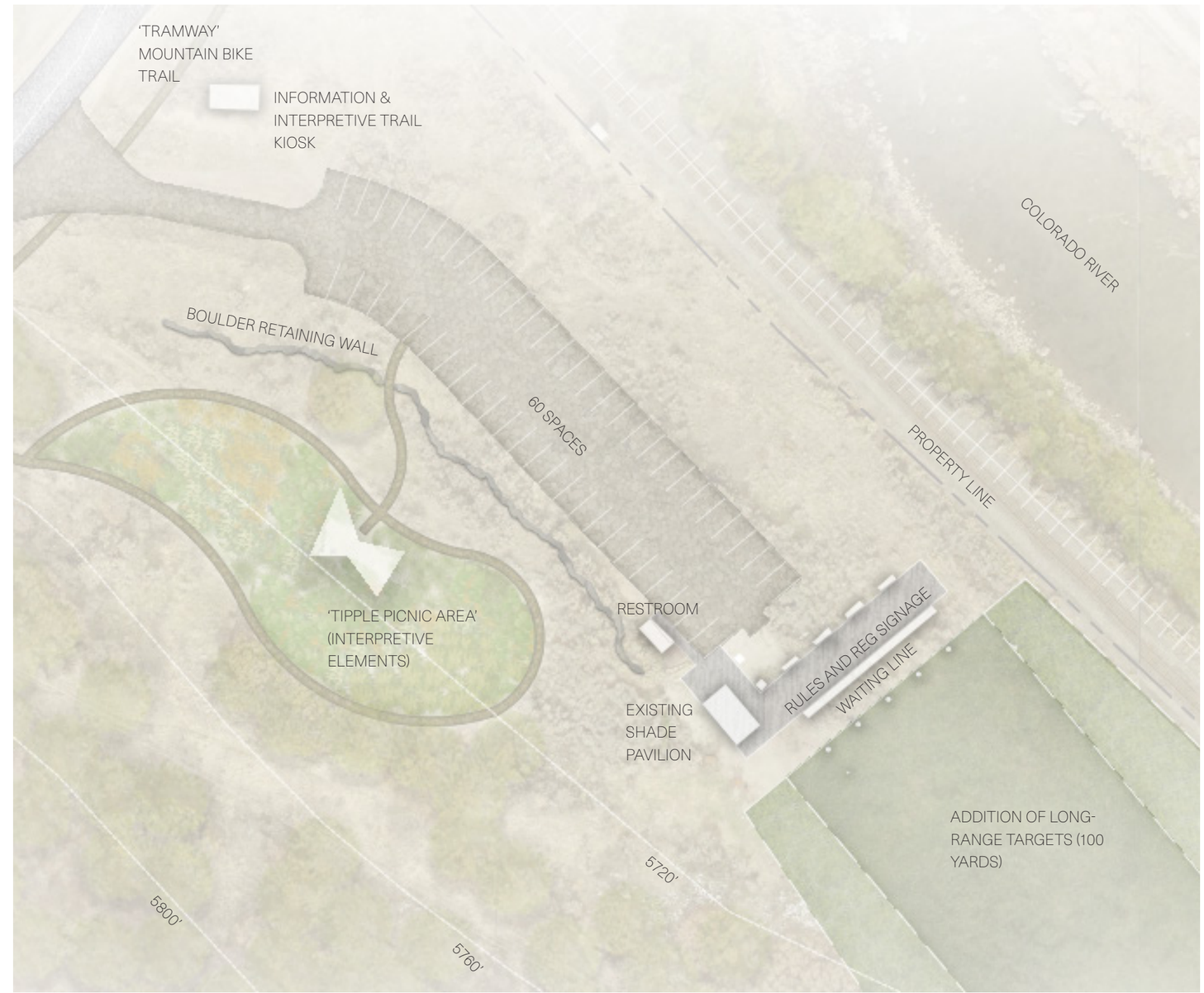
EXISTING + FUTURE RECREATION

GOAL 4 Improve parking and amenities which support the archery range

OVERALL IMPROVEMENTS

- **EFR4.1** 60 parking spaces
- **EFR4.2** Addition of long-range targets (100 yards)
- **EFR4.3** Shade elements
- **EFR4.4** Picnic area
- **EFR4.5** Interpretive information and trail kiosk
- **EFR4.6** Rules and regulations signage at archery range
- **EFR4.7** Trail connection from future LoVa trail to range and picnic area
- **EFR4.8** Addition of restroom and trash facilities

ARCHERY RANGE MANAGEMENT CONCEPT PLAN



ENTRY KIOSK & ARCHERY RANGE CHARACTER

LONG RANGE & 3D ARCHERY TARGETS

FIRE-WISE RESTROOM FACILITIES

PICNIC / SHADE PAVILION

ENTRY KIOSK SIGNAGE

COAL CAMP

LANDFILL ROAD
'ALPINE SLIDE' MOUNTAIN BIKE TRAIL
'TRAMWAY' MOUNTAIN BIKE TRAIL
'TRAMWAY' MOUNTAIN BIKE TRAIL
6080'
6040'
6000'
5960'
5960'
6000'
SOUTH CANYON ROAD/ COUNTY HWY 134
GRAVEL PARKING AREA (22 SPACES)
RESTROOMS & TRASH RECEPTACLES
TRAILHEAD SIGNAGE & WAYFINDING
0
1/4
1/2
3/4
Miles

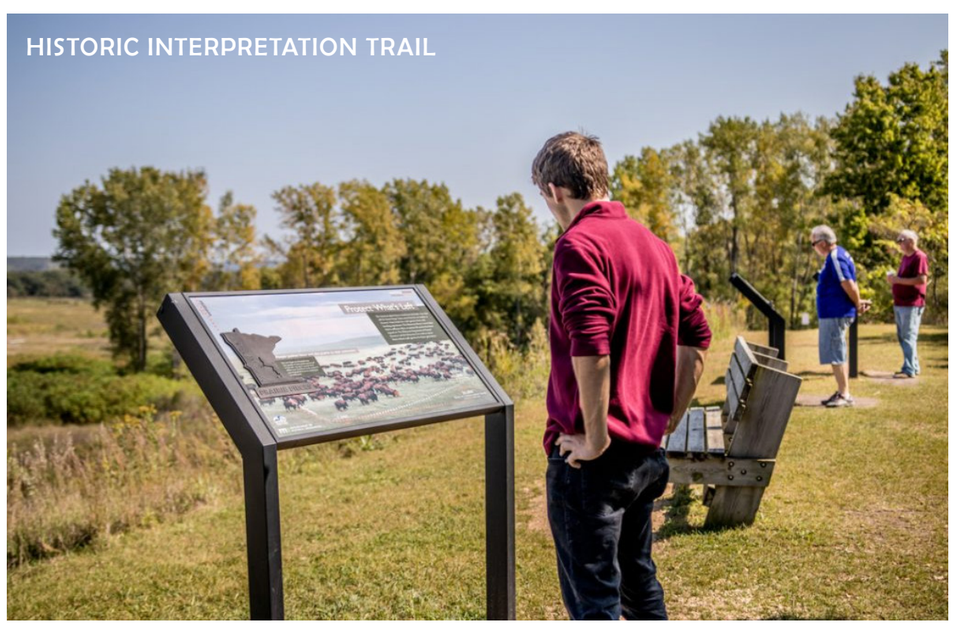
The Klickitat: A River Reborn
We are all connected by our rivers. Those downstream receive our waters, those upstream, our salmon. The Klickitat is a conveyor of culture and resources, moving through this landscape and through time.
Rivers are dynamic, shaping habitat features like islands, side channels, beaches, and gravel bars, which fish use for cover, for food, and to reproduce. The road you are standing on acts like a straight-jacket, limiting the river's ability to form important habitat features.
Columbia Land Trust and Yakama Nation Fisheries Program partnered for over a decade to remove eight miles of the road upstream to improve fish habitat - an extraordinary effort unparalleled in salmon country.
We welcome you to the Klickitat River Haul Road Corridor. We hope you enjoy your time here.
The Beginning
First Peoples
Industrial Change
The End of an Era
Unprecedented Restoration
Columbia Land Trust
Yakama Nation Fisheries
A NEW BEGINNING

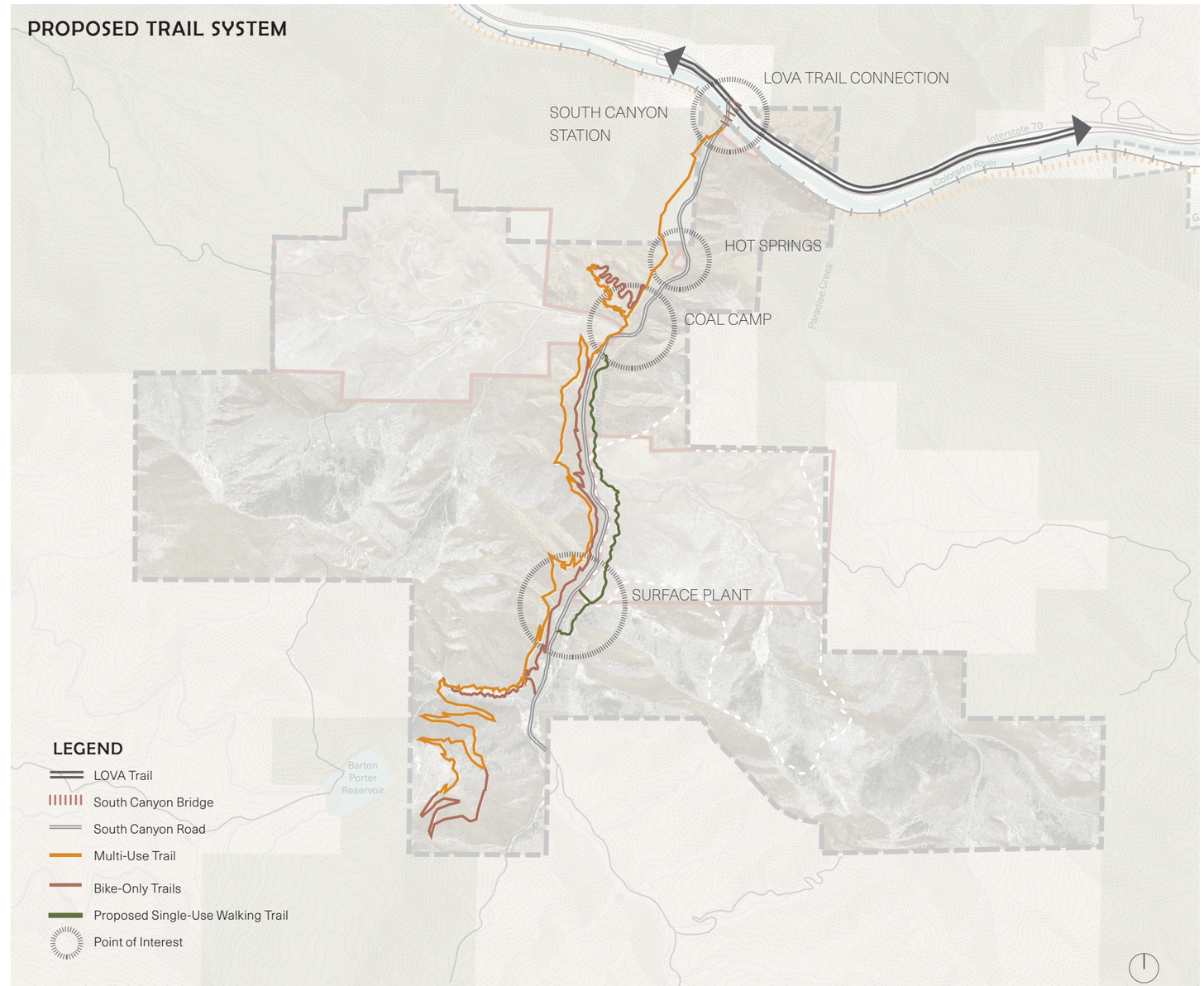
EXISTING + FUTURE RECREATION

"Helping LOVA to expand beyond south canyon would be a huge benefit to Glenwood Springs and the Colorado River corridor. It would tie in other communities down river and greatly improve the western Colorado recreational opportunities."

GOAL 5 Provide new walking-only trail with a focus on storytelling & historic interpretation.

EFR5.1 Create new walking only trails in the location of historic coal mining remnants.





