



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
MARCH 26, 2024
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Attendance Instructions

This meeting is held in person and via Zoom. To Access Zoom, please click the link below to join the webinar:

<https://us02web.zoom.us/j/89033628115?pwd=c0M1QXFZQ2JmVWlrd3ZVRld4b3BFZz09>

Passcode: 177366

Or One tap mobile :

+17193594580,,89033628115# US

+12532050468,,89033628115# US

Or Telephone:

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

+1 719 359 4580 US

+1 253 205 0468 US

Webinar ID: 890 3362 8115

International numbers available: <https://us02web.zoom.us/j/89033628115?pwd=c0M1QXFZQ2JmVWlrd3ZVRld4b3BFZz09>

2 Roll Call

3 Receipt of the Minutes

A. February 27, 2024 Meeting Minutes Draft

4 Comments from citizens appearing for items not on the agenda

5 New Items

A. Planning File 06-24 Code Text Amendment Short Term Rental and Accessory Tourist Rental Permits

B. Planning File 74-23 Variances to Dimensional Setbacks

6 Commissioner Comments

7 Director Comments

8 Adjournment



MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
February 27, 2024
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM

1. Roll Call

Present: Commissioners: John Houghton Joy White, Carolyn Cipperly, Matthew Simms, Amy Connerton; complete quorum.

Also Present: Community Development Director Hannah Klausman, Planner II Emery Ellingson, Long Range Principal Planner Jim Hardcastle, City Attorney Richard Cremer-Petterson, Building Technician Jose Vega

2. Election of Officers

Election of Officers. Commissioner Cipperly motioned to nominate Commissioner Peter Waller for the Chair Position. Commissioner Connerton seconded the motion. Motion passes unanimously with a vote of 5-0.

Commissioner Cipperly motioned to nominate Commissioner Joy White for the Vice Chair Position. Commissioner Connerton seconded the motion. Motion passes unanimously with a vote of 5-0.

Vice Chair Joy White assumed the Chair seat in Chair Waller's absence.

3. Conflicts of Interest

None

4. Receipt of Minutes

February 27, 2024 Planning and Zoning Commission meeting minutes

Commissioner White motioned to approve January Minutes. Commissioner Cipperly seconded the motion. Motion passes unanimously.

5. Comments from citizens for items not appearing on the agenda

No public comment was offered.

6. New Items

a. Planning File 02-24 Glenwood Hot Springs Signage Variance

Emery Ellingson, Planner II provided presentation on Planning File #02-24 for consideration of six variance items for relief from Section 070.040.100 for installation of attached and freestanding signage.

Staff recommended approval of Action Items 1,2,3, and 5 with recommendations for denial for Action Items 4 and 6.

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

- Clarification on illumination style of all the new signs compared to existing signs.
Staff response: Staff confirmed all new signs with exception of Sign Type Z would be illuminated and deferred to applicant to explain illumination of existing signs.
- *Question on classification of Action Item 6 as an informational sign as opposed to a wall sign:*
Staff response: Staff explained that sign could be considered a wall sign, however given its size and purpose staff classified it as informational sign. Staff also explained that if it were a wall sign it would still require a variance.
- *Questions and clarification on interior illumination, differences between face lit and halo style lighting, and differences between interior illuminated neon signage and other types that was not covered in staff report.* **Staff response:** Staff provided background information on lighting styles as well as further reasoning for recommendations for approval of the interior illumination in the Downtown Core.
- *Clarification on Action Item 4 variance items.* **Staff response:** Staff confirmed variances included variances for size, height, number, and location within sight distance triangle.

Following staff presentation, applicants Beth Rosa representing ArtHouse Design and Kevin Flohr representing Glenwood Hot Springs Pool and Lodge, Inc. provided Commission with an overview of the signage and their process for developing the application.

Commissioner questions and comments to applicant included the following:

- *Question of how the projecting signs were attached to the building:* **Applicant response:** Applicant provided drawing showing attachment details.
- *Question if there were alternatives for Action Item 4 for the sign types WF which exceeded maximum height and sign area.* **Applicant response:** Applicant stated they could look at making them slightly shorter but explained they would want to limit height reduction to preserve visibility for passing vehicles.
- *Question if there were alternatives for Action Item 6 for the pool entrance sign:* **Applicant response:** Applicant explained that in order to meet size limitations for informational sign, the letter height would need to be reduced to 5" for both signs, down from proposed 8" type for south side sign and 6" for west side sign.

- *Question if Spa of the Rockies sign was part of this sign package. Applicant response:* Confirmation that was not part of this sign application.
- *Clarification on which signs were double sided: Applicant response:* Applicant confirmed which sign types would be double sided, including the archway sign for the ramp and new entrance from 6th Street.
- *Question how the new proposed illumination compares to the existing illumination: Applicant response:* Applicant explained how the new signage would be a softer illumination style than some of the existing.
- *Question on longevity and durability of the selected sign types and materials, in particular use of glass on the pedestrian bridge sign. Applicant response:* Applicant provided further information on proposed materials as well as attachment details for the two projecting signs.
- *Clarification on the bridge easement as shown on site plan: Applicant/staff response:* Applicant explained the stairway to the bridge was owned by the Hot Springs and staff explained that the easement held by the City/CDOT was for maintenance and repair of the pedestrian bridge.

Commissioner White opened the item to public comment. No members of the public were present for comment. Commissioner White closed the item to public comment.

Staff provided clarification on Condition #4 relating to illumination and time limits. Commission did not find issue with signs being illuminated past 10:00 PM or 1 hour after close of business.

Commissioner Connerton made a motion to approve Action Item 1 to approve Sign X.A. a pole sign with variance for relief from Section 070.040.110 to allow an internally illuminated sign within the Downtown Core with findings and conditions on pages 15-19 of the staff report. Commissioner Simms seconded the motion. Commission briefly discussed the sign in question and illumination. Commissioner White called the item to question. Motion passed unanimously 5-0.

Commissioner Connerton made a motion to approve Action Item 2 to approve Sign Type XBS and XBW, projecting signs with variance for relief from Section 070.040.110 to allow an internally illuminated sign within the Downtown Core and to exceed the limit of two wall, projecting, or roof signs total per building and one per building frontage for a single tenant building with findings and conditions on pages 15-19 of staff report. Commissioner Cipperly seconded the motion. Commission did not further discuss the item. Commissioner White called the item to question. Motion passed unanimously 5-0.

Commissioner Connerton made a motion to approve Action Item 3 to approve Sign Types XBP, XBF, and XF, pole signs with variances for relief from Section 070.040.110 to allow internally illuminated sign within the Downtown Core, exceed limit of one freestanding pole sign per street frontage, allow a pole sign within the Downtown North Sign District, and to allow pole sign with double pole design with findings and conditions on pages 15-19 of staff report. Commissioner Simms seconded the motion. Commissioner White called the item to question. Motion passed unanimously 5-0.

Commissioner Cipperly made a motion to deny Action Item 4 to consider approval of Sign Type WF with variances for relief from Section 070.040.110 to exceed more than four signs per property, exceed 4 square feet per face, and 42" in height, allow for internal illumination, and relief from Sight Distance Triangle requirements with findings and conditions on pages 15-19 of the staff report. Commissioner Simms seconded the motion. Commission discussion included the need for redesign to meet sight distance triangle requirements and pedestrian and vehicular activity.

City Attorney Richard Petterson-Cremer explained to Commission the differences between the options to approve, continue, or deny this item. Staff further explained options available to Commission as well as clarification on sight distance triangle.

Commissioner Cipperly withdrew the original motion for denial of Action Item 4. Commissioner Simms withdrew the second.

Commissioner Cipperly made a motion for approval of Action Item 4 with findings and conditions on pages 15-19 of the staff report and the additional condition that the applicant work with City staff for approval of individual signs located within the Sight Distance Triangle. Commissioner Simms seconded the motion. Commissioner White called the item to question. Motion passed unanimously 5-0.

Commissioner Connerton made a motion for approval of Action item 5 to approve Sign Type Z, information signs, located throughout the property with relief from Section 070.040.110 to allow information sign to exceed maximum size of three-square feet with findings and conditions on pages 15-19 of the staff report. Commissioner Cipperly seconded the motion. Commissioner White called the item to question. Motion passed unanimously 5-0.

Commissioner Connerton made a motion for approval of Action Item 6 for relief from Section 070.040.110 to allow informational signs to exceed 3 square feet. Commissioner Simms seconded the motion. Commission discussion included distinction between wall signage and informational signs. Staff also explained these signs could have been considered wall signs but would have then needed a variance for number of signs. Commissioner White called the item to question. Motion passed unanimously 5-0.

7. Commissioner Comments

- Commissioners were interested in updates on the density bonus and zoning changes that Planning and Zoning Commission recommended approval on. Commissioners also made a request to assist in finding Commission alternates. Commissioner Connerton congratulated new Chair Peter Waller and Vice Chair Joy White Commissioner White admired the new sign proposals at Hot Springs Pool “cohesive branding” and added that the Arts Commission needs to restore mural by Mary Noon’s.

8. Director Comments

- Director Klausman updated the Commission on City Council’s work session on the zoning reform effort. Director Klausman also gave an update for Economic Development Manager position open in Community Development Office.

9. Adjournment

Meeting adjourned at 8:00 PM.



Planning and Zoning Commission Report

Date: March 26, 2024
To: Planning and Zoning Commission
From: Emery Ellingson, Planner II
Subject: Planning File #06-24 Code Text Amendments Short Term Rental and Accessory Tourist Rental Permits

REQUEST	Consideration of Code Text Amendments to Section 070.030.030(e)(7) <i>Accessory Tourist Rental</i> and Section 070.030.030(e)(9) <i>Short Term Rental Permits</i>
APPLICANT	City of Glenwood Springs
LOCATION	Citywide

ACTION ITEMS

Action 1 – Code Amendment– Consideration of a Code Text Amendments to *Section 070.030.030(e)(7) Accessory Tourist Rental* and *Section 070.030.030(e)(9) Short Term Rental*

Staff recommendation: *Staff recommends **approval** of the proposed code amendments with findings and conditions on page 9 of the staff report.*

Review Process

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

BACKGROUND

On February 18, 2024, City Council conducted a work session to review the existing Short Term Rental regulations. The most recent major changes to these regulations were in 2019 when the Council added requirements for building inspections and instituted the 250' buffer rule which requires a new permit to be located at least 250' from the nearest existing permit. The suggested amendments in this report are based on feedback from Council and staff observations of the existing regulations.