WILDFIRE RISK COMMUNICATION + MITIGATION STRATEGIES

Wildfire risk in South Canyon will guide decision making to prioritize the safety of recreational users and adjacent residents. People who visit the canyon will have clear access to information related to wildfire risk and emergency procedures.

GOAL 1 Improve public safety and emergency preparedness by employing wildfire standards in site design

WFCMS1.1 Roadways shall conform with National Fire Protection Association 1141: Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural and Suburban Areas (2017). Standards include a minimum clear width of 12 feet for each lane, at least 13 feet, six inches of vertical clearance, a turn radius of no less than 60 feet, a grade less than 10 percent and a turn-around diameter of 120 feet.

WFCMS1.2 Develop water supplies on existing ponds within South Canyon (where possible) for drafting by fire apparatus in accordance with National Fire Protection Association 1142: Standard on Water Supplies for Suburban and Rural Firefighting .

WFCMS1.3 Designate the Glenwood Springs Shooting range, and other appropriate areas, as wildfire safety zones.

WFCMS1.4 Mitigate fuels near the Glenwood Springs Shooting range, and other appropriate areas, to conform to wildfire safety zone standards. Current access roads at the Shooting range would need to be re-routed and exhaustive building standards and fuels thinning would need to be employed.

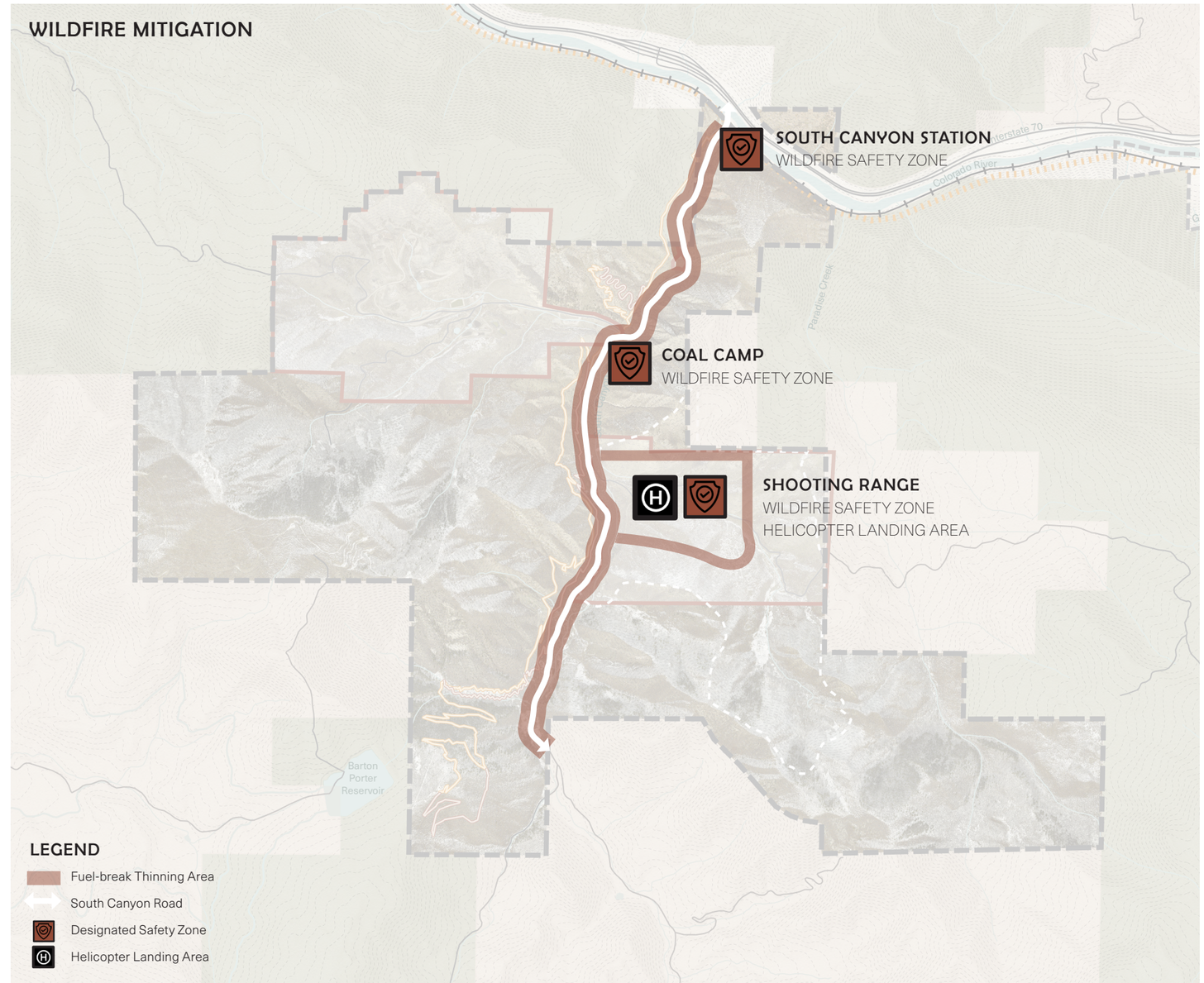
WFCMS1.5 Employ fuel-break thinning standards along the access road per Colorado State Forest Service Fuelbreak Guidelines for Forested Subdivisions and Communities

WFCMS1.6 Develop helicopter landing areas at the shooting range per National Wildfire Coordinating Group Standards for Helicopter Operations.

WFCMS1.7 Encourage South Canyon resident communities to designate wildfire safety zones, pursue Firewise community designation and undertake planning as described in the Colorado State Forest Service Community Guide to Preparing and Implementing a Community Wildfire Protection Plan (2008). Residents should be provided certain basic guidelines for consideration in their planning efforts.

WFCMS1.8 Utilize ignition-resistant construction materials and techniques for all new buildings and implement defensible space standards as described in National Fire Protection Association, Standard for Reducing Structure Ignition Hazards from Wildland Fire (NFPA, 2018) and the Colorado State Forest Service publication The Home Ignition Zone: A guide to preparing your home for fire and creating defensible space (n.d.)

WFCMS1.9 Construct new trails in areas of minimal hazard (such as along the riparian corridor) when possible.

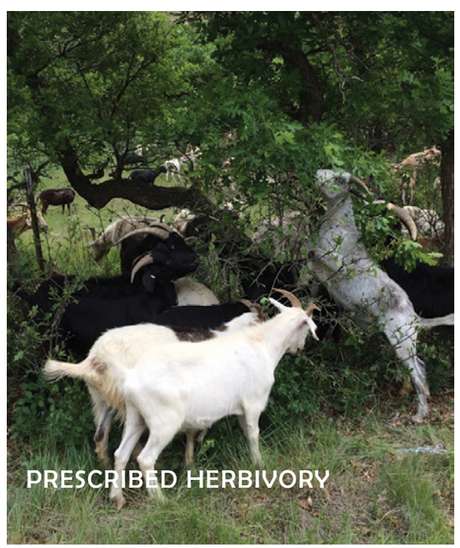


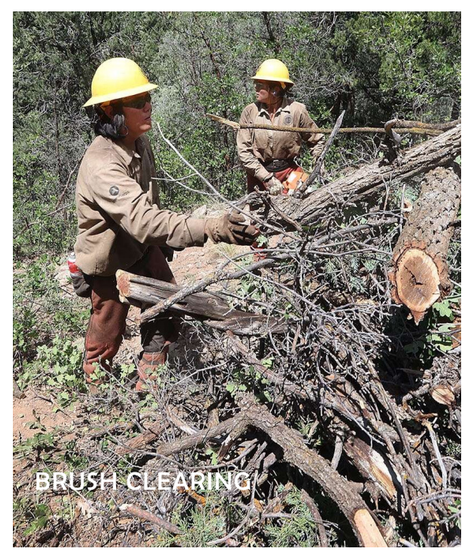
WILDFIRE RISK COMMUNICATION + MITIGATION STRATEGIES

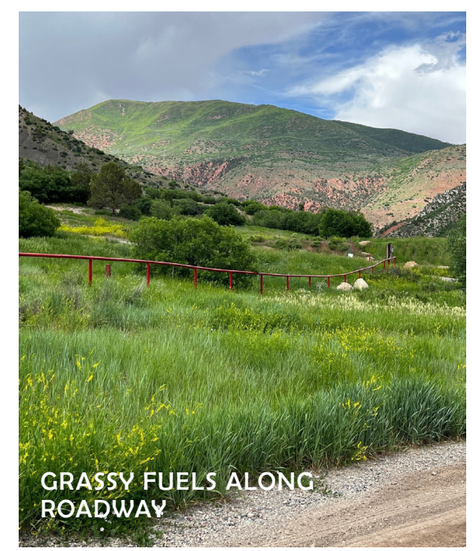
FUEL BREAKS

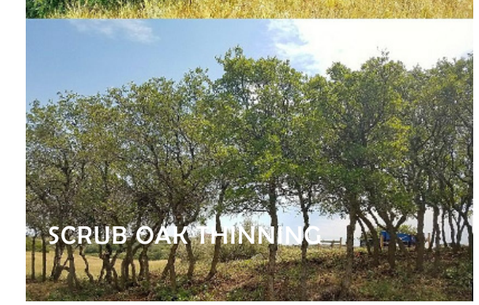
- A fuelbreak (or shaded fuelbreak) is an easily accessible strip of land of varying width (depending on fuel and terrain), in which fuel density is reduced, thus improving fire control opportunities. The stand is thinned, and remaining trees are pruned to remove ladder fuels. Brush, heavy ground fuels, snags, and dead trees are disposed of and an open, park-like appearance is established.
- Fuelbreaks provide quick access for wildfire suppression. Control activities can be conducted more safely due to low fuel volumes. Strategically located, they break up large, continuous tracts of dense timber, thus limiting uncontrolled spread of wildfire. Fuelbreaks can aid firefighters greatly by slowing fire spread under normal burning conditions. However, under extreme conditions, even the best fuelbreaks stand little chance of arresting a large fire, regardless of firefighting efforts. Such fires, in a phenomenon called "spotting," can drop firebrands 1/8-mile or more ahead of the main fire, causing very rapid fire spread. These types of large fires may continue until there is a major change in weather conditions, topography, or fuel type.
- In spite of these somewhat gloomy limitations, fuelbreaks have proven themselves effective in Colorado. During the 1980 Crystal Lakes Subdivision Fire near Fort Collins, crown fires were stopped in areas with fuelbreak thinnings, while other areas of dense lodgepole pine burned completely.

In areas of high recreation use with dense fuel loads, thinning should be considered to slow wildfire rate of spread. Reference Colorado State Forest Service Fuelbreak Guidelines for Forested Subdivisions and Communities for dimensions and techniques.









WILDFIRE RISK COMMUNICATION + MITIGATION STRATEGIES

GOAL 2 Improve public safety through recreational management

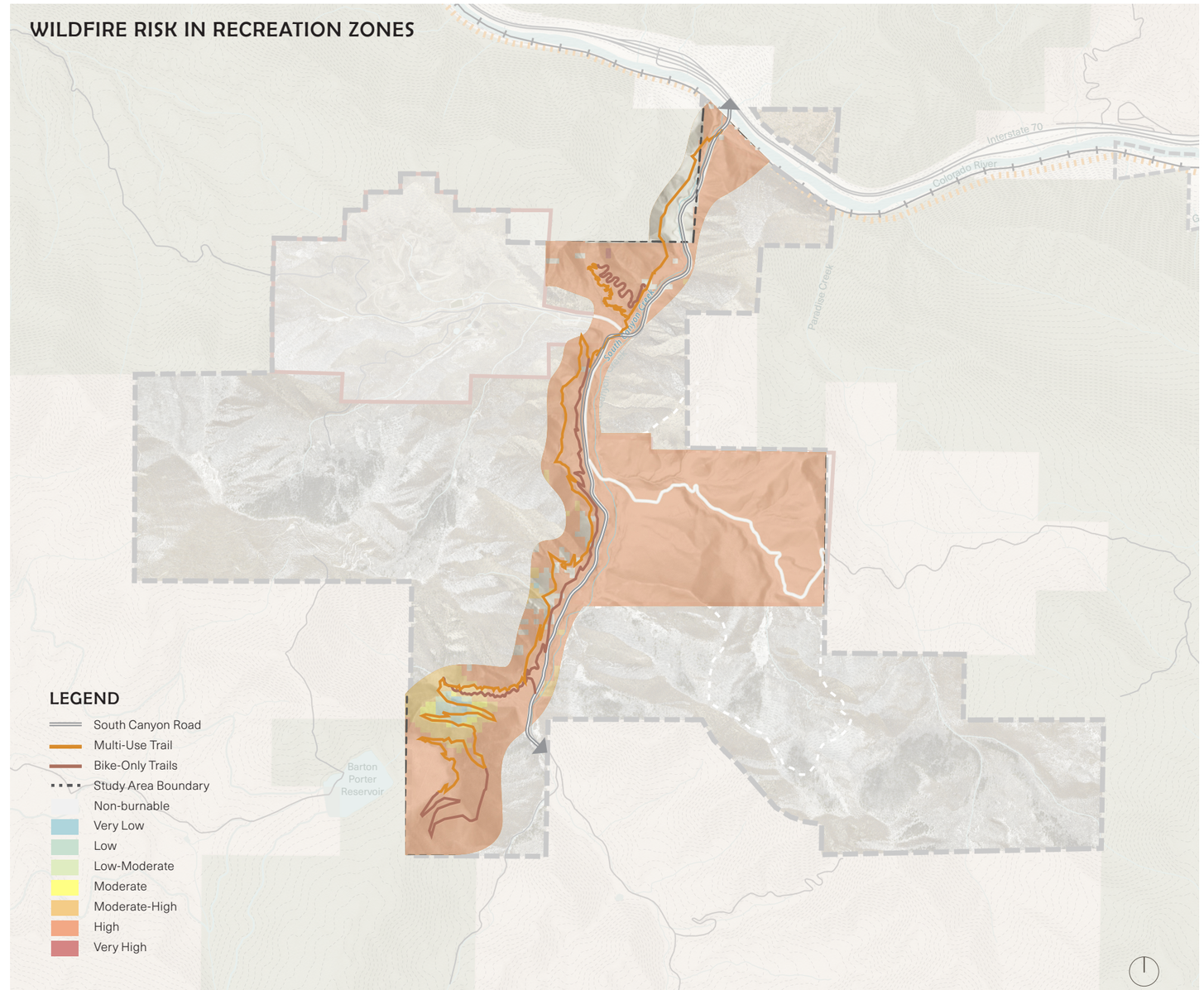
WFCMS2.1 Minimize high levels of recreation use in the southern ares of South Canyon where access is limited

WFCMS2.2 Employ shooting restrictions at the shooting range as weather conditions warrant (hot, dry, windy). Maintain existing restrictions on ammunition type (steel component, tracer or incendiary bullets). Utilize appropriate targets that minimize sparks when struck by bullets. Angle steel targets down towards the ground at a 30 degree angle to deflect bullet fragments towards the soil. Prohibit exploding targets and shooting at trash. Remove trash and debris from the site regularly. Situate targets over dirt or gravel Provide fire suppression equipment such as hand tools, extinguishers, buckets and water at the shooting range.

WFCMS2.3 Patrol the recreation area to promote user safety, compliance and education. Patrolling can curb illegal camping and dumping while simultaneously monitoring potential sources of ignition.

WFCMS2.4 Restrict parking to designated areas to reduce potential for inadvertent ignitions resulting from parking over grass and to reduce congestion in the event of evacuation.

WFCMS2.5 Mow grassy fuels along roadways, parking lots and proposed facilities



WILDFIRE RISK COMMUNICATION + MITIGATION STRATEGIES

GOAL 3 Improve public safety through increased awareness of wildfire risk

WFCMS3.1 Utilize a welcome kiosk to notify recreation users of wildfire risk, closures and emergency preparedness. Signage at this and other kiosks should include wildfire informational panels. Additional information regarding the Coal Seam Fire could be posted at the southern trail hub where the coal seam is visible.

WFCMS3.2 Provide notifications of conditions, hazards and closures via popular webpages and mobile applications including the Roaring Fork Mountain Bike Association, Glenwood Springs Gun Club, COTREX and other popular websites.

WFCMS3.3 Construct signage made of reflective and non-combustible material to display information pertinent to emergency notification and egress.

WFCMS3.4 Explore technologies which create reliable emergency notifications to notify users in the case of an emergency.

WFCMS3.5 Post educational materials provided by NSSF, The Firearm Industry Trade Association webpage pertaining to wildfire prevention at the shooting range.

GOAL 4 Facilitate inter-agency coordination

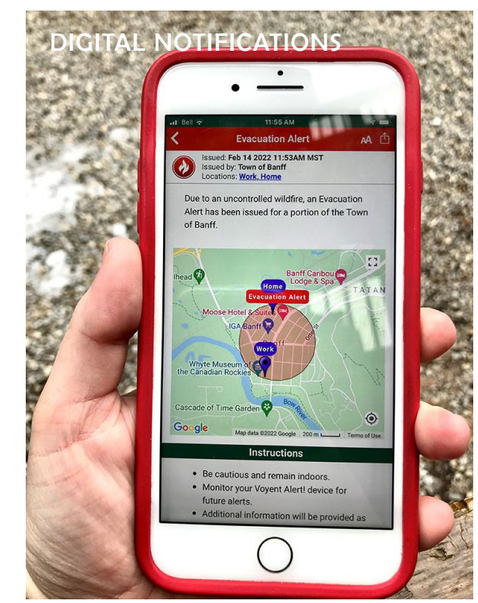
WFCMS4.1 Develop cooperative agreements among the wildland fire community, law enforcement and emergency services. Land managers need to share resources (both personnel and equipment) to efficiently protect people and communities.

WFCMS4.2 Share timelines among agency stakeholders for regular management activities due to the diverse uses of the property and private lands located to the south.

WFCMS4.3 Review wildfire response procedures within the Garfield County Emergency Management department and the Garfield County Sheriff's Office.

WILDFIRE CONDITIONS COMMUNICATION

WILDFIRE RESPONSE



DIGITAL NOTIFICATIONS

NATURAL + CULTURAL HISTORY INTERPRETATION

Visitors to South Canyon will have opportunities for increased understanding and appreciation of the landscape's natural and historical significance.

GOAL 1 Protect and preserve remaining historic features

NCHI1.1 Preserve and restore scattered remnants at the surface plant, as cataloged by the Glenwood Springs Historical Society and a 1977 South Canyon Antiquities Inventory. This may include brush clearing, trash removal, and repair to vandalized remnants. The historical society should be consulted before and during site work to ensure that potential artifacts are properly recorded and preserved.

NCHI1.2 Consider designation of historic landmarks through Colorado State Register of Historic Places. The City of Glenwood Springs should request a preliminary determination of eligibility for landmark status from History Colorado's Office of Archaeology and Historic Preservation (OAHP). Formal landmarking of South Canyon would be a major step in honoring its history and making the site more understandable to the public. It would also open the door to state grant funding for future projects, including historical and archaeological investigation and the development and installation of interpretive signs.

NCHI1.3 Continue archaeological and historical investigation of the canyon. Preservation must focus upon continuing engagement in archaeological and historical investigation based upon what remains, along with unearthing additional information about the canyon's history.

NCHI1.4 **Recommendations based on 2023 Glenwood Springs Historical Society report

CREATIVE SIGNAGE

ENCOURAGE ARCHAEOLOGICAL INVESTIGATION

DELIVERY OF SOUTH CANYON COAL TO GLENWOOD SPRINGS, 1918

Source: Glenwood Springs Historical Society

NATURAL + CULTURAL HISTORY INTERPRETATION

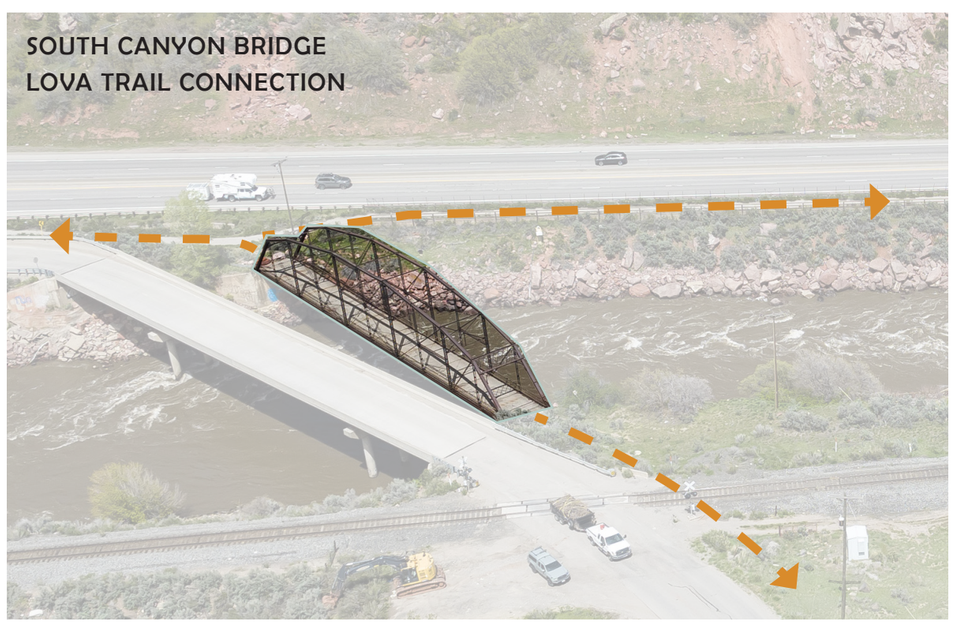
GOAL 2 Provide educational opportunities and recreation interface to increase knowledge of South Canyon's cultural history.

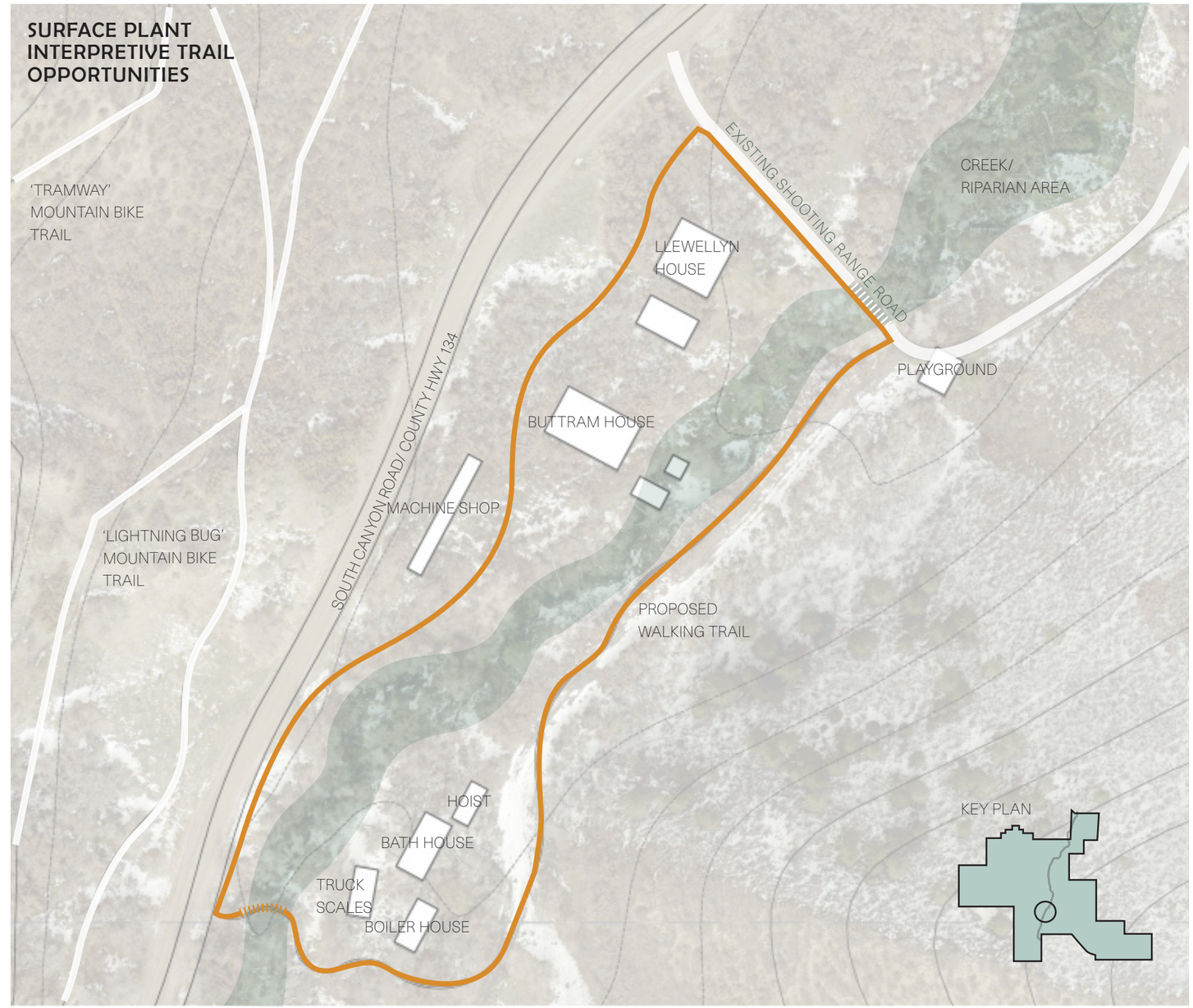
NCHI2.1 Implement an interpretive walk (hiking only) and signage for key historical features.