PERMIT OVERVIEW

There are two types of permits which allow for short term rentals.

Short Term Rental Permit: Allows for rental of an entire dwelling unit for a period of thirty (30) days or less. It does not require the property owner to be on site, has maximum occupancy set by a building inspection, and is limited by the 250' buffer rule. In total, there are currently 121 Short Term Rental (STR) Permits in the City and there are maximum caps for the number of STR permits allowed in the City.

Accessory Tourist Rental: Limited to rental of one bedroom in a home with shared access to a kitchen for a period of thirty (30) days or less. It requires the property owner or resident manager to be on site for the duration of the stay, is not limited by the 250' buffer rule, and the maximum occupancy is strictly limited to 2 persons. In total, there are currently 10 Accessory Tourist Rental (ATR) Permits in the City and there are no maximum caps for the number of ATR permits allowed in the City.

Permits are issued on a two-year calendar with renewals required in the fall of odd numbered years. The current permit period is January 1, 2024, to December 31, 2025. Permit costs are not pro-rated with the STR Permit cost set at \$600 for the initial permit period and \$400 for each renewal thereafter. ATR Permits are \$360 for the initial permit period and \$180 for each renewal thereafter.

In addition to an STR Permit or ATR Permit, all permit holders must also hold an active business and sales tax license. This is used for remittal of City sales and accommodation taxes. The rate for sales tax is 3.7% and accommodations tax is 5.0%, of which includes a 2.5% tax that goes towards a workforce housing fund.

POTENTIAL CODE AMENDMENTS

The following potential Code changes have been identified for consideration:

BUFFER SIZE

Section 070.030.030(e)(9)(d)(4) requires that any new STR Permit be located a minimum of 250' from any other existing permit. In practice, a 250' buffer is created around each property with a permit and any other nearby property that is 100% covered by the buffer is rendered ineligible. The purpose of this buffer is to mitigate and disperse the effects of a Short-Term Rental Permit throughout the community. This regulation was added in 2019 and any existing STR Permit at that time was allowed to continue to renew their permit if they remain in good standing. For this reason, there are examples of existing STR Permits which are located closer than 250' apart. Please see Appendix A for maps of existing permits and buffers.



The image above, using the permit at 406 Hyland Park as an example, demonstrates the effect of altering the buffer distance. The green area shows the existing 250' buffer and the orange area shows where a 300' buffer would extend. Based on Council interest in increasing the buffer, staff recommends increasing the buffer distance from 250' to 300' with suggested Code language changes below:

Section 070.030.030(e)(9)(d)(4) Use and Occupancy Restrictions

4. In all areas outside the City's General Improvement District (GID), as the GID may be amended from time to time, the total number of short-term rentals shall be limited to five (5) percent of the City's total free market residential units as determined by the State Demography Office. In addition, a short-term rental unit shall be located a minimum of ~~two hundred fifty (250)~~ three hundred (300) feet from any other short-term rental unit. This ~~two hundred fifty-foot~~ three-hundred-foot limitation shall not apply to units in a multifamily building under single ownership, to parcels whose boundaries are not entirely contained within the ~~two hundred fifty-~~ three-hundred-foot buffer distance, or to units that received permits prior to the effective date of this subsection or to timely renewals of such permits. However, the five (5) percent cap on short-term rentals includes existing permitted units.

Section 070.030.030(e)(9)(f)(4) Neighborhood Notification

4. *Neighborhood Notification.* Upon issuance of a short-term rental permit, the property owner shall be responsible for mailing public notification of the permit to owners of all real property within ~~two hundred fifty (250)~~ three hundred (300) feet of any boundary or edge of the subject property or parcel. The property owner shall provide certification to the Director that proper notice has been provided, including a signed affidavit. The format of such certification shall be established by the Director.

TOTAL CAP ON PERMITS

There is also a maximum number of STR permits which are allowed in the city. For permits outside the General Improvement District, this cap is set at 5% of total free market units citywide and for permits inside the General Improvement District, the cap is set at 18% of free market units with the General Improvement District. The General Improvement District (GID) was created in 1980 as a special tax district and is used as a geographic area for some Code requirements. Please see Appendix B for a GID boundary map.

Permits within the GID are not subject to the buffer regulation and can be located closer than 250' apart and are not counted towards the total cap for citywide STR permits. Table 1 shows the current permit counts.

TABLE 1: STR PERMIT CAPS 2024-2025				
	Existing Permits	Cap Limits*	Cap Number	Current Capacity
Within the GID	25	18% of total free market units within the GID	36	69%
Outside the GID	96	5% of total free market units city wide	210	46%
Citywide	96**	5% of total free market units citywide	210	46%

*Based on 4,211 free market units citywide and 202 free market units within the GID.

**GID Short Term Rental permits do not count toward the total permit number

During the City Council work session, the Council supported counting permits within the GID towards the total permit count. Staff agrees and proposes the Code change as follows:

5. Within the GID, as it may be amended from time to time, the total number of short-term rentals shall be limited to eighteen (18) percent of the GID's total free market residential units as determined by the Garfield County Assessor. In a multifamily building under single ownership, no more than two (2) units may be permitted as a short-term rental. GID short-term rental permits shall ~~not~~ count towards the total permit number limit identified under Paragraph 4 above.

If this change were approved, the permit caps would appear as shown in Table 2.

TABLE 2: STR PERMIT CAPS 2024-2025 (if GID counted towards total)				
	Existing Permits	Cap Limits*	Cap Number	Current Capacity
Within the GID	25	18% of total free market units within the GID	36	69%
Outside the GID	96	5% of total free market units city wide	210	46%
Citywide	121**	5% of total free market units citywide	210	58%

*Based on 4,211 free market units citywide and 202 free market units within the GID.

**New number when counting GID STR permits toward total

City Council also discussed adjusting the 5% used for calculating the citywide cap. There are 4,211 free market units citywide and the number of permits allowed would grow corresponding to any new constructed residential units. Table 3 shows how the cap would change with different percentages.

TABLE 3: PERMIT CAP ALTERNATIVES		
Total Number of Free Market Units	Percentage	Resulting Permit Cap
4,211	5%	210
4,211	4%	168
4,211	3%	126
4,211	2%	84

Staff does not recommend modifying the 5% limit because this limit, in tandem with the buffer regulation, provides appropriate limitations. So far, the buffer regulation has appeared to be a more effective tool because even if residential growth raises the cap, the actual physical locations where eligible locations for new permits remain finite and limited. It is worth noting that private covenants and HOA regulations can also limit Short Term Rental locations at the neighborhood level.

If there were any changes to the percentage cap, staff would not recommend going lower than 4% to avoid creating a sudden shortage of remaining available permits. Staff does not recommend changing the 18% cap within the GID either.

NEW CONSTRUCTION AND PERMITS

Code does not prohibit a property owner from applying for a STR Permit concurrently with a building permit for new construction. Staff recommends requiring a property owner to obtain a Certificate of Occupancy prior to submitting a STR Permit application.

PENALTIES/VIOLATIONS

Part of this Code section describes potential penalties for violations which include fines and possible revocation of permit, depending on the offense. These provisions are not worded in a way that connects violations with the subject property nor connects actions of guests to the property and property owner.

This results in a situation where unless a violation is directly issued to an owner, it is difficult to enact penalties, such as revocation of a permit or fines. Since police officers and code enforcement typically interact with property guests rather than owners, this makes enforcement of these regulations as written cumbersome and ineffective. The suggested change would better enable enforcement and make the owner more accountable for what occurs on their property and any possible negative effects on the neighborhood.

Section 070.030.030(e)(7)(e)(4) Revocation of Permit

4. *Revocation of Permit.* An accessory tourist rental permit may be revoked at any time by the Director without following the hearing process in [Section 070.010.080\(e\)\(2\)](#) should it be determined that the use is not being operated in compliance with this section or any other section of the Municipal Code. An accessory tourist rental permit shall be revoked automatically upon the ~~property owner's~~ property owner, tenant, or guest's third conviction of a violation occurring upon the premises of a provision in Articles [100.010](#) or [100.020](#) with respect to the accessory tourist rental.

Section 070.030.030(e)(7)(e)(5) Penalties for Violations

5. *Penalties for Violations.* Any violation of this section occurring upon the premises shall be subject to a fine of two hundred fifty dollars (\$250.00) for the first offense, five hundred dollars (\$500.00) for the second offense, seven hundred fifty dollars (\$750.00) for the third offense, and one thousand dollars (\$1,000.00) for the fourth offense and all subsequent offenses. Each day's continuing violation shall be a separate and distinct offense.

Section 070.030.030(e)(9)(f)(5) Revocation of Permit

4. *Revocation of Permit.* An accessory tourist rental permit may be revoked at any time by the Director without following the hearing process in [Section 070.010.080\(e\)\(2\)](#) should it be determined that the use is not being operated in compliance with this section or any other section of the Municipal Code. An accessory tourist rental permit shall be revoked automatically upon the ~~property owner's~~ property owner, tenant, or guest's third conviction of a violation occurring upon the premises of a provision in Articles [100.010](#) or [100.020](#) with respect to the Short Term Rental Permit.

Section 070.030.030(e)(9)(f)(6) Penalties for Violations

5. *Penalties for Violations.* Any violation of this section occurring upon the premises shall be subject to a fine of two hundred fifty dollars (\$250.00) for the first offense, five hundred dollars (\$500.00) for the second offense, seven hundred fifty dollars (\$750.00) for the third offense, and one thousand dollars (\$1,000.00) for the fourth offense and all subsequent offenses. Each day's continuing violation shall be a separate and distinct offense.

OWNERSHIP MODELS

The Code prohibits the transfer of an STR or ATR permit when a property is sold. When a property is owned by one individual and sold to another individual, it is clear to whom the property is sold. However, when a property is sold to an ownership entity such as a trust or LLC, it is less clear to whom the property is being transferred. These ownership models can include multiple persons and/or other entities which is less transparent than transactions between individual persons.

Currently, there are 23 permits held on properties owned by an LLC and 9 permits held on properties owned by a trust in Glenwood Springs, which represents 26% of the total permits. An LLC or trust can be a tool for local property owners, however Council expressed concern about outside ownership groups outbidding and outcompeting local homebuyers, with special concern in regard to increased competition for single family homes. For this reason, some communities in Colorado have already addressed this aspect of ownership and have enacted ordinances which regulate the group ownership models, such as Crested Butte and Buena Vista have done.

Crested Butte: Crested Butte requires a natural person to apply for the license and be the license holder. That person must be a member of the LLC, trust, corporation, or partnership with at least 15% ownership. https://www.crestedbutte-co.gov/vertical/Sites/%7B6058FFBB-CB06-4864-B42F-B476F794BE07%7D/uploads/STR_FAQ_12-13-2022.pdf

Buena Vista: Buena Vista has separate license categories for residents and non-residents and any license held by a trust or other entity, regardless of home address, is considered a non-resident. There is a cap on the number of non-resident licenses available, which controls for amount of licenses held by a business entity. <https://www.buonavistaco.gov/DocumentCenter/View/4365/Short-Term-Rental-Ordinances-and-Chapter-6-PDF?bidId=>

At the time of this report, staff had not developed specific Code changes. The expectation is that this specific Code language would be created for City Council review based on feedback from Planning and Zoning Commission. Staff has the following general recommendations on this topic:

- Any permit held for property owned by a trust or LLC should be required to designate a natural person as the permit holder. A trust or LLC could hold the permit, but it would be tied to a specific person. If that person no longer held an interest in the trust or LLC, that would constitute a transfer of ownership.
- The natural person holding the permit must have a certain percentage of controlling interest in the trust or LLC. Staff would recommend that this percentage be no less than 33%.
- The natural person holding the permit must be 18 years of age or older.
- At time of permit application and each subsequent renewal, the natural person permit holder would be required to provide current LLC or trust documentation from the Department of Revenue detailing ownership and percentages.

Review Criteria and Analysis

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

- I. Is consistent with the Comprehensive Plan and other City policies;
The proposed amendment to the existing program upholds the goals of the Comprehensive plans and other City policies, specifically Goal 5.3.D “Review the short term rental policy to determine impact in the local housing market”. The proposed changes, including limitations on ownership models would be intended to reduce effect of short term rentals on local housing market, in particular demand for owner occupied single family housing.
- II. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
The proposed changes do not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code.
- III. Is necessary to address a demonstrated community need;
The proposed code revisions address the need for the regulations for Short Term Rentals and Accessory Tourist Rental Permits to keep in pace with changes in the marketplace and continue to strike a balance between benefits and impacts associated with vacation rentals.
- IV. Is necessary to respond to substantial changes in conditions and/or policy; and
The amendment addresses observed deficiencies in existing Code as well as responds to shifting conditions of vacation rental marketplace.
- V. Is consistent with the general purpose and intent of this Code.
The proposed amendment is in line with the purpose and intent of the Code.

Reviewing Agency Comments

No comments received.

Public Comments

No comments received.

Action Item and Staff Recommendation

Section 070.060.030(g)(1)(d) outlines the review and decision procedures for applications being considered by the Planning and Zoning Commission and/or City Council. The Commission may approve, approve with conditions, or deny the application based on the applicable approval criteria listed in the application-specific procedures. The Commission may also continue the hearing to with a request for specific additional information.

Action Item:

Consideration of Code Text Amendments to Section 070.030.030(e)(7) Accessory Tourist Rental and Section 070.030.030(e)(9) Short Term Rental

Staff recommends **APPROVAL** of the code revisions with the following suggested findings and conditions:

Suggested Findings

The proposed code revisions to the Section 070.030.030(e)(7) Accessory Tourist Rental and Section 070.030.030(e)(9) Short Term Rental:

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

Suggested Conditions:

None

Alternative Motion

***A member of City Council has requested that land use applications include suggested motions for both approval and denial. In most instances, staff has worked diligently with the applicant to address requirements outlined in the *Glenwood Springs Municipal Code* (Code) applicable to any given proposal. Therefore, we are usually in support of an application by the time it reaches the Planning and Zoning Commission and/or City Council. However, if the Planning and Zoning Commission does not believe the application meets the Code's minimum standards, your denial motion should be based on one or more of the same approval criteria applicable to the application. You should support your findings with additional information further describing the shortcomings of the request as shown in the example below:

MOTION TO DENY

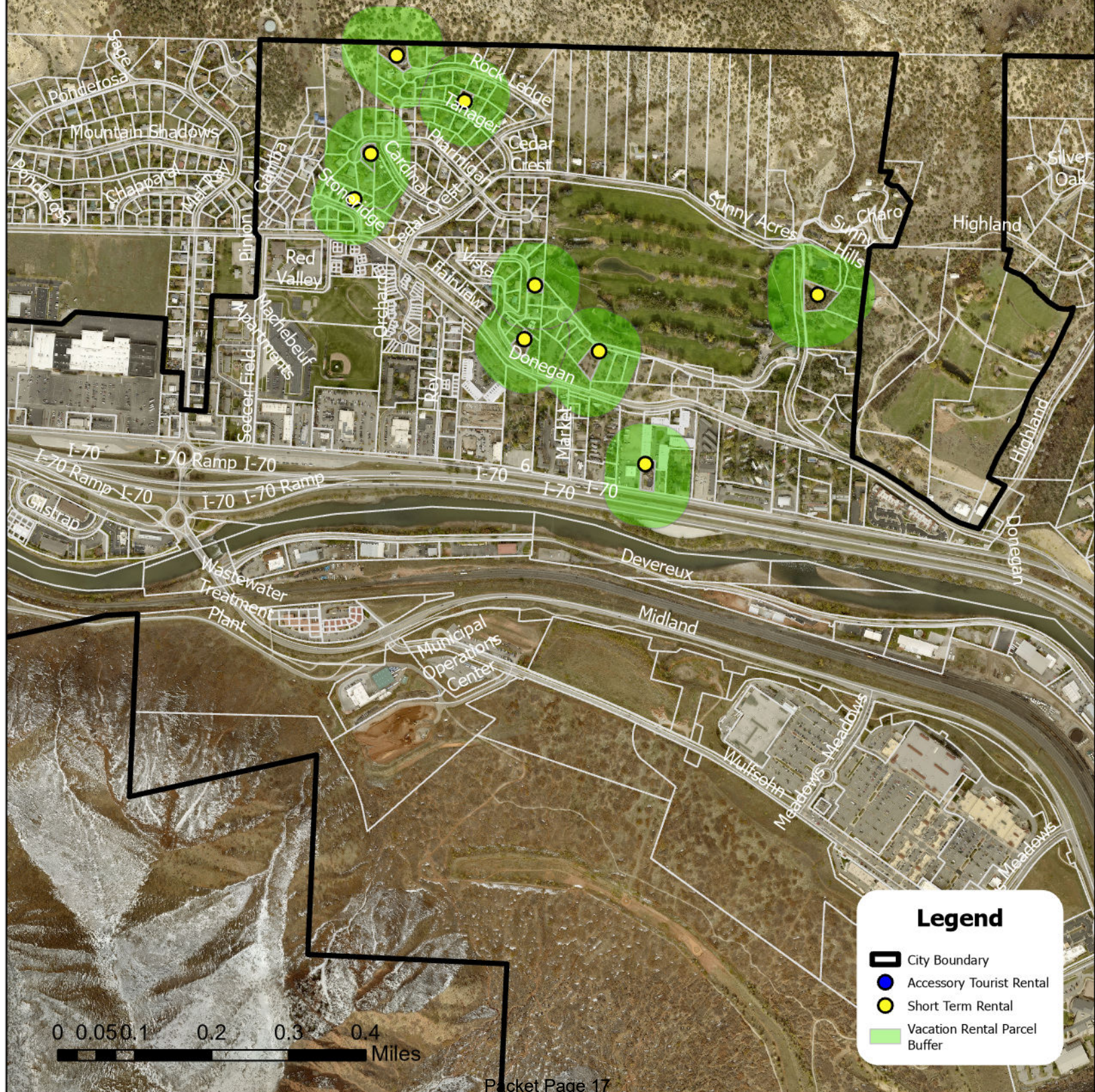
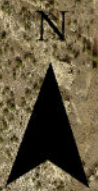
Action 1:

Consideration of code amendments, I move to **DENY** finding that -

1. The code amendment is not consistent with the Comprehensive Plan and other City policies; **[insert reasoning]**;
2. The proposed amendment conflicts with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code; **[insert conflict/reasoning]**;
3. The proposed amendment is not necessary to address a demonstrated community need **[insert applicable Comp Plan or other City plan or policy sections here]**;
4. The proposed amendment is not necessary to respond to substantial changes in condition, and/or policy; **[insert reasoning]**and;
5. The proposed amendment is not consistent with general purpose and intent of this Code **[insert reasoning]**;