NCHI2.2 Clear vegetation around historic features and integrate with trail alignments.

NCHI2.3 Allow regular guided tours of South Canyon from the historical society or other groups. Plan for bus or shuttle parking to facilitate tours

NCHI2.4 Pursue utilizing South Canyon bridge for trail connection to the planned LOVA trail as well as pedestrian interaction and historic education.





PLAN IMPLEMENTATION

THIS CHAPTER PROVIDES GUIDANCE RELATED TO PRIORITIES, PHASING, FUNDING SOURCES AND LONG-TERM MANAGEMENT FOR THE PLAN'S GOALS AND STRATEGIES.

IMPLEMENTATION STRATEGIES 66

FUNDING & LONG-TERM MANAGEMENT 72

IMPLEMENTATION + MANAGEMENT

Planning efforts and recommendations will consider both near and long-term management of South Canyon, resulting in a framework that can guide decision-making for decades to come.

Plan Implementation

The successful execution of the South Canyon Management Plan relies on a comprehensive and well-coordinated implementation strategy that addresses both immediate and distant future needs. This chapter outlines the strategies and considerations for effectively translating the management recommendations outlined in preceding sections into actionable initiatives. The implementation plan encompasses a range of key aspects, including funding mechanisms, ongoing maintenance considerations, and collaborative efforts involving community stakeholders.

Immediate Action Steps:

In the short term, the City of Glenwood Springs aims to prioritize high-impact initiatives that address urgent concerns within South Canyon. This includes the prompt implementation of recommendations aimed at mitigating immediate environmental risks, enhancing public safety, and improving recreational amenities. Immediate action steps will be guided by a phased approach, ensuring that critical interventions are swiftly executed while also allowing for adaptive management based on real-time assessments.

Funding Mechanisms:

A critical aspect of successful implementation is the identification and allocation of resources. This chapter delves into various funding mechanisms, both existing and potential, that can support the execution of the South Canyon Management Plan. This includes exploring grants, public-private partnerships, community fundraising, and leveraging state and federal resources. A robust financial strategy is essential to sustain ongoing efforts and respond to emerging needs.

Collaborative Engagement:

Implementing the South Canyon Management Plan will require a collaborative approach involving various stakeholders, including local government agencies, community groups, environmental organizations, and residents. This chapter emphasizes the importance of fostering partnerships to pool resources, share expertise, and collectively contribute to the plan's success. Building a network of engaged stakeholders will enhance the resilience and effectiveness of the management initiatives over time.

Long-Term Sustainability and Maintenance:

Long-term success depends on the establishment of effective maintenance protocols to ensure the continued health and functionality of the area. This chapter outlines strategies for regular monitoring, adaptive management, and community involvement to foster a sense of ownership and responsibility for the sustained well-being of South Canyon. Additionally, considerations for future funding streams and mechanisms to support ongoing maintenance efforts are examined.

In summary, this chapter serves as a roadmap for translating vision into action. By addressing immediate needs, establishing sustainable funding sources, ensuring ongoing maintenance, and fostering collaborative engagement, the City of Glenwood Springs aims to create a model for responsible and effective natural resource management in South Canyon for generations to come.

IMPLEMENTATION + MANAGEMENT

LAND CONSERVATION

GOAL 1 Protect high quality conservation areas while planning recreation uses and landscape management.

LC1.1 Maintain/preserve existing recreation uses within the canyon.

Timing: Ongoing **Relative Cost:** $ **Funding Source:** City Budget

LC1.2 Limit high intensity recreation uses and high visitor volume to canyon entry. Decrease recreation intensity farther into the canyon due to limited access and habitat impacts.

Timing: Ongoing **Relative Cost:** N/A **Funding Source:** N/A

LC1.3 Establish ecological and recreation planning zones based on suitability analysis. These zones will inform supported and prohibited recreation uses as well as priority areas for preservation and restoration efforts.

Timing: As soon as possible **Relative Cost:** N/A **Funding Source:** n/a

LC1.4 Limit recreation in the Horse Mountain area to protect sensitive wildlife habitat.

Timing: Ongoing **Relative Cost:** N/A **Funding Source:** n/a

LC1.5 Prioritize conservation of Paradise Creek area and avoid recreation uses.

Timing: Ongoing **Relative Cost:** N/A **Funding Source:** n/a

LC1.6 Limit recreational uses to non-motorized vehicles only (with the exception of e-bikes) in South Canyon.

Timing: Ongoing **Relative Cost:** N/A **Funding Source:** n/a

LC1.7 Maintain CPW recommended trail closures for all current and potential future trails.

Timing: Ongoing **Relative Cost:** N/A **Funding Source:** n/a

GOAL 2 Restore and improve riparian habitat and water quality.

LC2.1 Conduct habitat restoration projects at key locations in South Canyon Creek, including: trash removal, riparian restoration, vegetation removal, improved crossings, beaver dam analogs, and bank stabilization.

Timing: 1-3 years **Relative Cost:** $$ **Funding Source:** Partnerships

LC2.2 Design/manage hot springs area to confine recreation use to designated areas and protect and restore wetland habitat. Construct low-impact creek crossings, designate trails, provide restrooms, elevated boardwalk to reduce wetland impacts, and install signage to inform user behavior.

Timing: 3-5 years **Relative Cost:** $$$ **Funding Source:** City Budget

GOAL 3 Maintain and improve wildlife connectivity within and across boundaries to minimize fragmentation

LC3.1 Establish partnerships and communication with adjacent property owners and management agencies to prioritize wildlife movement in connectivity areas.

Timing: As soon as possible **Relative Cost:** N/A **Funding Source:** Partnerships

LC3.2 Identify locations of existing fencing for removal opportunities to increase landscape connectivity

Timing: As soon as possible **Relative Cost:** $ **Funding Source:** Partnerships

LC3.3 Avoid fencing in recreation zones which conflict with connectivity corridors.

Timing: Ongoing **Relative Cost:** N/A **Funding Source:** n/a

GOAL 4 Minimize environmental impacts from the shooting range to the surrounding environment.

LC4.1 Utilize built environment strategies to mitigate noise, such as grading, sound dampening structures/materials.

Timing: 3-5 years **Relative Cost:** $$ **Funding Source:** City Budget

LC4.2 Manage the collection and disposal of ammunition casings.

Timing: As soon as possible **Relative Cost:** $ **Funding Source:** Partnerships

LC4.3 Ensure wildlife friendly waste enclosures are installed and serviced.

Timing: As soon as possible **Relative Cost:** $ **Funding Source:** City Budget

IMPLEMENTATION + MANAGEMENT

EXISTING & FUTURE RECREATION

GOAL 1 Develop a comprehensive approach to information about South Canyon's environment, history, wildlife risk, and recreation opportunities.		
EFR1.1 Develop signage at the entry kiosk, hot springs parking area, coal camp parking area, and interpretive trail.		
Timing: 1-3 years	**Relative Cost:** $	**Funding Source:** City Budget
GOAL 2 Provide supportive infrastructure and increase parking for existing recreation uses		
EFR2.1 Prohibit road parking and provide formalized parking at archery range, hot springs, coal camp, shooting range, and interpretive trails.		
Timing: As soon as possible	**Relative Cost:** $$	**Funding Source:** City Budget
GOAL 3 Designate and manage the hot springs as an allowed recreation use		
EFR3.1 Maintain a primitive and natural hot springs character and implement physical improvements which limit future disturbance areas.		
Timing: 1-3 years	**Relative Cost:** $$	**Funding Source:** City Budget
EFR3.2 Treat outflow water through riparian plantings to improve water quality flowing to South Canyon creek.		
Timing: As soon as possible	**Relative Cost:** $	**Funding Source:** City Budget
EFR3.3 Install signage to communicate management rules, regulations and bather etiquette.		
Timing: 1-3 years	**Relative Cost:** $	**Funding Source:** City Budget
EFR3.4 Consider improvements in the future which enhance the user experience (not essential to management).		
Timing: 3-5 years	**Relative Cost:** $$	**Funding Source:** Partnerships
EFR3.5 Continue to connect the hot springs with existing and/or future trails in South Canyon.		
Timing: 1-3 years	**Relative Cost:** $	**Funding Source:** Partnerships

GOAL 4 Improve parking and amenities which support the archery range		
EFR4.1 Provide an additional 40 - 60 parking spaces throughout site		
Timing: 1-3 years	**Relative Cost:** $	**Funding Source:** City Budget
EFR4.2 Addition of long-range targets at the archery range (100 yards)		
Timing: As soon as possible	**Relative Cost:** $	**Funding Source:** Partnerships
EFR4.3 Provide a picnic shelter		
Timing: 1-3 years	**Relative Cost:** $	**Funding Source:** City Budget
EFR4.4 Provide interpretive information and trail kiosk		
Timing: 1-3 years	**Relative Cost:** $	**Funding Source:** City Budget
EFR4.5 Rules and regulations signage at archery range		
Timing: As soon as possible	**Relative Cost:** $	**Funding Source:** City Budget
EFR4.6 Trail connection from future LoVa trail to range and picnic area		
Timing: Per LOVA trail	**Relative Cost:** N/A	**Funding Source:** Partnerships
EFR4.7 Addition of restroom and trash facilities		
Timing: 1-3 years	**Relative Cost:** $	**Funding Source:** City Budget
GOAL 5 Provide new walking-only trail with a focus on storytelling & historic interpretation.		
EFR5.1 Create new walking only trails in the location of historic coal mining remnants.		
Timing: 1-2 years	**Relative Cost:** $	**Funding Source:** City Budget

WILDFIRE RISK COMMUNICATION AND MITIGATION STRATEGIES

GOAL 1 Improve public safety and emergency preparedness by employing wildfire standards in site design

WFCMS1.1 Roadways shall conform with National Fire Protection Association 1141: Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural and Suburban Areas (2017). Standards include a minimum clear width of 12 feet for each lane, at least 13 feet, six inches of vertical clearance, a turn radius of no less than 60 feet, a grade less than 10 percent and a turn-around diameter of 120 feet.

Timing: Ongoing **Relative Cost:** $$$ **Funding Source:** Grants

WFCMS1.2 Develop water supplies on existing ponds within South Canyon (where possible) for drafting by fire apparatus in accordance with National Fire Protection Association 1142: Standard on Water Supplies for Suburban and Rural Firefighting .

Timing: 1-3 years **Relative Cost:** $$$ **Funding Source:** Grants

WFCMS1.3 Designate the Glenwood Springs Shooting range, and other appropriate areas, as wildfire safety zones.

Timing: 1-3 years **Relative Cost:** N/A **Funding Source:** N/A

WFCMS1.4 Mitigate fuels near the Glenwood Springs Shooting range, and other appropriate areas, to conform to wildfire safety zone standards. Current access roads at the Shooting range would need to be re-routed and exhaustive building standards and fuels thinning would need to be employed.

Timing: Ongoing **Relative Cost:** $$$ **Funding Source:** Grants

WFCMS1.5 Employ fuel-break thinning standards along the access road per Colorado State Forest Service Fuelbreak Guidelines for Forested Subdivisions and Communities

Timing: Ongoing **Relative Cost:** $$$ **Funding Source:** Grants

WFCMS1.6 Develop helicopter landing areas at the shooting range per National Wildfire Coordinating Group Standards for Helicopter Operations.