APPENDIX A – SHORT TERM RENTAL MAPS

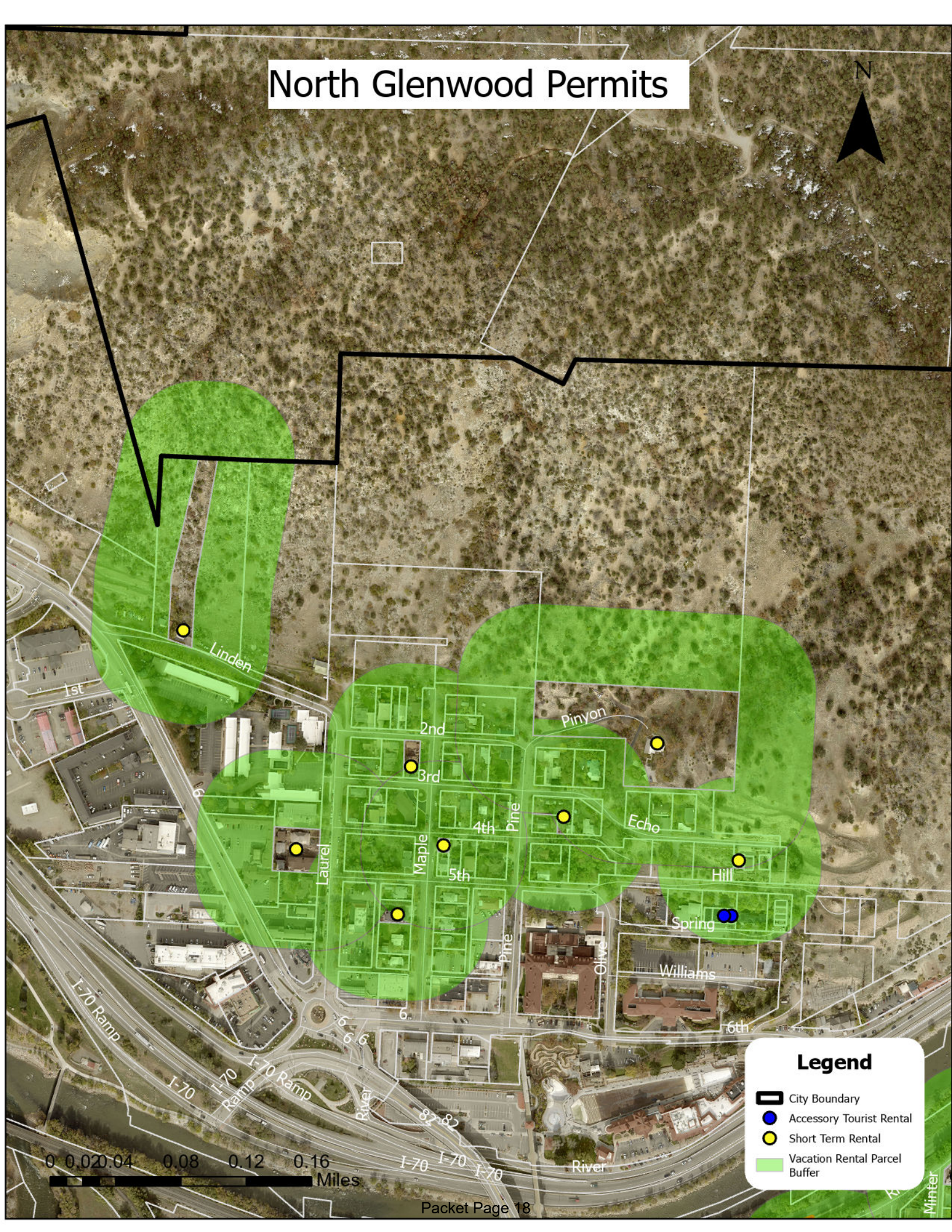
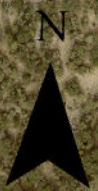
West Glenwood Permits



Legend

- City Boundary
- Accessory Tourist Rental
- Short Term Rental
- Vacation Rental Parcel Buffer

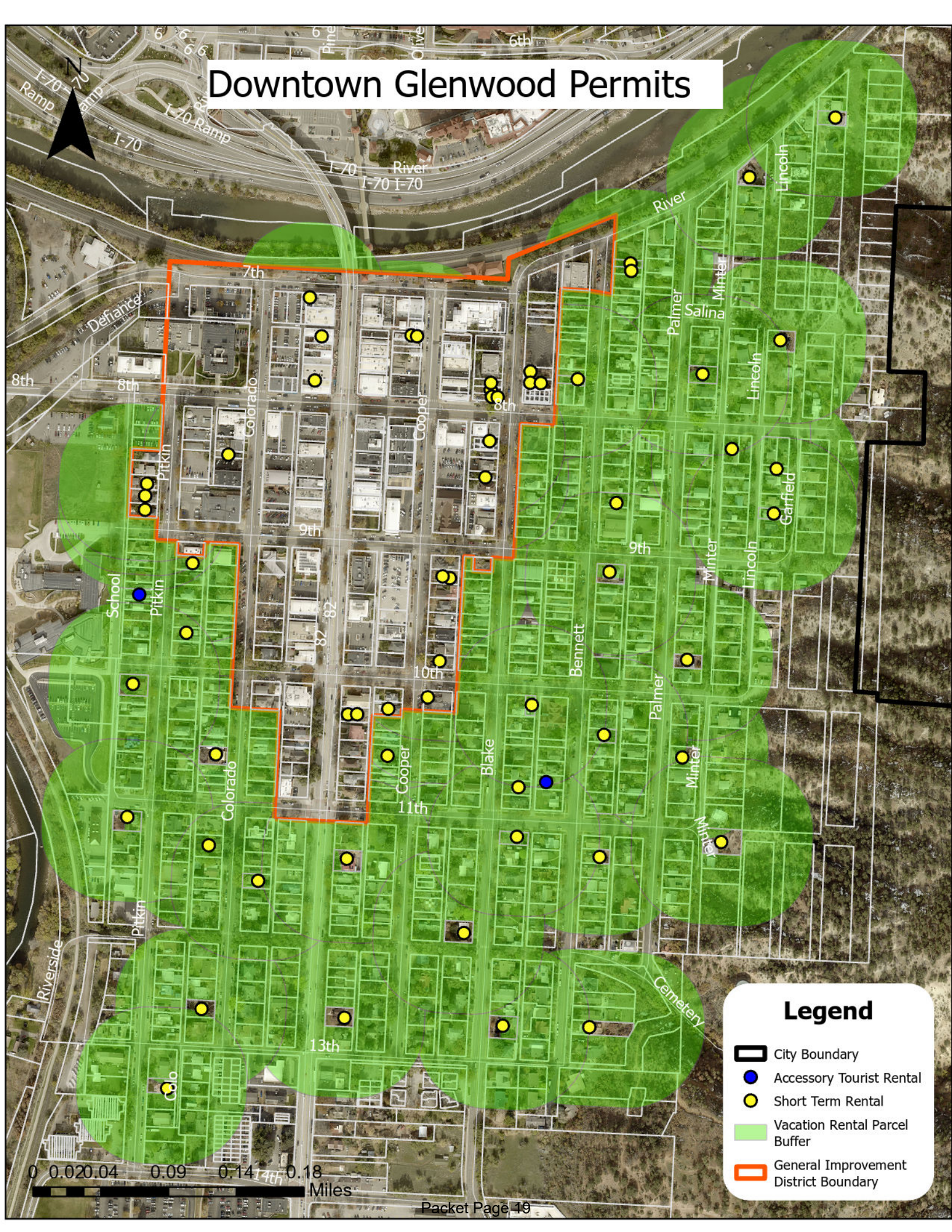
North Glenwood Permits



Legend

- City Boundary
- Accessory Tourist Rental
- Short Term Rental
- Vacation Rental Parcel Buffer