Timing: 1-3 years **Relative Cost:** $$ **Funding Source:** Grants

WFCMS1.7 Encourage South Canyon resident communities to designate wildfire safety zones, pursue Firewise community designation and undertake planning as described in the Colorado State Forest Service Community Guide to Preparing and Implementing a Community Wildfire Protection Plan (2008). Residents should be provided certain basic guidelines for consideration in their planning efforts.

Timing: As soon as possible **Relative Cost:** N/A **Funding Source:** N/A

WFCMS1.8 Utilize ignition-resistant construction materials and techniques for all new buildings and implement defensible space standards as described in National Fire Protection Association, Standard for Reducing Structure Ignition Hazards from Wildland Fire (NFPA, 2018) and the Colorado State Forest Service publication The Home Ignition Zone: A guide to preparing your home for fire and creating defensible space (n.d.)

Timing: As needed **Relative Cost:** $$ **Funding Source:** Grants

WFCMS1.9 Construct new trails in areas of minimal hazard (such as along the riparian corridor) when possible.

Timing: See EFR5.1 **Relative Cost:** See EFR5.1 **Funding Source:** See EFR5.1

GOAL 2 Improve public safety through recreational management.

WFCMS2.1 Minimize high levels of recreation use in the southern areas of South Canyon where access is limited.

Timing: Ongoing **Relative Cost:** N/A **Funding Source:** N/A

WFCMS2.2 Employ shooting restrictions at the shooting range as weather conditions warrant (hot, dry, windy). Maintain existing restrictions on ammunition type (steel component, tracer or incendiary bullets). Utilize appropriate targets that minimize sparks when struck by bullets. Angle steel targets down towards the ground at a 30 degree angle to deflect bullet fragments towards the soil. Prohibit exploding targets and shooting at trash. Remove trash and debris from the site regularly. Situate targets over dirt or gravel Provide fire suppression equipment such as hand tools, extinguishers, buckets and water at the shooting range.

Timing: Ongoing **Relative Cost:** N/A **Funding Source:** N/A

WFCMS2.3 Patrol the recreation area to promote user safety, compliance and education. Patrolling can curb illegal camping and dumping while simultaneously monitoring potential sources of ignition.

Timing: Ongoing **Relative Cost:** $$ **Funding Source:** Partnerships

WFCMS2.4 Restrict parking to designated areas to reduce potential for inadvertent ignitions resulting from parking over grass and to reduce congestion in the event of evacuation.

Timing: As soon as possible **Relative Cost:** $ **Funding Source:** City Budget

WFCMS2.5 Mow grassy fuels along roadways, parking lots and proposed facilities

Timing: As soon as possible **Relative Cost:** $$ **Funding Source:** City Budget

IMPLEMENTATION + MANAGEMENT

WILDFIRE RISK COMMUNICATION AND MITIGATION STRATEGIES

GOAL 3 Improve public safety through increased awareness of wildfire risk

WFCMS3.1 Utilize a welcome kiosk to notify recreation users of wildfire risk, closures and emergency preparedness. Signage at this and other kiosks should include wildfire informational panels. Additional information regarding the Coal Seam Fire could be posted at the southern trail hub where the coal seam is visible.

Timing: As soon as possible **Relative Cost:** $$ **Funding Source:** City Budget

WFCMS3.2 Provide notifications of conditions, hazards and closures via popular webpages and mobile applications including the Roaring Fork Mountain Bike Association, Glenwood Springs Gun Club, COTREX and other popular websites.

Timing: As soon as possible **Relative Cost:** N/A **Funding Source:** N/A

WFCMS3.3 Construct signage made of reflective and non-combustible material to display information pertinent to emergency notification and egress.

Timing: As soon as possible **Relative Cost:** $ **Funding Source:** City Budget

WFCMS3.4 Explore technologies which create reliable emergency notifications to notify users in the case of an emergency.

Timing: As soon as possible **Relative Cost:** $$ **Funding Source:** Grants

WFCMS3.5 Post educational materials provided by NSSF, The Firearm Industry Trade Association webpage pertaining to wildfire prevention at the shooting range.

Timing: As soon as possible **Relative Cost:** See WFCMS3.1 **Funding Source:** See WFCMS3.1

GOAL 4 Facilitate inter-agency coordination

WFCMS4.1 Develop cooperative agreements among the wildland fire community, law enforcement and emergency services. Land managers need to share resources (both personnel and equipment) to efficiently protect people and communities.

Timing: As soon as possible **Relative Cost:** N/A **Funding Source:** N/A

WFCMS4.2 Share timelines among agency stakeholders for regular management activities due to the diverse uses of the property and private lands located to the south.

Timing: As soon as possible **Relative Cost:** N/A **Funding Source:** N/A

WFCMS4.3 Review wildfire response procedures within the Garfield County Emergency Management department and the Garfield County Sheriff's Office.

Timing: As soon as possible **Relative Cost:** N/A **Funding Source:** N/A

NATURAL & CULTURAL HISTORY INTERPRETATION

GOAL 1 Protect and preserve remaining historic features

NCHI1.1 Preserve and restore scattered remnants at the surface plant, as cataloged by the Glenwood Springs Historical Society and a 1977 South Canyon Antiquities Inventory. This may include brush clearing, trash removal, and repair to vandalized remnants. The historical society should be consulted before and during site work to ensure that potential artifacts are properly recorded and preserved.

Timing: 1-3 years **Relative Cost:** $$ **Funding Source:** Historical Society

NCHI1.2 Consider designation of historic landmarks through Colorado State Register of Historic Places. The City of Glenwood Springs should request a preliminary determination of eligibility for landmark status from History Colorado's Office of Archaeology and Historic Preservation (OAHP). Formal landmarking of South Canyon would be a major step in honoring its history and making the site more understandable to the public. It would also open the door to state grant funding for future projects, including historical and archaeological investigation and the development and installation of interpretive signs.

Timing: 3-5 years **Relative Cost:** $$ **Funding Source:** Historical Society

NCHI1.3 Continue archaeological and historical investigation of the canyon. Preservation must focus upon continuing engagement in archaeological and historical investigation based upon what remains, along with unearthing additional information about the canyon's history.

Timing: Ongoing **Relative Cost:** $ **Funding Source:** Historical Society

GOAL 2 Provide educational opportunities and recreation interface to increase knowledge of South Canyon's cultural history.

NCHI2.1 Implement an interpretive walk (hiking only) and signage for key historical features.

Timing: 1-2 years **Relative Cost:** **Funding Source:** See EFR5.1

NCHI2.2 Clear vegetation around historic features and integrate with trail alignments.

Timing: As soon as possible **Relative Cost:** N/A **Funding Source:**

NCHI2.3 Allow regular guided tours of South Canyon from the historical society or other groups. Plan for bus or shuttle parking to facilitate tours

Timing: Ongoing **Relative Cost:** N/A **Funding Source:** N/A

NCHI2.4 Pursue utilizing South Canyon bridge for trail connection to the planned LOVA trail as well as pedestrian interaction and historic education.

Timing: Per LOVA trail **Relative Cost:** N/A **Funding Source:** LOVA

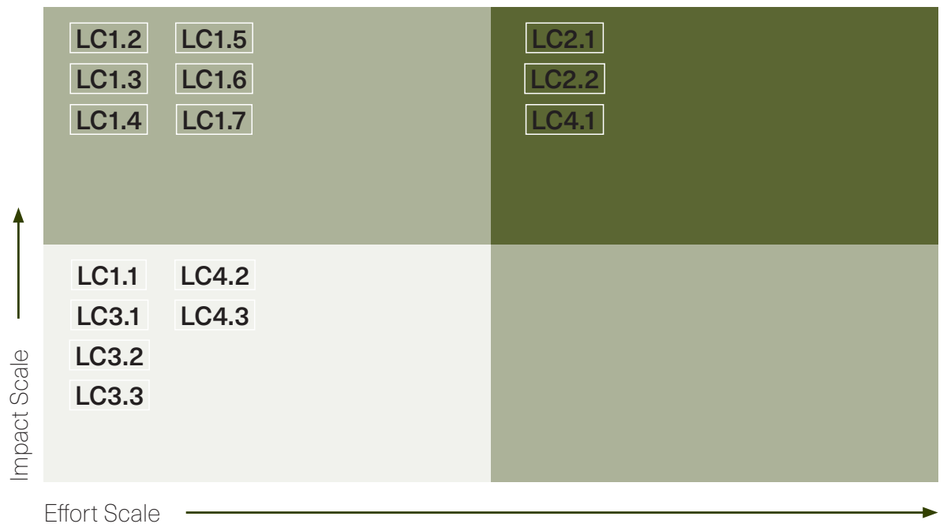
IMPLEMENTATION + MANAGEMENT

Prioritizating Implementation

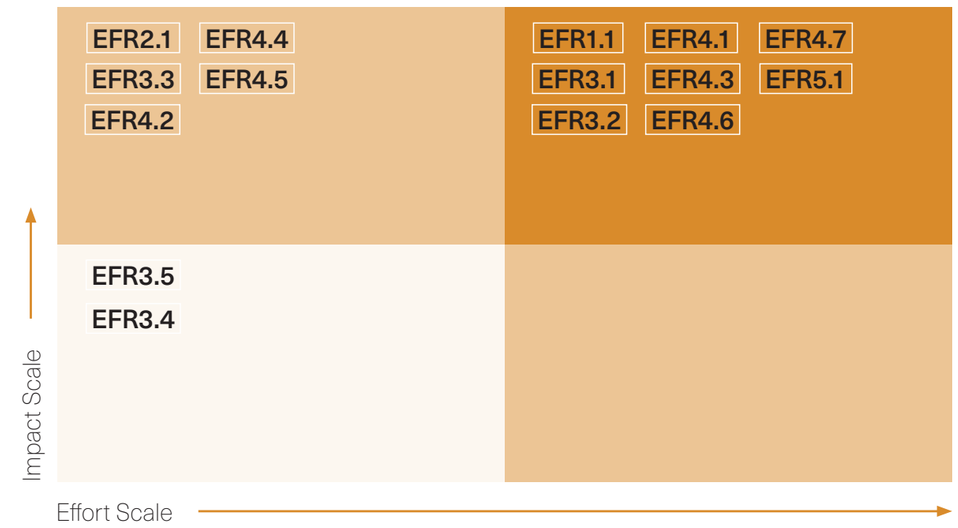
This graphic describes the relative impact and effort of each of the recommended plan strategies, categorized by key plan element. Each goal is keyed to the matrices in previous pages (eg. LC1.7 means Land Conservation, Goal 1, strategy 7.

Strategies with a low level of effort and high impact are worth considering as immediate actions. Strategies with a high level of effort might require long-term planning to secure funding, political will, or appropriate partnerships.

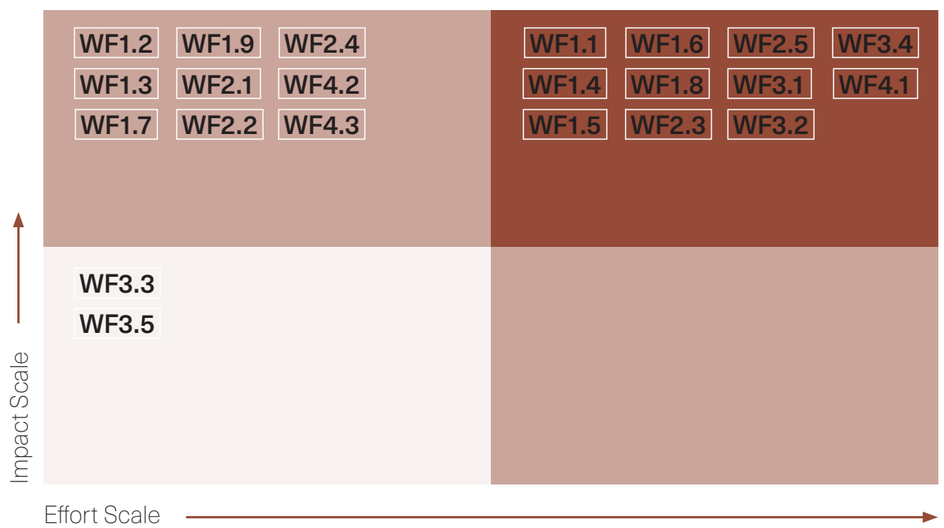
LAND CONSERVATION



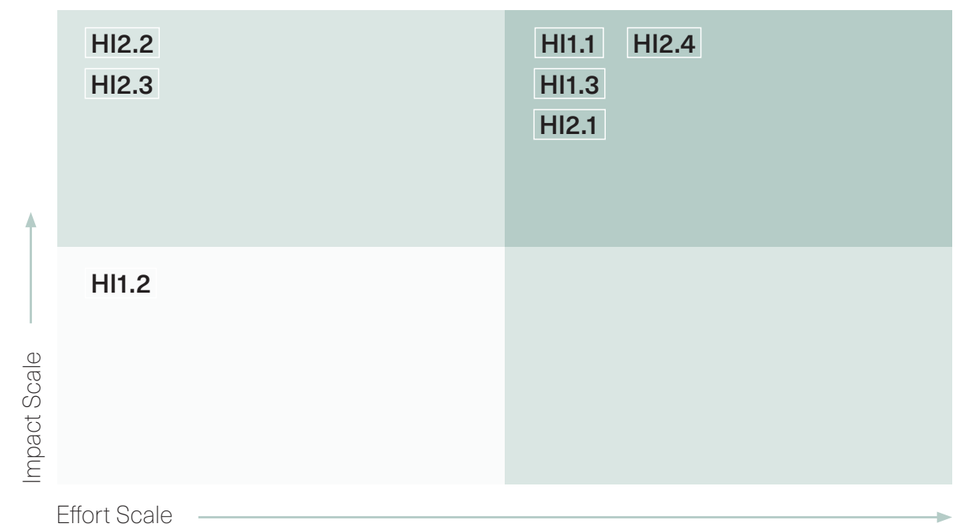
EXISTING & FUTURE RECREATION



WILDFIRE RISK COMMUNICATION AND MITIGATION STRATEGIES



NATURAL & CULTURAL HISTORY INTERPRETATION



IMPLEMENTATION + MANAGEMENT

Immediate Action Steps

1. Formation of South Canyon Management Plan Implementation Task Force

To ensure successful implementation oversight of the management plan, the City could consider appointing/inviting members to an implementation task force. These individuals, representing stakeholder groups and technical experts, will be familiar with the recommendations of the plan, and capable of overseeing implementation strategies.

2. Resource Allocation and Budgeting:

Allocate existing funds or seek alternate funding to address immediate, high impact/low investment needs identified in the management plan. Prioritize budget items that directly contribute to public safety, recreational improvement, and environmental restoration.

3. Coordination with Local Agencies:

Collaborate with local and regional agencies, including wildfire response and emergency services to ensure they are familiar with the management plan.

4. Data Collection and Baseline Assessment:

Collect baseline data on environmental conditions, trail usage, and safety incidents to inform future management decisions and measure the success of immediate actions.

By addressing these immediate action steps, the City of Glenwood Springs can lay the groundwork for a successful implementation of the South Canyon Management Plan, fostering a safer and more sustainable environment for the community to enjoy. Regular assessment and adaptability are crucial to refining strategies as the plan progresses.

Funding Mechanisms

Parks & recreation could consider seeking alternative revenue sources to fund enhancement and management of South Canyon. However, this will require a significant and concerted effort as well as political will. If successful, alternative funding sources could provide the means necessary to properly fund and maintain the recommendations within this document. These options could be considered in addition to advocating for a larger allotment of the dedicated property tax levy and tourism tax revenues. The following funding types could be pursued to diversify sources and increase support for the City's management of South Canyon.

Capital Improvement Funds

Capital Improvement Funds (CIF) in parks and open space management funding refer to financial resources specifically allocated for the planning, development, enhancement, and renovation of physical infrastructure and facilities within parks and open spaces. These funds are earmarked for significant, long-term projects that contribute to the overall improvement and expansion of public recreation areas, green spaces, and natural reserves. Capital improvements typically involve the construction, renovation, or acquisition of physical assets that have a lasting impact on the quality and functionality of the park or open space. Capital Improvement Funds are typically separate from operating budgets and are specifically designated for capital projects. Funding may come from various sources, including government appropriations, bonds, impact fees, grants, donations, or public-private partnerships.

Maintenance Endowment Funds

Maintenance endowment funds can include financial resources set aside specifically to cover the ongoing maintenance and stewardship costs associated with managing and preserving open spaces. The primary purpose of maintenance endowment funds is to provide a stable and reliable source of funding for routine upkeep, habitat restoration, trail maintenance, and other ongoing management activities. Endowment funds can be established through a variety of sources, including private donations, grants, impact fees, and public-private partnerships. Maintenance endowment funds are typically invested to generate returns over time. The interest or earnings from these investments are used to support ongoing maintenance activities.

Grants

The grant market continues to grow annually, providing ample opportunity to pursue money that can support various aspects of the plan. Fire mitigation and access to public lands are particular areas of focus for grants in this plan framework. Having strong grant writing and research personnel is essential to this effort. One challenge is that grants often require matching funds or in-kind contributions from the city. This can demonstrate the municipality's commitment to the project and increase the competitiveness of the grant application. These can be difficult to anticipate or accommodate within the annual budget. Therefore, this plan recommends creating a long-range grant-specific plan that identifies available grants, potential matching requirements, and due dates.

Park, Open Space, and Trail Bonds

Park, open space, and trail bonds are financial instruments used by municipalities to fund the acquisition, development, improvement, and maintenance of parks, open spaces, and recreational trails. These bonds are a form of long-term debt issued by a local government to raise capital for specific projects related to public outdoor spaces. It is common to plan a specific future funding source of projected user revenue/fee sufficient to cover the debt payments.

Special Sales Tax Bond Issue

This is a funding mechanism which uses a local sales tax, as approved by the State legislature and City Council, to make payments on debt financing through a bond issuance. This could be for a specific project or system-wide parks use.

Park Revolving Fund

This is a dedicated fund replenished on an ongoing basis from various funding sources such as grants, sponsorships, advertising, program user fees, and rental fees within one or more parks. The City could establish a revolving fund to support maintenance at multiple parks.

Irrevocable Trusts

These trusts are established by individuals who agree to leave a portion of their wealth to a park and recreation system in a trust fund that grows over time. The system can use a portion of the interest earned to support specific facilities or programs that are designated by the trustee. Land trusts and conservation easements are tools commonly used to protect and conserve public land. While they are often associated with private lands, they can also be employed for public lands to achieve specific conservation objectives. Here's an overview of how land trusts and conservation easements work for public land:

Land Trusts

A land trust is a nonprofit organization that, among other purposes, works to conserve land for its natural, recreational, scenic, historic, or productive values. Land trusts may acquire, own, or manage land directly or work in partnership with public agencies. A land trust may acquire public land through donation, purchase, or other means. In some cases, the land trust may own the land outright, while in other cases, it may hold a conservation easement over the land. The primary goal of a land trust is to conserve land in perpetuity. This can involve protecting wildlife habitats, preserving open space, ensuring water quality, or maintaining areas for recreational use. Land trusts are responsible for the ongoing management and stewardship of the lands they hold or protect. This includes implementing conservation practices, conducting ecological monitoring, and maintaining public access where appropriate. Land trusts often rely on a combination of private donations, grants, and partnerships to fund land acquisition and ongoing stewardship efforts.

Conservation Easements

A conservation easement is a legal agreement between a landowner (public agency in the case of public land) and a land trust or government agency. It places restrictions on the use of the land to protect its conservation values while allowing the land to remain in public ownership. Conservation easements specify the restrictions on the use of the land, such as limiting development, protecting wildlife habitats, or preserving agricultural activities. The easement defines what activities are permitted and prohibited. Conservation easements are typically granted in perpetuity, meaning the restrictions on the land apply forever. This ensures that the conservation values are protected over the long term. In the case of public land, a conservation easement held by a land trust or government agency ensures that the land remains in public ownership. The public agency maintains control over the land, and the easement serves as an additional layer of protection. The land trust or government agency responsible for the conservation easement is usually responsible for monitoring the property to ensure compliance with the terms of the easement.

IMPLEMENTATION + MANAGEMENT

Long-Term Sustainability and Maintenance

Ecosystem Monitoring and Adaptive Management

Baseline Assessments: Conduct baseline assessments of the ecological conditions within South Canyon, including flora, fauna, and water quality.

Regular Monitoring: Establish ongoing monitoring programs to track changes in the ecosystem over time, allowing for adaptive management in response to emerging environmental challenges.

Invasive Species Management: Implement strategies to control and eradicate invasive species that may threaten the native ecosystem.

Sustainable Trail/Amenity Design and Management

Trail/Recreation Planning: Evaluate existing trails plan and any proposed trails to consider factors such as soil erosion, wildlife habitats, and user safety. Ensure that trails are designed to minimize environmental impact.

Maintenance Schedule: Establish a regular trail maintenance schedule, addressing issues promptly to prevent deterioration and ensuring a safe and enjoyable experience for visitors.

Educational Initiatives: Implement educational programs to inform visitors about responsible trail usage, minimizing the impact on the environment.

Community Stewardship and Engagement

Community Stewards: Foster arrangements with local community groups, environmental organizations, and educational institutions to engage residents in the stewardship of South Canyon.

Volunteer Programs: Develop volunteer programs to involve the community in maintenance activities, such as trail clean-ups, habitat restoration, and educational events.

Educational Outreach and Interpretive Programs

Interpretive Signage: Install interpretive signage throughout South Canyon according to previous recommendations to educate visitors about the area's ecological significance, cultural history, and the importance of conservation.

Environmental Education Programs: Develop educational programs for schools and community groups, fostering an understanding of the ecosystem and the role of each individual in its preservation.

Infrastructure Resilience and Upgrades

Climate-Resilient Infrastructure: Consider climate-resilient design principles when planning and upgrading infrastructure to ensure the long-term viability of amenities in the face of changing environmental conditions.

Accessibility Improvements: Make necessary upgrades to enhance accessibility, ensuring that individuals of all abilities can enjoy the open space.

Visitor Education

Visitor Management: Develop strategies for managing tourism/visitor volume to prevent overcrowding and minimize the impact on the ecosystem. Consider petitioning for removal of the Hot Springs from Google or other popular sites due to environmental impact concerns.

Visitor Education Kiosk: Establish visitor education kiosk to provide information on responsible usage, sustainable practices, and the unique features of South Canyon.

Crisis Preparedness and Response

Emergency Response Plans: Continuously update and communicate emergency response plans to address unforeseen events such as natural disasters, ensuring the safety of visitors and the preservation of the landscape.

Long-Term Planning and Review

Decadal Planning: Conduct periodic reviews and updates of the South Canyon Management Plan, incorporating lessons learned, new environmental data, and community feedback to adapt the strategy for long-term sustainability.

By integrating these elements into the long-term sustainability and maintenance strategy, the City of Glenwood Springs aims to create a resilient, well-preserved, and community-supported South Canyon for generations to come. The strategy is designed to be adaptive, responsive, and inclusive, reflecting a commitment to the enduring health of this valuable natural resource.

Collaborative Engagement

By involving stakeholders and fostering stewardship, the City of Glenwood Springs can ensure that the plan reflects diverse perspectives, incorporates community needs, and garners support. Here's how the city might potentially utilize collaborative engagement:

Long Term Stakeholder Participation

Key Stakeholders: Continue to identify and engage a broad range of stakeholders, including residents, local businesses, environmental organizations, community groups, public agencies, and recreational user groups.

Implementation Task Force

Formation of Task Force: Form a community task force or advisory group that oversees implementation of the management plan. This group should be comprised of stakeholders and technical experts with long term interest in the projects success and intimate understanding of the plan recommendations.

Educational Campaigns

Information Dissemination: Implement educational campaigns to inform the community about the South Canyon Management Plan, its objectives, and the importance of their involvement.

Awareness Programs: Raise awareness about the ecological significance of South Canyon and the benefits of responsible open space management.

Partnerships with Local Organizations

Engage Environmental Organizations: Collaborate with local environmental organizations to leverage their expertise and involve them in the planning and implementation processes.

Business Community Partnerships: Explore engagement with local businesses to build partnerships that may include financial support, in-kind contributions, or volunteerism.

Collaboration with Educational Institutions

Engage Local Schools and Colleges: Collaborate with educational institutions to involve students in research, educational outreach, or volunteer initiatives related to South Canyon. This fosters a sense of community ownership.