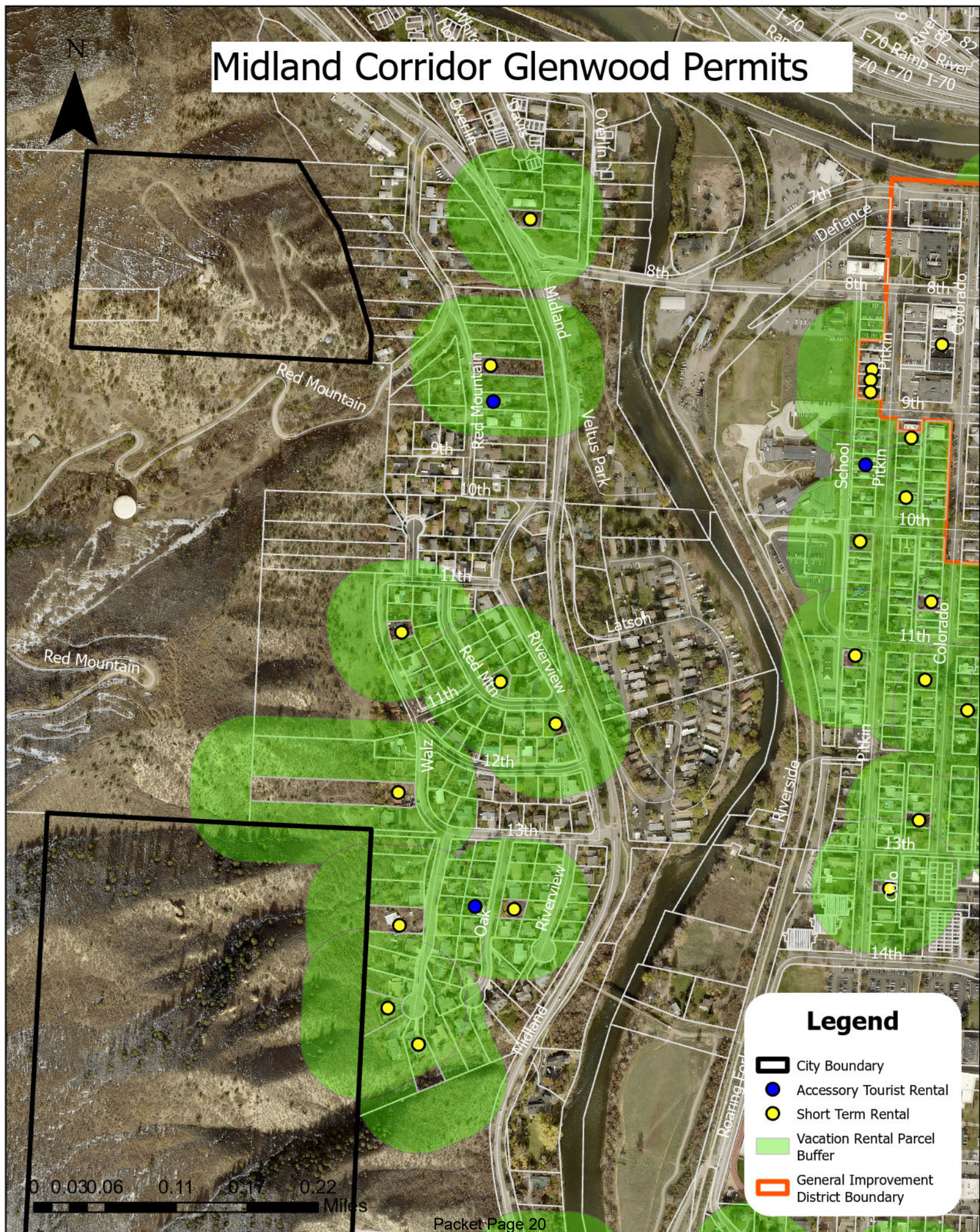
Downtown Glenwood Permits



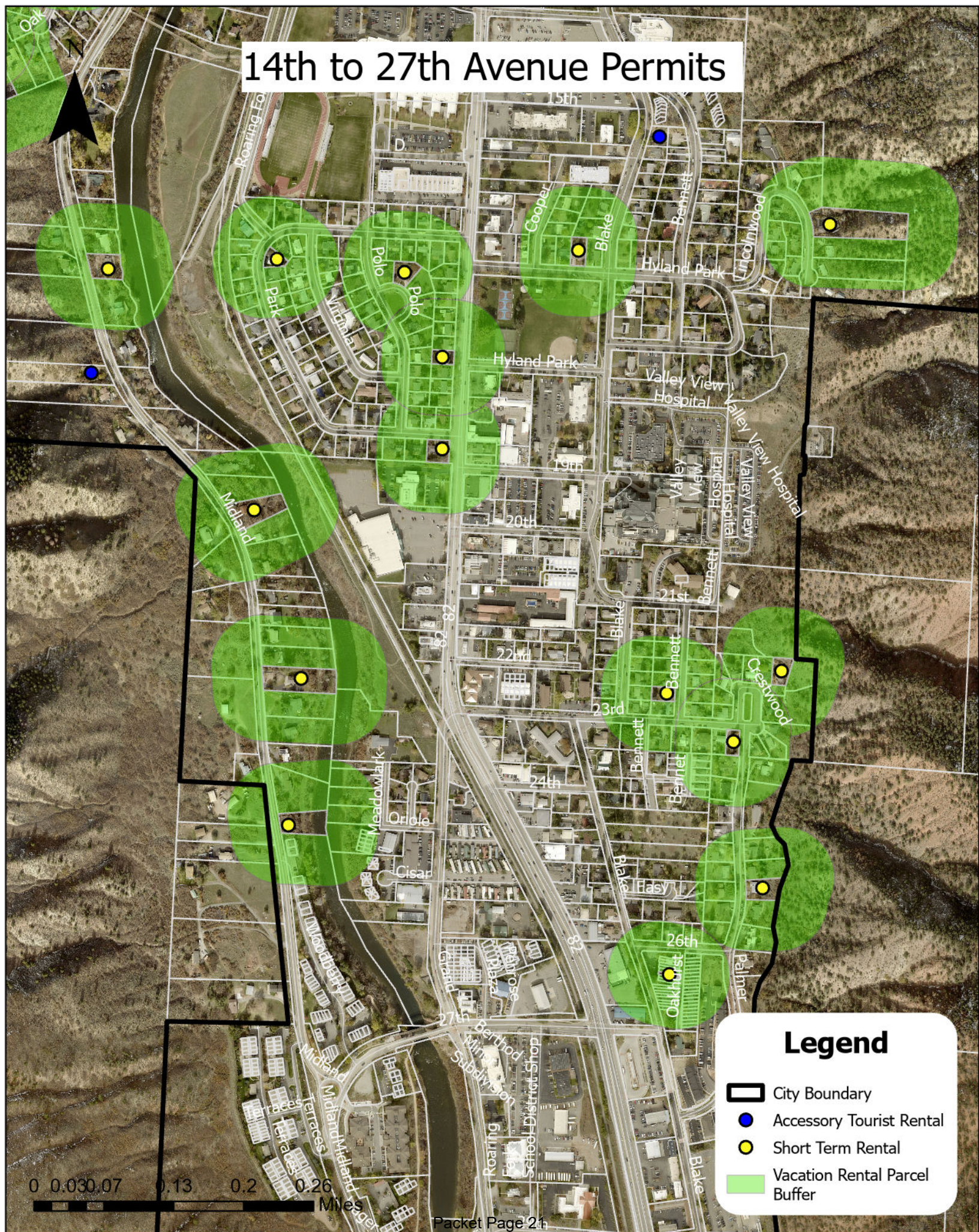
Legend

-  City Boundary
-  Accessory Tourist Rental
-  Short Term Rental
-  Vacation Rental Parcel Buffer
-  General Improvement District Boundary

Midland Corridor Glenwood Permits



14th to 27th Avenue Permits



South Glenwood Permits



Legend

-  City Boundary
-  Accessory Tourist Rental
-  Short Term Rental
-  Vacation Rental Parcel Buffer

0 0.04 0.09 0.17 0.26 0.34 Miles

APPENDIX B – GENERAL IMPROVEMENT DISTRICT MAP

General Improvement District Boundary



Legend

 General Improvement District Boundary

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Glenwood Springs Post Independent** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(970) 945-8515**.

Notice ID: 9ERN2to9IUXtkmxtDo6o | **Proof Updated: Mar. 11, 2024 at 12:29pm MDT**

Notice Name: Planning File 06-24 Code Text Amendment STR | Publisher ID: 315229

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Emery Ellingson	Glenwood Springs Post
emery.ellingson@cogs.us	Independent
(970) 384-6472	

Columns Wide:	1	Ad Class: Legals
Total Column Inches:	2.33	
Number of Lines:	28	

03/13/2024: Other Notice	22.40
03/20/2024: Other Notice	22.40
Affidavit Fee	10.00

Subtotal	\$54.80
Tax	\$0.00
Processing Fee	\$5.48
Total	\$60.28

Please take notice that the Glenwood Springs Planning and Zoning Commission will conduct a public hearing to consider a Code Text Amendment application to Municipal Code Title 070 including but not limited to Section 070.030.030(e) (7) Accessory Tourist Rental and Section 070.030.030(e)(9) Short-Term Rental.

The public hearing will be held on March 26, 2024 at 6:00 pm at City Hall, 101 W. 8th Street in Glenwood Springs. Additional information on the application, hearing, and proposed amendments is available for review at the Planning Department by calling (970) 384-6472.

The City of Glenwood Springs ensures meaningful access to City programs, services, and activities to comply with American Disabilities Act and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact Bryana Starbuck, Public Information Officer, bryana.starbuck@cogs.us or 970-309-7521.

PUBLISHED IN THE GLENWOOD SPRINGS POST INDEPENDENT ON WEDNESDAY, MARCH 13, 2024 AND WEDNESDAY, MARCH 20, 2024.



Planning and Zoning Commission Report

Date: March 26, 2024
To: Planning & Zoning Commission
From: Jim Hardcastle, Long Range Principal Planner
Subject: Planning File #74-23, Variance

REQUESTS	Consideration of three (3) variances to Municipal Code section 070.020.080 - Residential Transitional (RT) District, Dimensional Standards, Setbacks, Minimum; to allow relief from building setback requirements for Side 5 (ft) and Rear 10 (ft).
APPLICANT	Todd Leahy
OWNER	Integrated Mountain Group Inc.
LOCATION	308 North Hyland Park Drive (Proposed Parcel A) 1625 Cooper Avenue (Proposed Parcel B) Parcel #218516100064 Legal Description: Section: 16 Township: 6 Range: 89 A TR IN SENE
ZONE	(RT) Residential Transitional
SURROUNDING LAND USES	North: Multifamily Housing (RT) Residential Transitional South: Syre Park (RM1) Residential Medium-Density East: Single Family housing (RM1) Residential Medium-Density West: Church (RM1) Residential Medium-Density
LOT SIZE	8,712 SF (0.2 acres)

ACTION ITEMS

Per Section 070.060.070 of the *Glenwood Springs Municipal Code* (Code), the Planning and Zoning Commission (Commission) is the reviewing body for Variance Requests.

Action 1 – Variance Request – to allow a decreased minimum rear yard setback of 4.71 feet on an existing residential use (proposed Parcel B) at 1625 Cooper Avenue, from 10 feet as required by code section 070.020.080 - Residential Transitional (RT) District, Dimensional Standards, Setbacks, Minimum.

Staff recommendation: *Staff recommends Denial of the Variance Request with the findings on page 9-10 of this staff report.*

Action 2 – Variance Request – to allow a decreased minimum side yard setback of 3.07 feet on an existing residential use (proposed Parcel B) at 1625 Cooper Avenue, from 5 feet as required by code section 070.020.080 - Residential Transitional (RT) District, Dimensional Standards, Setbacks, Minimum.

Staff recommendation: *Staff recommends Denial of the Variance Request with the findings on page 10 of this staff report.*

Action 3 – Variance Request – to allow a decreased minimum rear yard setback of 4.5 feet on an existing commercial use (proposed Parcel A) at 308 North Hyland Drive, from 5 feet as required by code section 070.020.080 - Residential Transitional (RT) District, Dimensional Standards, Setbacks, Minimum.

Staff recommendation: *Staff recommends Denial of the Variance Request with the findings on page 10 of this staff report.*

BACKGROUND

Existing Conditions

The project is located at 308 North Hyland Park Drive (Proposed Parcel A) and 1625 Cooper Avenue (Proposed Parcel B) and is surrounded by multifamily housing, Sayre Park, single family housing, and a church as seen in **Figure 1** below.



Figure 1: Proposed variance request location.

The lot has two addresses and two structures connected by an attached covered walkway.

Parcel A

The current address at 308 North Hyland Drive on the south part of the lot (Proposed Parcel A as seen below in the site plan in **Figure 2**) has been used for commercial uses since 1953 including a dental office, chiropractor, counselling service, tax service, driving school, and most recently a hair salon.

Parcel B

The proposed Parcel B has a single-family dwelling unit in place since 1982 and a certificate of occupancy was completed for a dwelling addition and associated apartment.

The lot was annexed into the City in 1955. Five (5) parking spaces exist.

Proposal

The applicant proposes to create two (2) lots through a Minor Subdivision process and split the structures onto separate parcels which would allow individual ownership.

Doing so requires dimensional setback variances from non-conforming building encroachments, one of which was existing, the other two are created through this proposal.

If the variances are approved, the applicant plans to apply for a Minor Subdivision to separate the two lots.

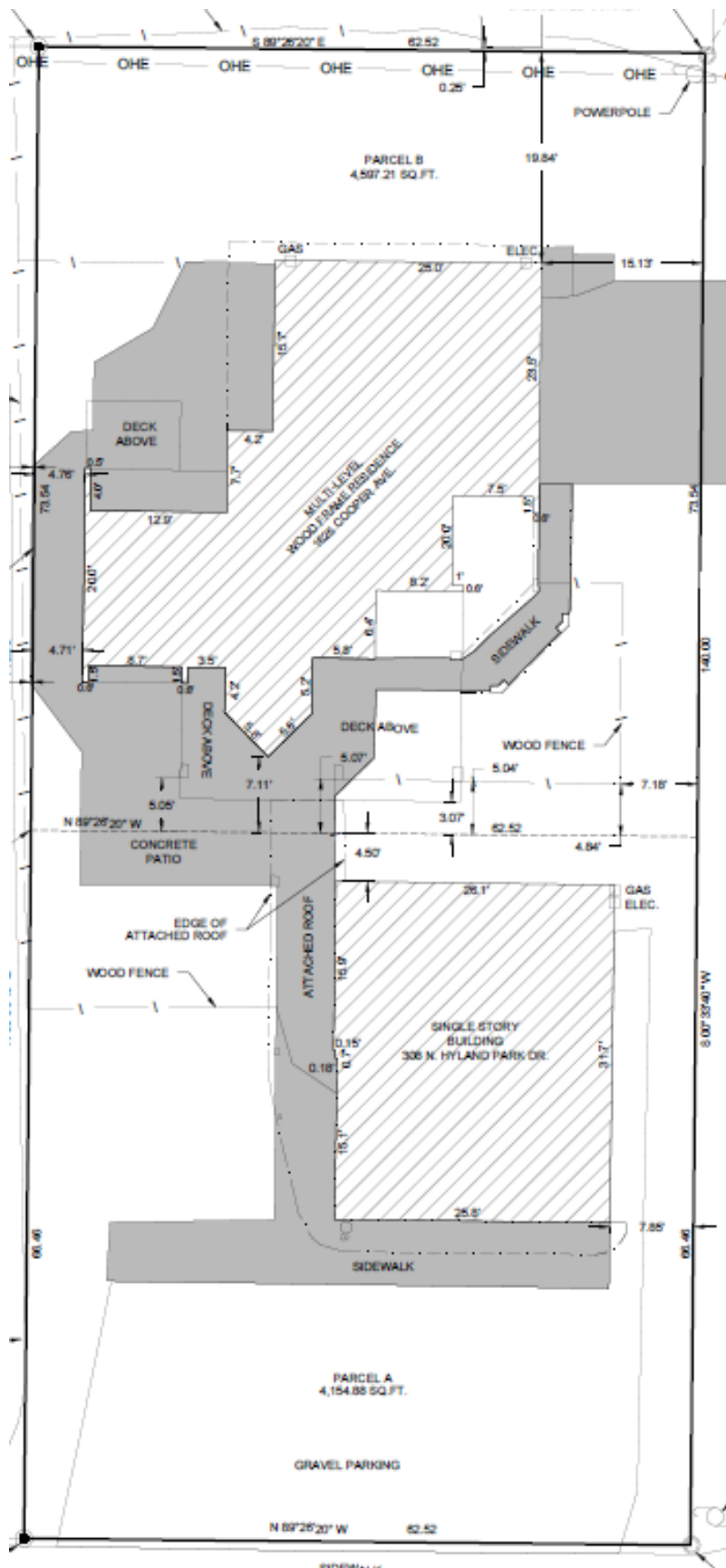


Figure 2. Existing conditions.

Additionally, the lot is located within the RT – Residential Transitional zone district as seen in **Figure 3**.

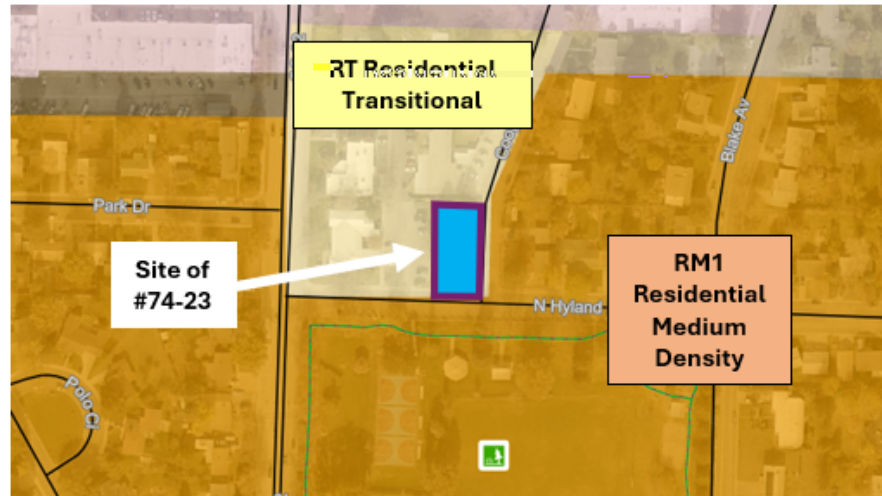


Figure 3: Proposed site with surrounding zoning districts

070.020.080 - Residential Transitional (RT) District.

(a) Purpose. The RT district is intended to provide for transitional areas consisting of primarily residential uses at varied densities, with limited commercial uses that are compatible with surrounding neighborhoods. The RT district is intended to serve as a transitional buffer between residential and nonresidential zoning districts.

PROJECT SUMMARY

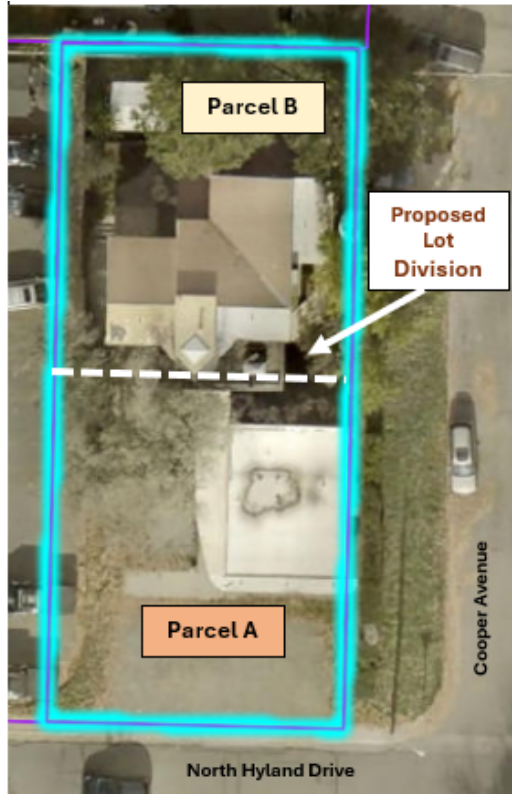


Figure 4: Proposed Minor Subdivision

Setbacks

The current configuration of the site plan for a proposed Minor Subdivision proposal to create two lots from a previously unplatted parcel creates lots that do not conform to the dimensional minimum setbacks as required in 070.020.080 - Residential Transitional (RT) District. Approved variances are required prior to the submittal of a Minor Subdivision application.

Figure 4 shows the proposed lot line, also the location of the two newer encroachments.

The applicant seeks the approval of three (3) dimensional variances based on the new lot configuration proposal:

1. Rear - 4.71 feet from 10 feet (Parcel B)
2. Side - 3.07 feet from 5 feet (Parcel B)
3. Rear - 4.5 feet from 5 feet (Parcel A)

The applicant's intent is to subdivide the property so that all improvements serving Proposed Parcel B are located and contained within Parcel B and the same with Proposed

Parcel A. There are no encroachments on neighboring lots.

Currently an existing covered walkway connects the two structures and will be removed to further allow for separate ownership of the lots. The applicants are not seeking to alter the existing improvements or access.

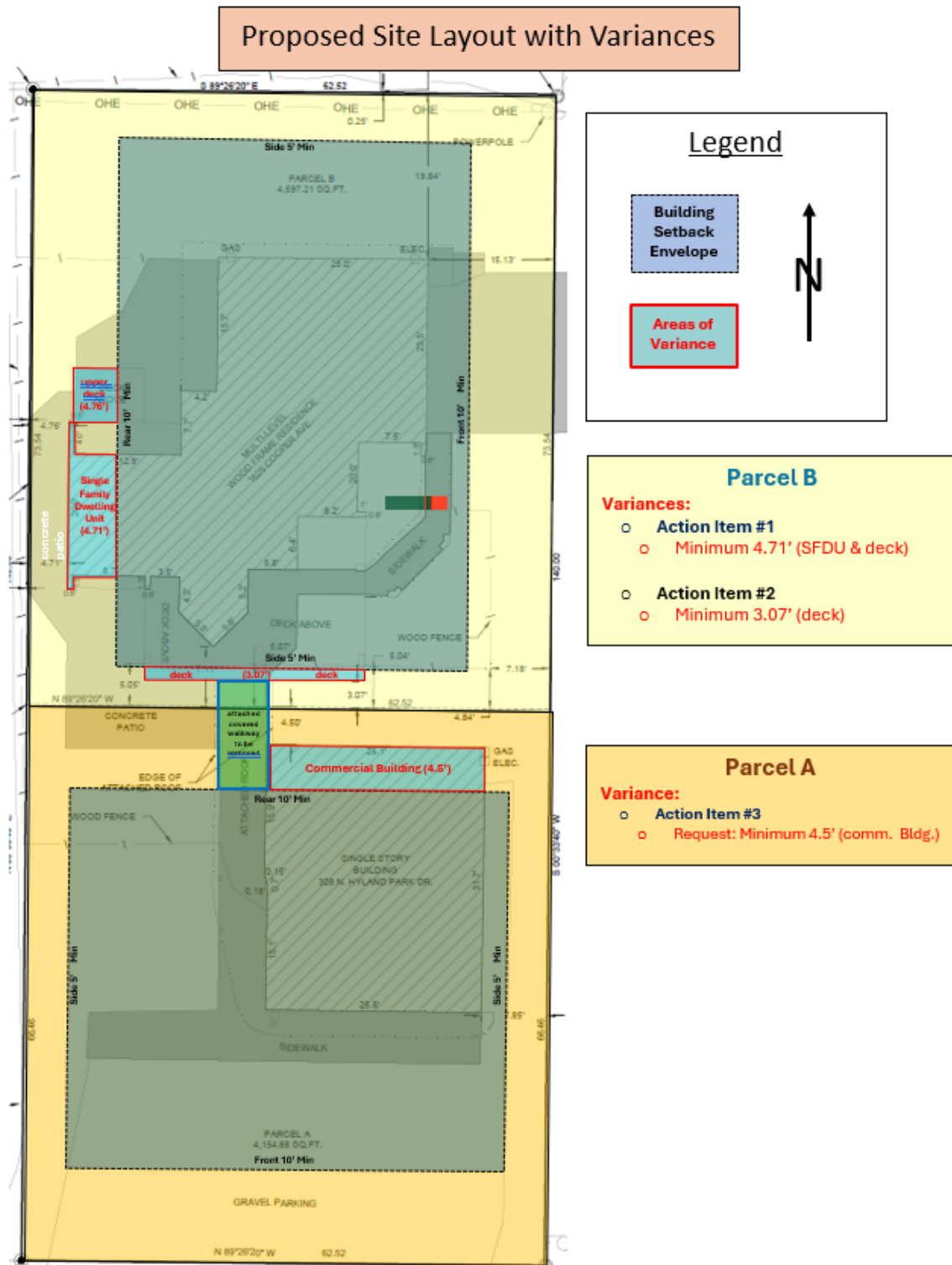


Figure 5: Building layout with dimensional setbacks.

Proposed Parcels

Parcel B

Parcel B is proposed at 4,597.21 SF which is less than the required 5,000 SF for new lots in the RT - Residential Transition zoning dimensional standards. Section 070.060.070, Flexibility and Relief Procedures considers administrative adjustment reductions to the required zone district lot minimums by up to 15% when meeting the following conditions:

b. The administrative adjustment procedure shall not apply to any proposed modification or deviation that results in:

1. An increase in the overall project density;
2. A change in permitted uses or mix of uses;
3. A deviation from the standards in Section 070.030.030, Use-Specific Standards;
4. A deviation from the standards in Section 070.040.020, Sensitive Area Protection;
5. A deviation from building or fire codes;
6. A deviation from the City's Engineering Standards;
7. Requirements for public roadways, utilities, or other public infrastructure or facilities; or
8. A change to a development standard where that same standard was already modified through a separate administrative adjustment or variance.

A 15% lot size reduction from 5,000 SF, would allow for a lot at 4,250 SF. Lot B is proposed at 4,597.21 SF. The proposed lot does meet all the requirements above and the Community Development Director is prepared to approve an Administrative Adjustment should the variances be approved.

Parcel A

The Proposed Parcel A is 4,154.88 SF which also does not meet minimum lot area requirements. The existing structure has only been used for commercial pursuits since 1953. Future property owners would be restricted from changing to residential use. Staff will not support variances for change of use in the future.

Review Criteria and Staff Analysis

There are seven criteria for variance approval, all of which must be met. Staff finds that this application only meets six (6) the seven (7) criteria and recommends **Denial** of the requests. Analysis of the criteria below.

VARIANCE CRITERIA	
✓	1. The Subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
✓	2. The strict application of the Code standards for which a variance is sought would produce undue hardship.
✓	3. The applicant did not create the hardship by his/her own actions.
✓	4. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.
	5. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden.
✓	6. The variance request will not violate building or fire code requirements.
✓	7. The variance is the minimum variance that will afford relief of the subject standards of the Code.

1. **The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district.**
The configuration of long-established structures creates an exceptional condition not generally seen in Glenwood Springs.
2. **The strict application of the Code standards for which a variance is sought would produce undue hardship.**
The single-family dwelling unit and commercial building are effectively prohibited from separate ownership due to the existing non-conformities. The owners did not build the structures with non-conforming setbacks, but staff agrees the current layout proposal is a better use of the property.
3. **The applicant did not create the hardship by his/her own actions.**
The applicant did not create the lot or build the residential and commercial structures, they are proposing the subdivision which creates 2 of the 3 non-conforming setbacks which all require variances.
4. **The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.**
Allowing a reduced minimum setback does not harm the public. The majority of the non-conformities exist between the structures.
5. **The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden.**
The variance request does not truly demonstrate a hardship as the applicant is not prevented from the use of the land as otherwise allowed by the Code. The proposal is however considered an improvement on current conditions.
6. **The variance request will not violate building or fire code requirements.**
The variance will not violate building or fire code requirements.
7. **The variance is the minimum variance that will afford relief of the subject standards of the Code.**
The variances requested are the minimum necessary. The structures are close to one another, and the lot size is restricted. There is no other option with an alternative lot line that achieves a better outcome.

REVIEWING AGENCY COMMENTS

Referral Agencies

- Public Works
 - All existing utility services on site and any applicable easements shall be added to the site plan for the Minor Subdivision prior to its approval.
 - Specifically, a 5' utility and drainage easement along the entire western property line, which was required around 1980 as a condition of approval of a building permit but was never created, shall be placed on the plat as a condition of approval for the associated Minor Subdivision. Said easement, for addition on this Minor Subdivision, was first referenced and demonstrated as necessary in a Boundary Agreement recorded in the Garfield County Recorder's office BOOK 562 PAGE 957 for the property to the north of this parcel at 308 North Hyland Drive and 1625 Cooper Avenue.

Public Comment

- No public comment has been received.

ACTION, STAFF RECOMMENDATION, AND ALTERNATIVES:

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

Action 1 – Variance Request – to allow a decreased minimum rear yard setback of 4.71 feet on an existing residential use (proposed Parcel B) at 1625 Cooper Avenue, from 10 feet as required by code section 070.020.080 - Residential Transitional (RT) District, Dimensional Standards, Setbacks, Minimum.

Staff Recommendation/Suggested Motion

Staff recommends **Denial** of the requested Variance Request with the following **findings**:

Suggested Findings:

1. The subject property **has** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought **would** produce undue hardship.
3. The applicant **did not** create the hardship by his/her own actions.
4. The variance requested **does not** harm the public and **does not** impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.
5. The variance request **does not demonstrate** exceptional hardship not related to purposes of convenience or financial burden.
6. The variance request **will not** violate building or fire code requirements.
7. The variance **is** the minimum variance that will afford relief of the subject standards of the code.

Action 2 – Variance Request – to allow a decreased minimum side yard setback of 3.07 feet on an existing residential use (proposed Parcel B) at 1625 Cooper Avenue, from 5 feet as required by code section 070.020.080 - Residential Transitional (RT) District, Dimensional Standards, Setbacks, Minimum.

Staff Recommendation/Suggested Motion

Staff recommends **Denial** of the requested Variance Request with the following **findings**:

Suggested Findings:

1. The subject property **has** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought **would** produce undue hardship.
3. The applicant **did not** create the hardship by his/her own actions.
4. The variance requested **does not** harm the public and **does not** impair the intent or purposes of this

- Code, goals, and policies, including the specific regulation for which the variance is sought.
5. The variance request **does not demonstrate** exceptional hardship not related to purposes of convenience or financial burden.
 6. The variance request **will not** violate building or fire code requirements.
 7. The variance **is** the minimum variance that will afford relief of the subject standards of the code.

Action 3 – Variance Request – to allow a decreased minimum rear yard setback of 4.5 feet on an existing commercial use (proposed Parcel A) at 308 North Hyland Drive, from 5 feet as required by code section 070.020.080 - Residential Transitional (RT) District, Dimensional Standards, Setbacks, Minimum.

Staff Recommendation/Suggested Motion

Staff recommends **Denial** of the requested Variance Request with the following **findings**:

Suggested Findings:

1. The subject property **has** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought **would** produce undue hardship.
3. The applicant **did not** create the hardship by his/her own actions.
4. The variance requested **does not** harm the public and **does not** impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.
5. The variance request **does not demonstrate** exceptional hardship not related to purposes of convenience or financial burden.
6. The variance request **will not** violate building or fire code requirements.
7. The variance **is** the minimum variance that will afford relief of the subject standards of the code.

Alternative Motions

*** If the Planning & Zoning Commission finds any of these action items meet all seven criteria for variance approval, an alternative motion for approval may be made based on findings for how each of the item meets all seven of the variance criteria. An example motion shown below:

MOTION TO APPROVE

Consideration of a variance for Action Item _____, I move to **APPROVE** finding that –

1. The subject property **does have** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district because _____.
2. The strict application of the Code standards for which a variance is sought **would** produce undue hardship because _____.
3. The applicant **has not** had a part in the creation of the hardship by their own actions because _____.
4. The variance requested **does not** harm the public and **does not** impair the intent or purposes of this Code, goals, and policies including the specific regulation for which the variance is sought because _____.

5. The variance request **does demonstrate** exceptional hardship not related to purposes or convenience or financial burden because _____.
6. The variance request **will not** violate building or fire code requirements because _____.
7. The variance **is** the minimum variance that will afford relief of the subject standards of the Code because _____.



LAND USE APPLICATION

City of Glenwood Springs
Economic and Community Development Dept.
101 West 8th Street
Glenwood Springs, CO 81601
970-384-6411

Ordinance Amendments		Development Permits	
☐ Rezoning		☐ Site/Architectural Plan Review	
☐ Rezoning to Planned Unit Development (PUD)		☐ Administrative	
☐ Annexation		☐ Minor	
☐ Condominiumization		☐ Major	
☐ Annexation		☐ Master Plan	
☐ Street Vacation		☐ Construction Plans	
		☐ Location & Extent	
Subdivisions		☐ Right of Way Encroachment License	
☐ Minor Subdivision		☐ Floodplain Development Permit	
☐ Preliminary Plat		☐ Special Use Permit	
☐ Final Plat		Flexibility and Relief Procedures	
☐ Vacation of Right-of-Way		☒ Variance	
		☐ Administrative Adjustment	
Other Land Use Applications		☐ Appeal	
☐ Outdoor Seating			

Applicant/Property Owner Information:

Applicant		Owner	
Todd Leahy		Integrated Mountain Group	
Relationship to Owner		Owner	
Owner			
Applicant Address		Owner Address	
1028 Blake Avenue, Glenwood Springs		1001 Grand Avenue, Glenwood Springs	
Phone 970-618-0756	Email Address tleahy970@gmail.com	Phone 970-618-0756	Email Address tleahy970@gmail.com

Property Information:

Address	Parcel Number
308 N Hyland Park Dr and 1625 Cooper Avenue, Glenwood Springs, CO	218516100064
Subdivision	Lot and Block Number
	Section: 16 Township: 6 Range: 89 A TR IN SENE
Zone District R-T	Existing Land Use SFR and commercial saloon

General Project Description:

Would like to separate land ownership of the single family house lot and the commercial salon lot. Will need setback variances to do so.

Signatures:

The owner or applicant must be present at the hearing. All public hearings must be properly noticed according to G.S.M.C. Section 070.010.030. Signatures of all owners of the property must appear before the application is accepted. Partnerships or corporations may have the authorized general partner or corporate officer sign the		12/29/23
	Applicant	Date
		12/29/23
	Owner	Date

Variance Criteria

Instructions

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

Variance type

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

I am proposing setback variances for existing structures in order to separate lot ownership.
The two existing uses are not compatible to remain on the same legal lot - one being
commercial and one being residential.

Variance Criteria

1. **Explain how your property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district.** This property was developed in two different decades; 1960s on the commercial and 1980s on the SFR. The setbacks were based on frontage of N Hyland Park Drive. We are now proposing that the house, with a 1625 Cooper Avenue address, setbacks be based with the frontage on Cooper and not on N Hyland. This variance would be needed to clean up the new setback requirements.

2. **Explain how the strict application of the Code standards for the variance you are seeking produces undue hardship.** The house that was built in the 1980s has always had 1625 Cooper Avenue address with the front of the house being on Cooper Avenue. The property effectively existed that way with the Cooper Avenue frontage and N Hyland Park setbacks. This variance will clean up an already existing effective use.

3. Explain how you did not create the hardship by your own actions. Both of these structures are existing. No additional building structure is being proposed.

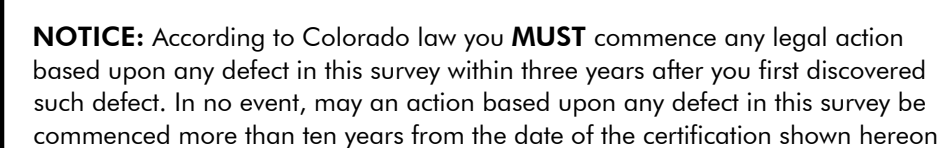
4. Explain how the requested variance does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation in question. The buildings are existing and have been in this configuraton for many years with no issues.

5. Explain how the variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden. The two property interests and uses are incompatible with each other on the same legal description

6. Explain how the variance request will not violate building or fire code requirements. This will actually help the fire issues as we are proposing to separate the two buildings from an existing attached breezeway creating a fire barrier between the two structures.

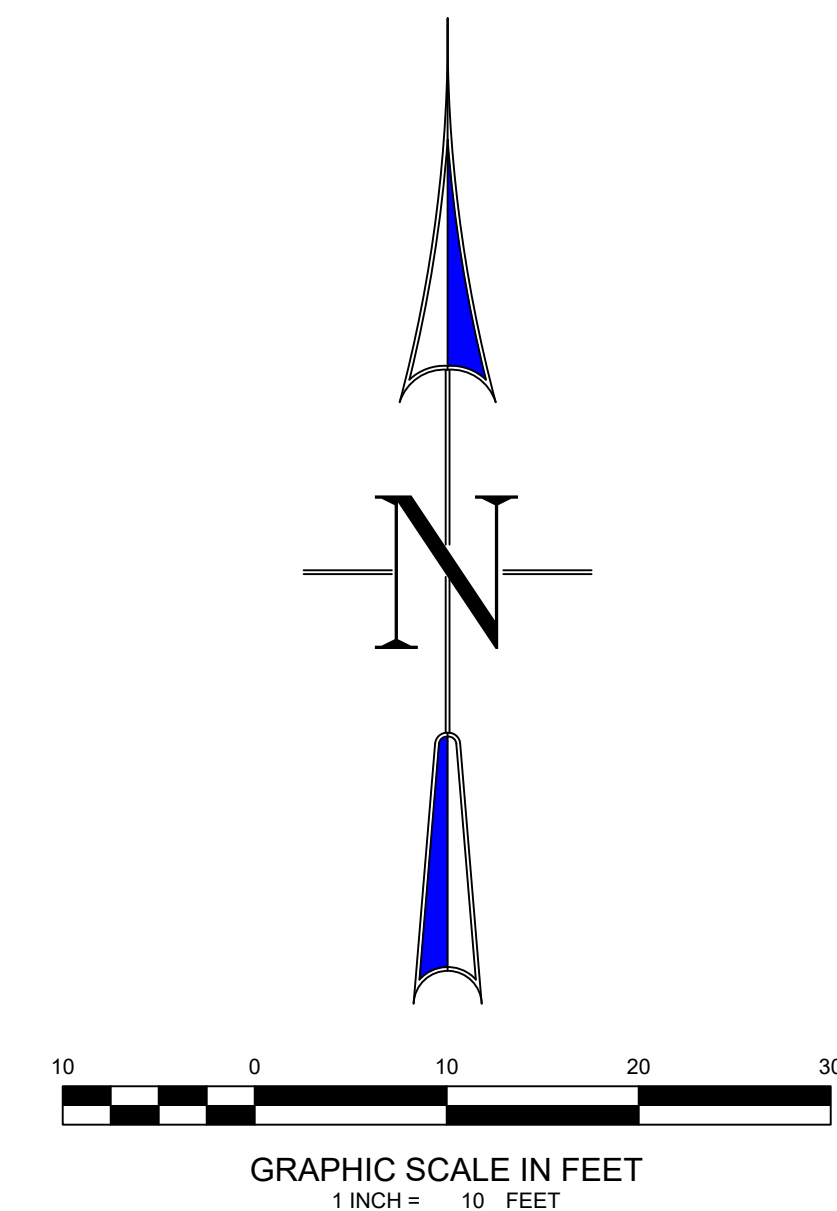
7. Explain how the variance is the minimum variance that will afford relief of the subject standards of the Code. This variance is the minimum needed as no new structures are being proposed.

All that portion of the SE1/4, NE1/4, Section 16, Township 6 South, Range 89 West of the 6th Principal Meridian, Garfield County, Colorado



1. The unit of measure for this survey is the U.S. survey foot.
2. The field observations for this survey was conducted on November 2, 2023.
3. This survey is based on a Title Commitment Policy prepared by Title Company of the Rockies, commitment number 0604372-C2, dated July 6, 2023.
4. This survey is based on the Personal Representative's Deed recorded August 18, 2023 as reception number 988778, a Deed recorded May 8, 1978 as reception number 285325, the Map of the Barton Bradley Addition recorded June 4, 1956, as reception number 194263, and the Map of the Hyland Park Addition recorded July 21, 1955 as reception number 190620.
5. The subject property is identified in the Garfield County Assessor's office as parcel 2185-161-00-064 and the physical address is 308 N. Hyland Park Drive & Cooper Avenue, Glenwood Springs, CO 81601.

Beginning at a point in said SE1/4NE1/4, whence the Witness Corner of the Northeast corner of said Section 16 bears N 32°37'50" E a distance of 1,862.27 feet; thence S 00°33'40" W a distance of 140.00 feet; thence N 89°26'20" W a distance of 62.52 feet; thence N 00°33'40" E a distance of 140.00 feet; thence S 89°26'20" E a distance of 62.52 feet to the point of beginning, said parcel containing 8,752 square feet or 0.201 acres more or less.



GAMBA & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

970/945-2550 WWW.GAMBAENGINEERING.COM
1001 GRAND AVE., UNIT. 003 P.O. BOX 1458 GLENWOOD SPRINGS, CO 81602



DRAWING: SUBDIVISION PLAT - 20240205.dwg

V3

[illegible]

Public Notice

Published in Glenwood Springs Post Independent on March 15, 2024

Location

Garfield County, Colorado

Notice Text

PUBLIC NOTICE

OWNER: Integrated Mountain Group

PLEASE TAKE NOTICE: The City of Glenwood Springs PLANNING & ZONING COMMISSION at a public hearing will consider the request of three (3) VARIANCES regarding dimensional standards, side and rear setbacks. This action is related to a pending administrative request of Planning File 74-23, a "Minor Subdivision Plan", proposing setback variances for existing structures in order to separate lot ownership, as the two existing uses are not compatible to remain on the same legal lot, one commercial and the other residential. They will (1) approve, (2) approve with conditions, or (3) deny said request.

CURRENT ZONING: RT Residential Transitional

PROPERTY LOCATED AT: 308 N Hyland Park Dr. and 1625 Cooper Ave, GLENWOOD SPRINGS, CO 81601

LEGAL DESCRIPTION: Section: 16 Township: 6 Range: 89 A TR IN SENE

DESCRIPTION OF ALL ACTIONS REQUESTED: This Public Hearing is designed to discuss and determine the request for relief from the Municipal Code requirements: 70.020.080 Residential Transitional (RT) District, Table 020.10: Setbacks, Minimum, C. Side 5 (ft), D. Rear 10 (ft)

The public hearing for this application will be held in the Council Chambers at City Hall, 101 West 8th Street, Glenwood Springs, Colorado on:
March 26, 2024
at 6:15pm

Date notice was posted:
(on or before this date)
March 16, 2024

BY: Todd Leahy

For additional information, contact the Community Development Department at 970-384-6427 OR 101 West 8th Street Glenwood Springs, Colorado, 81601

The City of Glenwood Springs ensures meaningful access to City programs, services, and activities to comply with American Disabilities Act and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact Bryana Starbuck, Public Information Officer, bryana.starbuck@cogs.us or 970-309-7521