Multilingual Communication

Multilingual Outreach: Ensure that communication materials are accessible in English and Spanish to engage the broader Glenwood Springs population and promote inclusivity.

Continuous Communication Channels

Establish regular newsletters or updates to keep the community informed about milestones, achievements, and upcoming events related to the South Canyon Management Plan through the City website.

Adaptive Planning

Embrace adaptive planning that allows for adjustments based on community feedback, changing circumstances, and emerging needs.

Recognition and Appreciation

Acknowledge and appreciate the contributions of community members, volunteers, and organizations throughout the collaborative engagement process.

Transparency in Decision-Making

Ensure transparency in decision-making processes, explaining how stakeholder input has influenced decisions and how it aligns with the overall goals of the South Canyon Management Plan.

Through collaborative engagement, the City of Glenwood Springs can harness the collective wisdom, creativity, and energy of the community, creating a sense of shared responsibility and ownership that is essential for the successful and sustainable implementation of the management plan for South Canyon.

IMPLEMENTATION + MANAGEMENT

SPECIFIC PROJECT FUNDING SOURCES - GRANTS

GRANT FUNDING OPPORTUNITIES - FEDERAL

- **Colorado Division of Mining and Safety**
- Federal - $10 million in federal funding to Colorado Division of Mining and Safety to help mitigate threat of coal seam fires.
- **Community Wildfire Defense Grant Program**
- Eligibility: At-risk community, CWPP not more than 10 years old, Local governments, tribes, non-profit organizations, state forestry agencies
- Scoring Priority: Area identified as having high or very high wildfire hazard potential, Low-income community, Community impacted by severe disaster
- Max Award: $250,000
- **Community Wildfire Defense Grant Program**
- Eligibility: At-risk community, CWPP not more than 10 years old, Local governments, tribes, non-profit organizations, state forestry agencies
- Scoring Priority: Area identified as having high or very high wildfire hazard potential, Low-income community, Community impacted by severe disaster
- Max Award: $250,000
- **FEMA Hazard Mitigation Grant Program - Building Resilient Infrastructure and Communities grant program**
- Eligibility: Local Government, Tribe, or PNP. Must have FEMA approved Local hazard mitigation plan
- 25% local match required

GRANT FUNDING OPPORTUNITIES - STATE

- **Colorado State Forest Service Forest Restoration and Wildfire Risk Mitigation**
- Purpose: Reduce risk of wildfire to people, property and infrastructure in the WUI. Promote forest health and forest restoration projects. Encourage use of woody material for traditional forest products
- Eligibility: Local community groups, HOAs, neighborhood associations in the WUI. Local governments in the WUI. Public or private utilities. State agencies. Non-profit groups promoting hazardous forest fuel reduction
- **Wildfire Mitigation Incentives for Local Government Grant Program**
- Purpose: State support through competitive grant funds to match revenue raised by local governments for forest management or fuels reduction, or for local governments to expand existing, long-term programs dedicated to forest management and wildfire mitigation.
- **Wildfire Mitigation Resources and Best Practices Grant Program**
- Purpose: State support to conduct outreach among landowners in high wildfire hazard areas.
- Eligibility: Local government agency, county, municipality, special district, tribal agency, nonprofits.
- **Colorado Strategic Wildfire Action Program (COSWAP)**
- COSWAP supports fuels reduction efforts in the wildland urban interface (WUI) in two ways. First, by funding wildfire mitigation work done by conservation corps and the Department of Corrections (DOC) State Wildland Inmate Fire Teams (SWIFT), and wildfire mitigation workforce development training. Second, by strategically awarding funds for landscape scale strategic wildfire mitigation projects.

LAND CONSERVATION

EXISTING & FUTURE RECREATION

WILDFIRE RISK COMMUNICATION & MITIGATION STRATEGIES

NATURAL & CULTURAL HISTORY INTERPRETATION

IMPLEMENTATION & LONG-TERM MANAGEMENT

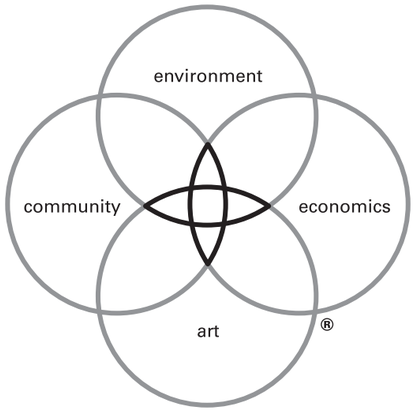
PLAN SUMMARY

The South Canyon Management Plan represents a comprehensive and forward-thinking strategy that sets the stage for the sustainable and responsible stewardship of this vital natural resource in the City of Glenwood Springs. Through community engagement and expert input, the plan has been crafted to address the diverse needs of the public while preserving the ecological and historical integrity of South Canyon. Immediate action steps have been outlined to mitigate risks, enhance trail systems, and ensure public safety. Furthermore, the plan focuses on long-term sustainability and resource protection for this cherished open space.

Through strategic implementation of the plan's various management objectives through the key plan elements of Land Conservation, Existing & Future Conservation, Wildfire Risk Communication & Mitigation Strategies, Natural & Cultural History Interpretation, and Implementation & Long-Term Management, the City of Glenwood Springs can not only enable the protection of the area's natural assets but also encourage community involvement and cooperation.

In conclusion, the South Canyon Management Plan stands as a blueprint for the balanced coexistence of recreation, conservation, and community stewardship in this rugged, beautiful landscape.

DESIGNWORKSHOP



DW LEGACY DESIGN®

We believe that when environment, economics, art and community are combined in harmony with the dictates of the land and needs of society, magical places result — sustainable places of timeless beauty, significant value and enduring quality, places that lift the spirit. Design Workshop is dedicated to creating Legacy projects: for our clients, for society and for the well-being of our planet.

www.designworkshop.com

RESOLUTION 2024-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, APPROVING THE SOUTH CANYON MANAGEMENT PLAN.

WHEREAS, the City of Glenwood Springs ("Glenwood Springs" or the "City") is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, in 2023 the City hired Design Workshop (the "Consultants") to develop the South Canyon Management Plan (the "Plan"); and

WHEREAS, the purpose of the planning effort was to create goals and objectives for the management of approximately 3,000 acres owned by the City balancing cultural and natural resources; and

WHEREAS, the public was invited to provide feedback to the development of the Plan and this input was considered in the development of the Plan; and

WHEREAS, the Consultants also conducted an environmental analysis to address potential impacts to the natural environment; and

WHEREAS, the Glenwood Springs City Council finds and believes it is in the best interest of the City to adopt South Canyon Management Plan attached as **Exhibit A;** and

WHEREAS, the Plan will be on file with the Parks and Recreation Department.

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

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

Section 2. The City Council of the City of Glenwood Springs hereby adopts the South Canyon Management Plan attached as **Exhibit A**.

INTRODUCED, READ AND PASSED THIS _____ DAY OF FEBRUARY 2024.

CITY OF GLENWOOD SPRINGS, COLORADO

_____

ATTEST: Ingrid Wussow, Mayor

_____

Ryan Muse, City Clerk

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item:	Work Force Housing Advisory Board Implementation Plan (if needed)
Action Requested:	This item was discussed in work session. In the event Council needs to take a vote to direct staff it needs to be on the regular agenda.
Department:	Economic and Community Development
Presented By:	Hannah Klausman
Strategic Goals:	Protect and Preserve our Quality of Life
Background Info:	See work session item.
Issues:	NA
Fiscal Impact:	NA
Legal Review:	NA
Staff Recommendation:	NA

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item:	Request for Proposals from Communication Firms Update
Action Requested:	Direction for next steps
Department:	City Administration
Presented By:	Steve Boyd
Strategic Goals:	Provide Efficient and Responsive City Government
Background Info:	Request for Proposal 2024-01P was launched on January 10th and closed February 5th. We had 13 responses, many of which are very qualified. Virtual interviews are scheduled the week of February 12th and staff will provide a status report at the February 15th meeting.
Issues:	Selection committee includes Bryana Starbuck, Rod Tarullo, Hannah Klausman, Matt Langhorst and Steve Boyd. We expect to be able to make a recommendation at this meeting but at the time the packet was due we had not yet completed interviews.
Fiscal Impact:	Unknown. Budget amendment #1 included $125,000 from the General Fund for this contract.
Legal Review:	NA
Staff Recommendation:	NA

Request for Proposal 2024-01P
Strategic Communications and Engagement Services

Buyer:
City of Glenwood Procurement Department
101 West 8th St / Glenwood Springs, CO 81601 / ryan.muse@cogs.us

RFP 2024-01P Communications and Engagement

Section I: Introduction

The City of Glenwood Springs uses the Rocky Mountain E-Purchasing System ("BidNet") to post solicitations and any supporting or additional information, including Addenda, Bid Sheets and awards. Proposals must be submitted prior to close on BidNet. The City of Glenwood cannot accept a response that did not come through the right channel on time. All documents and information are available at www.bidnetdirect.com/cityofglenwoodsprings. If you require additional information regarding BidNet call Vendor Support at 800-835-4603 anytime Monday-Friday from 6:00 am to 6:00 pm Mountain Time.

Project Summary

The City of Glenwood Springs ("City") is seeking proposals from highly qualified consultants to work closely with the Public Information Officer and other city staff to provide strategic communications consulting, community engagement services, graphic design services, marketing, and general communications support to the City.

Section II: Timeline

a. **Proposal Timeline.**

ACTIVITY	DATE	TIME
Pre-Proposal Meeting, Teams Meeting	**JANUARY 18, 2024**	**10:00 a.m.**
Questions and Clarifications Due	**JANUARY 24, 2024**	**5:00 p.m.**
Answer Addendum Posted to Bidnet	**JANUARY 29, 2024**	**10:00 a.m.**
Request for Proposal (RFP) Due http://www.bidnetdirect.com/cityofglenwoodsprings	**FEBRUARY 5, 2024**	**5:00 p.m.**
Virtual Interviews	**FEBRUARY 6 AND 7, 2024**	**tba**
Target Award Date (Subject to Change)	**FEBRUARY 15, 2024**	**8:00 p.m.**

The optional pre-proposal Teams meeting will begin at 10:00am and will only be available on the Teams meeting link. This meeting is not mandatory but highly recommended. A recording of the meeting will be placed on BidNet as an addendum.

Microsoft Teams meeting

Join on your computer, mobile app or room device

Click here to join the meeting

Meeting ID: 260 427 599 459

Passcode: Bo59nX

Download Teams | Join on the web

Section III: Instructions to Submitters

a. The City of Glenwood Springs endeavors to provide a uniform distribution of information to vendors and conduct a fair selection process. We ask that you please follow these instructions carefully. Any submittal that does not meet the requirements set forth in this document and any addenda will not be considered by the Selection Committee.

b. We ask that you do not contact any member of staff directly with questions or comments about the RFP other than Ryan Muse, City Clerk. Any attempts to contact City personnel other than the Clerk will result in disqualification. Please send questions to bidresponse@cogs.us and they will be answered as addendums on the BidNet site.

c. Please upload your submittal to BidNet in one single PDF file.

1) Cover Sheet
2) Qualifications and experience of the firm and project team
3) Understanding of the project scope
4) Any exceptions taken to the Tasks and Scope of Work
5) Price schedule
6) Three relevant portfolio items
7) Three client references
8) Any add alternates

d. Questions regarding this RFP should not be submitted to BidNet but submitted to bidresponse@cogs.us.

e. All addenda issued by The City of Glenwood Springs will be placed on the BidNet site prior to the time that proposals are received and shall be considered part of the RFP. It shall be the Bidder's responsibility to view all documents posted at BidNet. The City may issue several addenda during the process as needed for clarification.

f. BidNet will automatically stop allowing uploads at the date and time of closing. Sometimes the process takes a few minutes so please upload your proposal well ahead of the closing time. The City of Glenwood cannot see who or how many responses have been submitted to BidNet prior to the closing date so we are unable to confirm receipt. However, you may assume your upload was successful if BidNet accepts the document.

g. The City of Glenwood Springs makes no guarantee that an award will be made as a result of this RFP and reserves the right to accept or reject any or all proposals, waive any formalities or technical inconsistencies, or delete any item/requirements from this RFP or resulting contract when deemed to be in the City's best interest.

h. From the responses received, the City will rank the responses and schedule oral interviews with the top-ranked firms. After completing the interviews, the City will select a firm, then negotiate and finalize the specific work plan with the selected firm. Council may, in its sole discretion, expand or reduce the criteria upon which it bases its final decisions regarding selection of the consultant.

i. Representations made within the proposal will be binding on Bidder. Failure to comply with the requirements contained in this RFP will result in the rejection of your proposal.

j. Bidder recognizes and understands that any costs incurred by the Bidder from submitting a response to this RFP are the responsibility of the bidder.

Section IV: Scope

Please see attached documents.

Section V: Selection Criteria

In evaluating Proposals, the City shall consider the qualifications of the Submitters, whether or not the Proposals comply with the prescribed requirements, and alternates and unit prices if requested in the Proposal forms. The City may consider the qualifications and experience of sub-contractors/consultants and other persons and organizations within the Proposals proposed for those portions of the work. The identity of sub-contractors/consultant and other persons and organizations must be submitted as specified in the Supplementary Conditions. The City is looking to award the project to the firm offering the best value. Price is a consideration but not the only one.

The City may conduct such investigations as it deems necessary to establish the responsibility, qualifications, and financial ability of the Proposers, proposed sub-contractors and other persons and organizations to do the Work in accordance with the Contract Documents to the City's satisfaction within the prescribed time. The City reserves the right to reject the Proposal of any firm that does not pass any such evaluation to the City's satisfaction.

Section VI: RFP Terms & Conditions

Discussions/Negotiations

The City of Glenwood Springs reserves the right to contact any Bidder for clarification of information submitted and to conduct discussions with Bidders, to accept or not accept revisions of Proposals, and to negotiate any point in the proposal or the subsequent contract at the sole discretion of the City's Chief Operating Officer. Due to budget restrictions, this project may not be awarded in full to the selected contractor.

Indemnification

If any litigation from any claims, disputes or other matters in question arising out of or relating to this agreement, or the breach thereof, the successful party in the litigation shall be entitled to reasonable legal expenses as part of any judgment.

Proprietary Information

It is understood that the City is a public institution and, as such, is subject to the Colorado Open Records Act, CRS §§ 24-72-101 et. seq. ("CORA"). Any information uploaded to BidNet or otherwise submitted will become a public record and subject to inspection following the final selection of a bidder and the award of a contract. Bid tabulations and results will be posted to BidNet. Except as otherwise agreed prior to the award or finalization of any vendor transaction, the City shall provide upon request by any third party all information pertaining to such transaction which must be disclosed pursuant to CORA, and the City's obligations under CORA supersede its obligations under any agreement, contract, purchase order or negotiated transaction. If you object to the disclosure of any confidential or privileged information as such is defined in CORA, any such pages must be marked confidential and submitted as outlined herein. If you fail to mark the documents confidential and fail to include the explanation, any objection to the release of any information will be deemed waived by the City. Please note that your objection will be considered but is not binding on the City. The City is required to make a determination under CORA, and may only withhold documents that are confidential under the law. If the City

releases documents marked as confidential in compliance with CORA, the Bidder waives any claims for liability or damages. To avoid disclosure of trade secrets, privileged information, or confidential commercial, financial, geological, or geophysical data ("Confidential Information"), the Bidder must clearly mark all Confidential Information as such and provide a written, detailed justification with its proposal of the protected nature of the Confidential Information under CORA. This justification must address, at a minimum, the specific competitive harm that may result from any disclosure, the intrinsic value of the Confidential Information to the Bidder, and any safeguards used to protect the Confidential Information from disclosure. By submitting a proposal, the firm agrees to hold the City harmless from any claim arising from the release of Confidential Information not clearly marked as such by the Bidder or lacking written, detailed justification as supported by CORA.

Section VII: Warranties, Representations and Acknowledgements of Bidder

a. Bidder acknowledges and agrees that (1) this RFP is a solicitation for proposal and is not a contract or an offer to contract and (2) the submission of a proposal by Bidder in response to this RFP will not create a contract between the City of Glenwood and Bidder.

b. Bidder offers and agrees to furnish to the City of Glenwood with the products and/or services described in its proposal, at the prices quoted in the proposal, and to comply with all terms, conditions, and requirements set forth in the RFP documents and contained herein.

c. Bidder represents and warrants that (1) Bidder is a reputable company regularly engaged in providing products and/or services necessary to meet the terms, conditions, and requirements of the RFP; (2) Bidder has the necessary experience, knowledge, abilities, skills, and resources to satisfactorily perform the terms, conditions and requirements of the RFP; (3) Bidder is aware of, is fully informed about, and is in full compliance with all applicable federal, state, and local laws, rules, regulations, and ordinances; (4) Bidder understands the requirements and specifications set forth in this RFP and the terms and conditions set forth; and (5) all statements, information, and representations prepared and submitted in response to this RFP are current, complete, true, and accurate. Bidder acknowledges that the City of Glenwood will rely on such statements, information, and representations in selecting the successful Bidder. If selected by the City the Bidder will notify the City immediately of any material change in any matters with regard to which Bidder has made a statement or representation or provided information.

d. Bidder agrees to be in compliance with all federal laws and regulations pertaining to Equal Employment Opportunities and Affirmative Action.

Request for Proposals: Strategic Communications and Engagement Services

Background

Glenwood Springs is a beautiful mountain community located at the confluence of the Roaring Fork and Colorado Rivers. Like most mountain communities, Glenwood Springs is experiencing significant growth pressures, traffic congestion, a deficit of attainable and affordable housing, and climate impacts such as wildfires and mudslides. Improved transparency, communication and community engagement routinely are raised as a priority for residents, City Council, volunteer boards & commissions, and staff.

Glenwood has an estimated 10,264 population (2022 Census estimate). Roughly 60% of the population is White and 30% of the population is Hispanic or Latino. In about 34% of households a language other than English is spoken at home (primarily Spanish). U.S. Interstate 70 and Colorado State Highway 82 pass through Glenwood Springs, putting the city at the central point connecting the Roaring Fork and Colorado River valleys. A significant part of Glenwood's workforce commutes from outside the city limits. There is a strong regional pattern of individuals commuting from the Colorado River Valley to jobs in Glenwood and the Roaring Fork Valley.

The City of Glenwood Springs ("City") is a home rule municipality led by a seven-member City Council. It also serves as the county seat for Garfield County. The City also has 15 volunteer boards and commissions.

The City offers the following municipal services:

- General government (City administration, finance, and human resources)
- Public Works (engineering, water and sewer, streets, electric, Community Broadband Network, Pay as You Throw trash & recycling, South Canyon landfill, and recycle center)
    - The City contracts with the Roaring Fork Transportation Authority to operate the Ride Glenwood
    - The City contracts with Mountain Waste & Recycling to operate the Pay as You Throw city-wide trash and recycling collection program.
- Public safety (police and the Glenwood Springs Rural Fire Protection District)
    - Glenwood Fire services the Glenwood Springs Rural Fire Protection District covers a territory of 72 square miles.
- Leisure and neighborhood services (Ride Glenwood, Community Center, Community Arts Center, parks, trails, recreation, therapeutic and adaptive recreation)
- Community development (building, planning, and economic development).

Most of the city's services and utilities serve residential and commercial customers in the City and in areas beyond the jurisdictional limits.

Current City Communications

The Public Information Officer (PIO) serves as lead on city communications and community engagement and is responsible for stakeholder communications, issuing news releases, responses to media inquiries, social media, city websites, and digital accessibility compliance. The City also employees the following personnel with focuses in communications:

- Marketing Specialist (part-time) who supports graphic design, videography, newsletter and marketing efforts for the Parks and Recreation department.
- Emergency Service Coordinator (full-time) who serves as lead PIO for the fire department.
- Community Engagement Coordinator (part-time) who supports outreach for the parks and recreation department particularly with Spanish-language and Latino/a community members.

The City's primary methods of direct communications with the public include its websites and social media. Websites include cogs.us, GlenwoodRec.com, cogs.us/Police, and GSCBN.com. Each department is responsible for its own content on the website. Most of the city's graphic design work is conducted with Canva.

Social media platforms include Nextdoor (3 pages), Facebook (6 pages, 1 city-hosted group), Instagram (~2), YouTube (4 channels), WhatsApp, and X (Twitter, ~1).

The city uses a combination of email and text notifications through the website vendor Civic Plus (Newsflash and CivicSend) and MailChimp.

The City has an existing contract with the Glenwood Springs Chamber and Resort Association for all tourism and destination marketing.

Scope of Work

The City of Glenwood Springs ("City") is seeking proposals from highly qualified consultants to work closely with the Public Information Officer and other city staff to provide strategic communications consulting, community engagement services, graphic design services, marketing, and general communications support to the City.

A successful applicant will have a demonstrated ability to develop strategy and materials to support complex community outreach on topics such as infrastructure, funding and tax measures, emergency preparedness, community planning, and transportation. Ability to render in-person outreach as needed is ideal.

Proposers shall have substantial experience with the following:

- Navigating complex political landscapes and issues
- Fostering collaborative relationships among members of the public and civic leaders
- Enhancing transparency, accessibility, and efficacy of municipal communications
- Producing quality graphic design and copywriting for diverse and inclusive audiences
- Producing native and promoted content for a wide range of mediums and platforms including but not limited to print, digital, social media, radio, television, and outdoor materials
- Creating engaging, creative, and effective content for social media and the digital space
- Developing, implementing, monitoring, and adjusting media strategies

- Organizing detailed and thorough budgets
- Coordinating with multiple parties to meet deadlines.

In 2021, Colorado HB21-1110 strengthened the Colorado law for protection against discrimination against persons with disabilities; specifically, it requires the accessibility of all digital government information technology. To comply, all digital experiences provided by the contactor must meet all applicable Level A and AA success criteria of the current non-draft version of the Web Content Accessibility Guidelines (WCAG).

Tasks

The three primary types of communications support sought are listed below:

1. One-Time Consulting Services
    a. Analyze the City's existing public communication platforms and tools. Identify and recommend opportunities for improvement and propose metrics for measuring success.
    b. Update the City's strategic communications plan.

2. Regular, Scheduled, Community Updates
    a. Schedule and facilitate communications team meetings (monthly or as needed) to determine content development and schedules for editing and publishing.
        i. Prepare Communication Calendars, which will include, for example, daily/weekly/monthly communication content and graphics suitable for different types of communications tools (i.e. e-newsletter, social media, news releases, mailers, website, etc.)
    b. Develop updates and information about City projects, programs, successes, and areas for civic engagement. Staff will coordinate translation of materials into Spanish.
        i. Draft monthly digital newsletter and supporting social media content.
        ii. Develop twice-monthly advertorial newspaper placement.
        iii. Event coordination and marketing materials for every-other-month chat with council gathering.

3. Ongoing, Issue-Specific, Strategic Communications and Community Engagement Support
    a. As needed, the City will need issue-specific strategic communications support related to a special event, project, initiative, or other topic. For these issue-specific situations, the Consultant may need to provide the following types of strategic communications and community engagement support. This is not an exhaustive list, and the Consultant will need to be flexible.
        i. Prepare strategy, budget, and materials to communicate complex topics simply.
        ii. Organize and co-facilitate community meetings such as open houses, pop-up events, charettes, workshops, discussion groups, etc.
        iii. Draft news releases, fact sheets, briefing papers, talking points, statements, and inbound media protocols.
        iv. Monitor local publications and online alerts including newspapers and digital media stories where the City of Glenwood Springs is mentioned.

v. Recommend and implement media strategies, including media buys. Negotiate with advertising media and oversee and evaluate services provided by advertising media.
vi. Foster positive community relations and two-way communication by monitoring and responding to comments and messages across multiple platforms.
vii. Identify new marketing avenues for the City to connect directly with residents. Assist in strategy and implementation of innovative audience reach, grassroots community involvement and participation.

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item: City Manager

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item: City Attorney

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item: Correspondence Incoming/Outgoing

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:

City Council
STAFF REPORT
City of Glenwood Springs
February 15, 2024

Agenda Item: Council Social Event Location

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info: In compliance with the Colorado Open Meetings Act, Council will announce where they plan to go for a social gathering after City Council adjourns.

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:

City Council

STAFF REPORT

City of Glenwood Springs

February 15, 2024

Agenda Item: Adjournment

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation: