



AGENDA
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
MAY 16, 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.

TIME	ITEM	WORK SESSION	ACTION
3:00	1.	Pay as You Throw Update	Information/Discussion
3:30	2.	Zoning Reform Work Session and Update	Information/Discussion
4:45	3.	Shoshone Transaction	Information/Discussion
5:15	4.	Break to get Dinner	
5:30	5.	Victims and Witnesses Assistance and Law Enforcement (VALE) Joint Work Session	Information/Discussion

ZOOM INSTRUCTIONS

Please click the [link](#) to join the webinar:

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Or One tap mobile :

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Or Telephone: +1 719 359 4580 US +1 253 215 8782 US (Tacoma)+1 346 248 7799 US (Houston)

+1 669 444 9171 US +1 669 900 6833 US (San Jose)+1 253 205 0468 US+1 301 715 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

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Webinar ID: 841 2421 0544

International numbers available: <https://us02web.zoom.us/j/84124210544>

REGULAR SESSION

6. Roll Call
7. Agenda Changes & Conflicts
8. Council Announcements
9. Citizens Appearing Before Council (for items not on the Agenda-comments limited to 3 minutes)
10. Council Reaction to Public Comments
11. Consent Agenda Discussion and/or Action
 - A. Approval of Minutes from May 2, 2024 Meeting
 - B. Award Request for Proposal (RFP) 2023-11P Three Mile Creek Confluence Project
 - C. Award Request for Proposal (RFP) 2024-09P Vogelaar Climate Smart Workforce Housing Plan
 - D. Award Request for Proposal (RFP) 2024-11P Riverview Storm Sewer Pipe
 - E. Award Request for Proposal (RFP) 2024-13P West Basin Debris Mitigation

- F. Amending Exhibit C (fees) of the May 22, 2023 Agreement for Residential Curbside Trash and Recycling Collection (Establishing Dumpster Fee and Modification of Pay as You Throw (PAYT) Program)
 - G. Ordinance 2024-08; AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF DEVELOPMENT APPLICATIONS FOR RESIDENTIAL OR MIXED-USE PROJECTS OF MORE THAN FOUR RESIDENTIAL UNITS WITHIN THE GEOGRAPHICAL LIMITS OF THE CITY. Second Reading
 - H. Ordinance 2024-09; AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING THE GLENWOOD SPRINGS MUNICIPAL CODE REGARDING THE REGULATION AND PERMITTING OF ACCESSORY TOURIST AND SHORT-TERM RENTALS IN THE CITY. Second Reading
 - I. Ordinance 2024-10; AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SECTIONS 100.010.090 and 100.010.100 FOR ANIMAL AND WILDLIFE PROTECTION REGARDING SOLID WASTE COLLECTION. Second Reading.
 - J. Application for Mobile Service and Retail Business (Pilot Program): Distinguished Barber Service
- 12. Proclamation for Police Week Presentation
 - 13. Proclamation for Wildfire Preparedness Month Presentation
- ACTIONS AND/OR PRESENTATIONS**
- 14. Shoshone Contribution Discussion and/or Action
 - 15. South Bridge Update Presentation
 - 16. Needs Assessment Report Discussion and/or Action
 - 17. Storm King Fire 30 Year Anniversary Update Presentation
 - 18. Resolution 2024-16; Rural Jump-Start Program Discussion and/or Action
 - 19. Emergency Operations and Traffic Management Plan Discussion and/or Action
 - 20. Resolution 2024-22; A Resolution of the City Council of the City of Glenwood Springs, Colorado, finding substantial compliance of a petition for annexation and setting a public hearing for June 20, 2024, to determine if the property petitioned for annexation complies with applicable statutory requirements and is considered eligible for such annexation Discussion and/or Action
 - 21. ORDINANCE 2024-11; AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE REGARDING ALLOWED USES AND MINIMUM LOT STANDARDS Discussion and/or Action
 - 22. Report from City Administration
 - A. City Manager
 - B. City Attorney
 - C. Correspondence Incoming/Outgoing
 - 23. Council Comments
 - 24. Council Social Event Location
 - 25. Adjournment

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City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item: Pay as You Throw Update

Action Requested: NA

Department: Public Works

Presented By: Elizabeth Mauro

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: This is an opportunity for Council to get an update on the status of the program and ask questions.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA



Pay As You Throw Review

May 16, 2024



Recycle Center Usage

Pre vs. Post Pay
As You Throw
curbside system



Recycle Center Totals 2021-2023

(opened in 2020)

2021 Recycle Totals:		comingle:		cardboard:		Glass:		Paper:				Total:		
		121.5	tons	154.4	tons	50	tons	279.3	tons				605.0	tons
2022 Recycle Totals:		comingle:		cardboard:		Glass:		Paper:				Total:		
		145.8	tons	157.5	tons	66	tons	396.9	tons				766.2	tons
2023 Recycle Totals:		comingle:		cardboard:		Glass:		Paper:				Total:		
		162.0	tons	167.0	tons	119	tons	389.6	tons				837.5	tons

Pre-PAYT Amounts (2023)

Month	Tons	
Jan-23	87.4	
Feb-23	62.5	
Mar-23	63.0	

Post-PAYT Amounts (2024)

Month	Tons	% change
Jan-24	70.3	-19.51%
Feb-24	46.6	-25.44%
Mar-24	57.1	-9.37%



Key Points:

- ❑recycle center tons dropped an average of 18% since PAYT started (January – March of 2024 as a comparison)
- ❑many people from the apartment buildings are using the Recycle Center
- ❑some people are still finding out about the Recycle Center; it has only been in this location since late 2020
- ❑the Recycle Center is open to all household recycling, we do not check where people live
- ❑each year we receive a rebate from the state which covers 15-20% of the cost of running the Recycle Center. If we limit access, we would not be eligible for this rebate

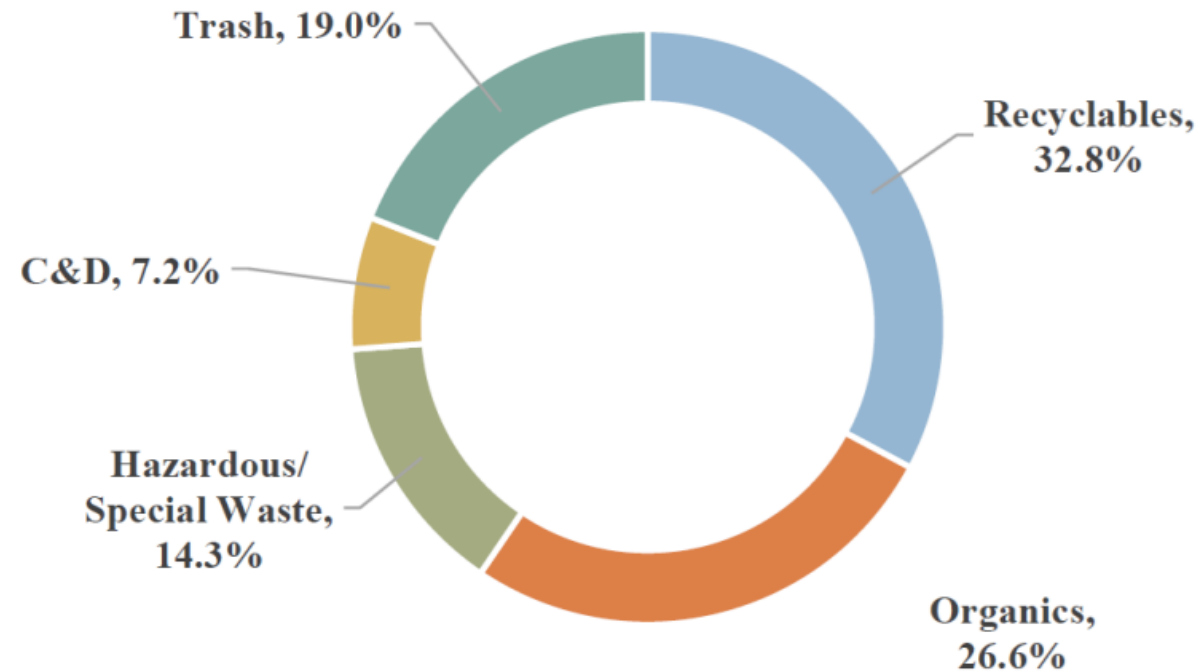
Recycle Center tonnage compared to Pay As You Throw Curbside Single Stream

Month	Recycle Center Tons	PAYT SS Curbside Tons
Jan-24	70.3	59.6
Feb-24	46.6	54.5
Mar-24	57.1	53.6

- ❑ this means our recycle center is probably serving a similar number of households as our PAYT curbside single stream system (about 2,500).
- ❑ these households could be within the city in multifamily housing units or outside the city.
- ❑ we know that a large amount of single stream recycling is still being sent to the landfill.

Composition of material being landfilled at South Canyon:

Figure 17 – Potential for Diversion Through Typical Recycling Programs (2017)



Approximately 81% of the materials could have been diverted using typical recycling programs, most of which are currently available in Glenwood Springs.

Typical examples of recycling in MSW
trash loads, both pictures 2024



PAYT Program Launched November 2023

- Extensive community outreach encouraging toter pre-order prior to program start.
- Over 1000 households did not order toter size in advance resulting default to 65-gallon size toters for both trash & recycle.
- Created over 800 size change work orders first two months.
- Early in the program, a number of households were not getting their trash/recycling out by collection time.

Current State of the Program

- Positive feedback from the community on PAYT
- Volume of service orders down dramatically
- Total of 51 service orders in April comprised of 28 exchanges/deliveries, 11 misses and 1 go back
- 1st quarter service performance of 99.86%
 - ✓ 54,284 total services with 76 misses/returns
- Several occasions of MWR auditor confronted on route

Volume of Material (in tons)

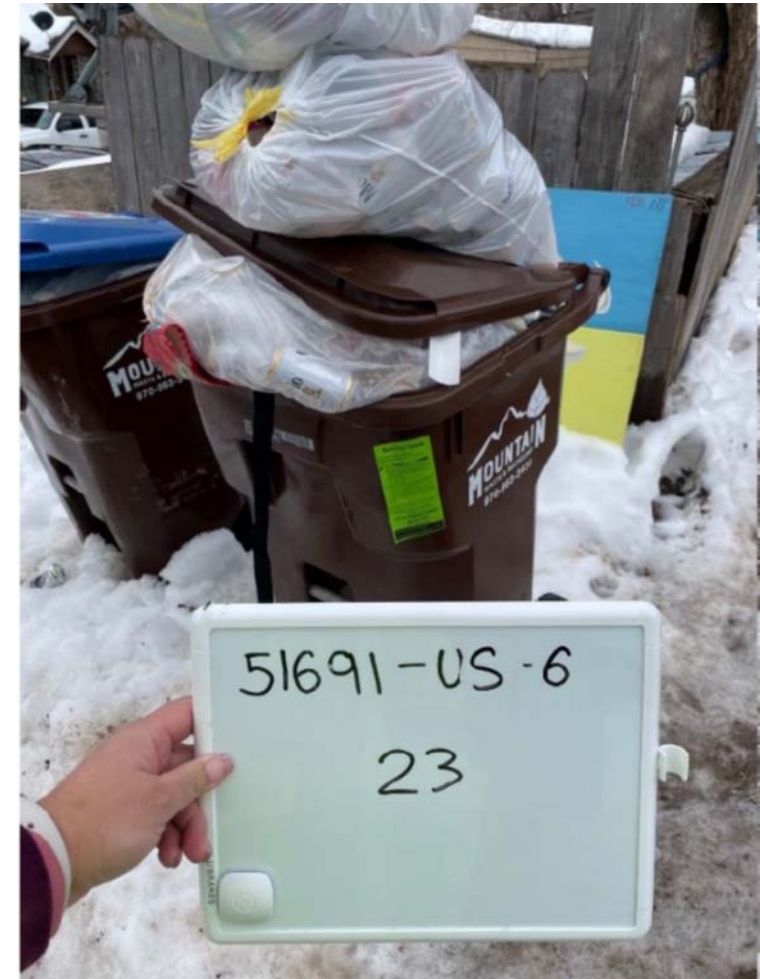
Month	Total Collected	Trash	Recycle	Diversion %
March	250.65	197.05	53.6	21.38%
February	231.88	177.38	54.5	23.50%
January	256.75	197.15	59.6	23.21%
December	248.88	191.88	57	22.90%
November	229.79	172.79	56.3	24.50%
Total	1217.95	936.25	281	23.07%

Some Reminders

- Residents with three trash overflows will be moved to higher service level (threshold is two overflows for STRs)
- MWR owns the carts, they should not be modified
- Some people have been putting out a second personal trash; the drivers were being extra accommodating in emptying these during the phase-in period



- MWR is sending an auditor through neighborhoods on trash day to photograph overflows and contamination
 - This is a crucial step in managing the program
 - People should be aware that their trashcan may be looked in and photographed
 - Let's be nice to the auditor so they can be effective at their work



From: Joan Isenberg
Sent: Tuesday, May 14, 2024 9:51 AM
To: City Council
Subject: PAYT

Caution! This message was sent from outside your organization.

I live at 818 Blake Ave. and I have an alley behind my house. So far bears have gotten into my trash once and the season has only just begun. I am writing to ask you to please reconsider and give everyone who needs one a bear proof garbage pail.

I want to protect bears, but it would cost me a lot more money per month to use my own bear proof garbage pail which I'm not allowed to use anyway under Mountain Waste's rules.

Joan Isenberg
818 Blake Ave
Glenwood Springs
Sent from my iPad



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item: Zoning Reform Work Session and Update

Action Requested: None

Department: Economic and Community Development

Presented By: Watkins Fulk-Gray, Hannah Klausman

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

Background Info: The City began the "zoning reform" code amendment process shortly after the adoption of the Strategic Housing Plan Update last summer. Originally, the effort looked at potential changes to lot standards, allowing duplexes and triplexes in more places, and changing the density bonus provisions in the municipal code. More recently, the concept of "junior ADUs" has also been included in the potential changes, although this has not yet been brought before the Planning and Zoning Commission (P&Z).

The P&Z held a work session on the various potential changes on July 25th of last year, and then on October 3rd at a regular P&Z meeting recommended the following code changes:

1. Allow duplexes as a use-by-right in the RR, RL, and RM1 zone districts if one of the duplex units is deed restricted for Resident Occupancy.
2. Allow triplexes as a use-by-right in the RM1 zone if two of the units are deed restricted for Resident Occupancy.
3. Changes in lot standards.
4. Changes in density bonuses available.

The P&Z recommendation was reviewed by City Council on November 16th regular meeting, and three potential changes to the P&Z recommendation were considered: 1) Allowing duplexes to be free market, 2) Allowing triplexes when only one unit is deed restricted (but for both affordability and Resident Occupancy), and 3) The proposed change to density bonus provisions regarding proximity to transit be for projects of any unit count (rather than projects between four and 10 units).

At the November 16th City Council meeting, Council also directed Staff to pause the zoning reform process and do additional public engagement before bringing it back before Council regarding any changes to the current Development Code. Council work sessions were held on February 15th and March 21st to solidify a plan that included a "lighter" and "heavier" public engagement track for certain components. This effort to date has included an online listening and education session regarding potential changes to the Development Code on April 29, 2024.

Issues: The most recent public engagement effort was a "listening and education session" online that was attended by around 60 people on April 29th. At the session people asked questions related generally to these topics:

- Parking
- How PUDs will be affected
- The golf course
- Specific location concerns
- The survey conducted in the fall
- Changes being brought forward compared to previous
- For whom housing might be created
- Impact of changes city-wide
- Height concerns
- Duplexes and short-term rentals
- Issues surrounding Special Use Permits
- Water supply

- Traffic

Staff endeavored to answer all questions and has had some follow-up questions and discussions with members of the public. Correspondence is included in the evening agenda item that may require a Council vote.

Fiscal Impact: N/A

Legal Review: N/A

Staff Recommendation: Staff defers to Council.



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item: Shoshone Transaction

Action Requested: Andy Mueller, from the Colorado River District, will be here to give an update on the Shoshone transaction.

Department: City Administration

Presented By: Steve Boyd

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: River District reached terms to purchase Shoshone

Issues: NA

Fiscal Impact: Unknown at this time

Legal Review: NA

Staff Recommendation: NA



COLORADO RIVER DISTRICT

PROTECTING WESTERN COLORADO WATER SINCE 1937

MEMORANDUM

TO: MEMBERS OF THE CITY COUNCIL, CITY OF GLENWOOD SPRINGS

FROM: ANDY MUELLER, GENERAL MANAGER
ZANE KESSLER, DIRECTOR OF GOVERNMENT RELATIONS
AMY MOYER, DIRECTOR OF STRATEGIC PARTNERSHIPS

SUBJECT: SHOSHONE WATER RIGHTS PRESERVATION

DATE: APRIL 24, 2024

REQUESTED ACTION: The Colorado River District respectfully requests that the City of Glenwood Springs authorize a financial commitment subject to future annual appropriations to support the acquisition and permanent protection of the Shoshone Water Rights.

Securing a strong local funding commitment is a necessary requirement for the River District to close on the final \$99 million deal to acquire the Shoshone water rights. Under the current funding strategy, the Colorado River District proposes a local and state funding contribution of at least \$50 million, leaving approximately \$49 million remaining to be secured. The Colorado River District's current funding strategy is to seek \$49 million in funding from the federal government made available through the Inflation Reduction Act. While we have worked diligently to achieve this funding strategy and believe that this project is well-positioned to be competitive for federal funding, it is far from guaranteed to receive the full funding request. We are therefore looking to our coalition partners to fund approximately \$10 to \$20 million. These funding commitments will reduce our reliance on federal funding sources and better allow the West Slope to control our water security in the future. **Therefore, we respectfully request that the City of Glenwood Springs consider a funding commitment of \$2,000,000.**

To fulfill the River District's funding commitment under the Purchase and Sale Agreement (PSA) with Public Service Company of Colorado (PSCo), all coalition partners will need to deposit their committed funds into an interest-bearing escrow account within thirty days of the River District successfully obtaining a change decree in water court. While it is difficult to predict the anticipated length of a change case in water court, we are optimistic that the change decree will be entered before the end of 2026. Under the PSA, the funds deposited by coalition partners will accrue interest, which will be applied towards the purchase price of the Shoshone water rights at the time



of closing. However, all funds deposited by partners and held in escrow are fully refundable (with interest) should the PSA be terminated for any reason.

Following any formal commitment of funding, the Colorado River District requests the Council delegate staff authority to execute a letter indicating the financial commitment of the City of Glenwood Springs in alignment with formal action taken. The Colorado River District will utilize this letter to support gathering additional financial contributions from other partners in furtherance of this effort.

I. SHOSHONE PERMANENCY PROJECT SUMMARY

The Shoshone Hydro Plant, a unique run of the river hydroelectric power plant, sits alongside the Colorado River in Glenwood Canyon, about eight miles east of Glenwood Springs. Owned by the Public Service Company of Colorado (PSCo), a subsidiary of Xcel Energy, it produces 15 megawatts of electricity, enough power to serve approximately 15,000 customers. Importantly, Shoshone also holds a senior (1902), nonconsumptive water right on the Colorado River, returning the flows it uses to the river after a short trip through the hydropower plant's penstocks and turbines. The Shoshone call provides critical water supplies that drive the recreational economies supported by rafters, kayakers, and anglers from Eagle to Mesa County. Shoshone's flows also provide critical habitat to four fish listed under the Endangered Species Act, and water security and quality to our Western Slope agriculture and many of our cities who utilize the mainstem of the Colorado for drinking water supplies and wastewater discharge.

For more than 20 years, the Colorado River District and 19 other western Colorado governments and water entities, including the City of Glenwood Springs and Summit, Grand, Eagle, Garfield, and Mesa Counties and many of the other municipalities and major water organizations therein, have been working together to find a way to permanently preserve the Shoshone flows. In fact, the 2013 Colorado River Cooperative Agreement between Denver Water and 17 West Slope governments/water user organizations expressly recognizes the importance of – and memorialized the need to provide permanent protection of – the Shoshone flows.

We are now on the cusp of the unprecedented alignment of multiple factors that presents a real opportunity to finalize this long-standing goal. On December 19, 2023, Xcel Energy and the Colorado River District signed a Purchase & Sale Agreement (PSA) to transfer ownership of the historic Shoshone water rights to the River District for \$99 million. The historic agreement marks a first step towards permanent protection of the historic flows and the resulting economic benefits provided by the Shoshone water rights.

Permanent protection of the Shoshone Flows will secure multiple benefits to the Colorado River water users on the West Slope and across the state such as:

Recreation Economy: Shoshone flows benefit Colorado communities both upstream and downstream of the call. Colorado's robust recreational economy relies heavily on the Colorado River mainstem, with Shoshone flows strengthening the state's iconic river recreation industry throughout Grand, Summit, Eagle, Garfield, and Mesa counties. River recreation in Colorado contributes \$14.6 billion annually to the state's GDP, with nearly



\$4 billion coming directly from the Colorado River basin on the Western Slope. As temperatures rise and streams diminish, Shoshone permanency provides security for this economic industry, protecting the recreational fishery and boating that sustain local businesses and attract water-based recreators.

According to the Shoshone Outfitter Partnership, the Colorado River through Glenwood Canyon experiences over 70,000 commercial customer trips and an estimated 80,000 private boaters who launch from the Grizzly Creek and Shoshone boat ramps. River recreation drives the summer economy of the City of Glenwood Springs, which sustains local businesses and a foundational tax base for the city through its recreation- and tourism-based economy. Achieving Shoshone permanency provides certainty and security for outfitters, the hospitality industry, and all local businesses that rely on resident and non-resident tourists and qualified employees. In 2022, the Colorado River Outfitters Association estimated that commercial river rafting through Glenwood Canyon created an economic impact of \$23.5 million.¹

Ecosystem Benefits and Endangered Species Act Compliance: Over 250 miles of the Colorado River mainstem directly benefit when Shoshone water rights are being administered, preserving aquatic habitat that would otherwise be diminished by the decrease in flows. Approximately 100 miles directly benefit along the upper Colorado River from the Shoshone diversion all the way up to Windy Gap Reservoir – this length does not include the many tributaries that also benefit from additional water brought downstream by the Shoshone call. These flows also sustain a thriving fish population in Glenwood Canyon – currently undergoing evaluation for potential gold medal water designation.

The Colorado River downstream of Rifle is habitat for four fish listed under the Endangered Species Act. Without the exercise of the Shoshone call, the stretch of the Colorado River known as the 15-Mile Reach in and around Grand Junction would have significantly less flow during large periods of the year, especially in dry years, when Shoshone can contribute half of the flow in the 15-Mile Reach. All Colorado River water users rely upon the benefits of the Shoshone flows as a bedrock for the success of the Upper Colorado River Endangered Fish Recovery Program and continued compliance with the Endangered Species Act (ESA), which provides compliance protections for over 1,250 projects in Colorado.

Agricultural Benefits: Shoshone flows support Colorado's \$11.9 billion agricultural economy in a number of important ways. Water security for Western Slope agriculture is intimately linked to the Upper Colorado Endangered Fish Recovery Program where continued cooperative water management allows for streamlined ESA compliance. Additionally, Shoshone permanency preserves Green Mountain Reservoir's Historic User Pool (HUP) water supplies. According to Colorado's Division of Water Resources, without Shoshone flows, the downstream Cameo call would be longer and deeper each year (up to

¹ Commercial Rafting Use Report 1988-2022: <https://www.croa.org/wp-content/uploads/2023/06/2022-CROA-Commercial-Rafting-Use-Report.pdf>



2,260 cfs vs. 1,950 cfs), triggering less opportunity for upstream agricultural diversions, a greater frequency of April calls, and an insufficient replacement of supplies for some West Slope augmentation plans. Furthermore, the historical flow regime that the Shoshone call ensures in the Colorado River creates higher water quality for irrigators up and down the mainstem which brings greater agricultural production.

Maintaining Stream Flow Through Upper Colorado River Wild & Scenic Alternative Management Plan River Sections: The Shoshone water rights command higher flows and associated lower water temperatures through key segments with recreational fishing and wildlife habitat identified as Outstandingly Remarkable Values (ORVs) of the Upper Colorado River. The Upper Colorado River Wild & Scenic Stakeholder Group’s Alternative Management Plan lists the Shoshone water right as one of four long-term protection measures for the streamflow influenced ORVs – thus providing a critical role in removing the burdens of a potential federal Wild and Scenic designation on the Colorado River from Kremmling to No Name.

Water Quality Improvements: Communities large and small along the Colorado River mainstem benefit from the enhanced water quality Shoshone flows provide. Without the higher flows of clean and cold headwater sourced supplies provided by the Shoshone call, a higher concentration of salinity, sediment, and other water quality constituents creates increased costs for municipal drinking and wastewater treatment.

If the Shoshone Hydro Plant were to cease operation without permanent protection of the water rights, the negative economic and environmental impacts to Western Colorado and to the state of Colorado would be immediate and profound. Primary Roaring Fork basin-specific impacts would largely come from an expected increase in the Cameo Call and would include (1) lower water levels at Ruedi Reservoir in dry years, including during the summer recreation season, (2) higher releases from Ruedi Reservoir to fulfill streamflow targets in the 15-Mile Reach and increased augmentation needs which would result in fishing-wading difficulties on the Fryingpan River, (3) many Roaring Fork Basin water users would be required to amend their augmentation plans, an expensive and time-consuming process, and (4) increased reliance on, and therefore risk to, the Historic Users Pool supply, which protects agricultural and municipal water rights junior to the Cameo Call, due to a change in the calling regime.

II. PURCHASE AND SALE AGREEMENT

The Purchase and Sale Agreement (“PSA”) contemplates the conveyance of the Shoshone water rights from the Public Service Company of Colorado (PSCo) to the Colorado River District. As defined in the PSA, the “Shoshone Water Rights” to be acquired by the Colorado River District include both the senior Shoshone Power Plant water right in the amount of 1,250 cfs with an appropriation date of January 7, 1902, and the junior Shoshone Power Plant water right in the amount of 158 cfs with an appropriation date of May 15, 1929. The purchase price for the Shoshone water rights is \$98,500,000, with an additional \$500,000 payment for PSCo’s transaction costs for a total deal cost of \$99,000,000.



To close the transaction and authorize the expenditure of public funds for the acquisition of the Shoshone water rights, the PSA contains four closing conditions that must be met by December 31, 2027, unless that deadline is extended by mutual agreement. The four closing conditions described in the PSA are as follows:

1. **Negotiation of an instream flow agreement with the CWCB.** The PSA contemplates that the River District and PSCo will negotiate with the CWCB for an agreement that authorizes the CWCB to use the Shoshone water rights for instream purposes when the rights are not being used for hydropower generation.
2. **A change of water right decree.** The PSA provides that the parties anticipate being co-applicants with the CWCB in the filing of an application for adjudication of a change of water right decree to allow the Shoshone water rights to be used by the CWCB for instream flow purposes in accordance with the terms of the instream flow agreement.
3. **Approval by the Colorado Public Utilities Commission.** The PSA contemplates that PSCo will petition the Colorado Public Utilities Commission (PUC) to approve the sale of the Shoshone water rights and the disposition of proceeds.
4. **Secured funding.** The PSA requires the River District to secure funding for the negotiated purchase price prior to the commencement of the PUC process.

III. FUNDING STRATEGY

Local Funding: The funding strategy relies on a diverse partnership of local, state, and federal funding sources. The broad-based West Slope coalition of over 20 entities proposes to contribute \$30 to \$40 million, \$20 million of which has already been approved and committed by the River District's Board of Directors.

Recognizing the importance of Shoshone permanency to current and future water security on Colorado's Western Slope, local partners are taking action to formalize their own financial commitments to this project. As of the date of this memo, 14 water entities and local governments have formally committed over \$8 million with ongoing conversations with remaining coalition partners.

State: On January 29, 2024, the Colorado Water Conservation Board (CWCB) voted unanimously to recommend a \$20 million investment in the Shoshone water rights Preservation effort. The funding commitment represents another key milestone in the campaign to permanently protect the historic, non-consumptive Shoshone water rights on the upper Colorado River for future generations, an outcome long sought by 20 Western Slope water entities and local governments.

Federal: In recognition of the critical importance of the Shoshone flows to the continued success of the Upper Colorado River Endangered Fish Species Recovery Program and other benefits to federal interests, we have initiated discussions with the Bureau of Reclamation to contribute the remaining \$49 million of the acquisition costs through funding made available as part of the



Inflation Reduction Act. The Inflation Reduction Act provides \$4 billion in drought mitigation funding to support actions that deliver:

- (i) Compensation for temporary or multiyear voluntary reductions in diversion of water or consumptive water use; and
- (ii) Voluntary system conservation projects that achieve verifiable reductions in use of or demand for water supplies or provide environmental benefits in the Lower Basin or Upper Basin of the Colorado River; and
- (iii) Ecosystem and habitat restoration projects that address issues directly caused by drought in a river basin or inland water body.

This funding must be committed by September 30, 2026. The Shoshone water rights acquisition is in strong alignment with funding category (iii) given the measurable benefits, particularly evident in drought years, to the Colorado River ecosystem and critical habitat, which is important to meeting recovery requirements to maintain ESA compliance.

The \$99 million PSA to acquire the Shoshone water rights is no small price tag, but the one-time investment to protect Colorado River flows in perpetuity is a durable solution with priceless benefits for generations of water users to come. Under current water use demands in Colorado, the absence of the Shoshone call would mean that, in a dry-year such as 2012, 41,000 acre-feet of water would no longer flow through the critical 15-Mile Reach section of the Colorado River. Under increased future demands in a similar dry-year conditions like 2012, the protected amount increases to approximately 86,000 acre-feet. The Shoshone call impact is most realized in dry years but is also seen under wet-years and average-year hydrology contributing approximately 3,000 – 27,000 AF.



SHOSHONE

WATER RIGHT PRESERVATION



The Shoshone Water Right commands essential flows upstream and downstream of Glenwood Canyon on the Upper Colorado River. Credit: Antonia Hadjimichael/Cornell University.

SENIOR WEST SLOPE WATER RIGHTS

In Colorado, the right to divert and use water is governed by a legal priority system of water rights administered by the State of Colorado. Water is scarce in the arid West, more with climate change-induced aridification. The priority system is a means of rationing water when river flows subside after spring runoff. Shoshone holds the most senior, major water right on the mainstem Colorado River. This non-consumptive 1902 water right for 1,250 cubic feet per second makes the plant incredibly valuable to Western Colorado. This water right commands the flow of the Colorado River, making it essential for both upstream and downstream ecological and economic benefits in the face of ongoing drought.

THE SHOSHONE HYDRO PLANT IN COLORADO WATER HISTORY

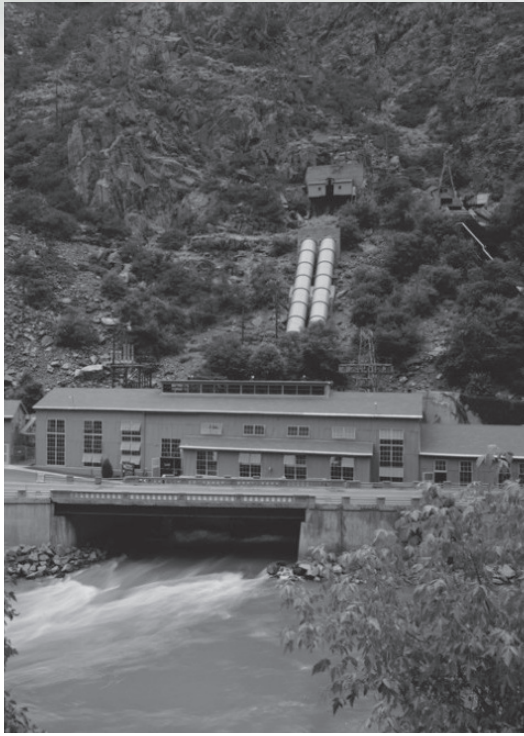
In 1902, 20 years after Glenwood Springs was first settled and about 14 years after the railroads reached the new town, the Colorado Power & Irrigation Company organized to furnish electrical power to various western Colorado towns. The selected position for a hydroelectric plant was at Shoshone Falls, eight miles east of Glenwood Springs in Glenwood Canyon.



Credit: Library of Congress.

When Central Colorado Power Company incorporated in 1906, construction of the plant began. A major engineering feat for its time, the Shoshone Hydropower Plant's construction employed up to 1,500 workers for two and a half years, and to this day operates from the run of the river rather than an upstream reservoir. Since its creation, the Shoshone Hydro Plant has been owned by the Colorado Power Company and the Public Service Company of Colorado, eventually absorbed by Xcel Energy.

WWW.KEEPSHOSHONEFLOWING.ORG



Credit: Library of Congress.

SHOSHONE HYDRO PLANT: HOW IT WORKS

The Shoshone Hydro Plant consists of four elements: a diversion dam, a 2.3-mile tunnel drilled through the north wall of Glenwood Canyon, a power plant with two turbines, and transmission lines.

The diversion dam is located at the Hanging Lake exit off Interstate 70. The dam directs water into a 2.3-mile tunnel drilled through the north wall of Glenwood Canyon. The tunnel is approximately 13 feet tall and 16-feet, 8-inches wide. The tunnel terminates at the hydro plant, 165 feet above the turbines. Water falls down two penstocks and the power created by the weight of the water falling turns two turbines, which in turn power two generators, producing up to 15 megawatts of electricity. The electricity benefits consumers across Western Colorado.

The water emerges from the plant unconsumed and ready to support the environment, recreation, and municipal uses. The famed Shoshone boat ramp is located right at the plant for this very reason, and remains a popular destination for recreational boaters.

A COMMAND OF THE RIVER TODAY & IN A HOTTER, DRIER FUTURE

The seniority of Shoshone's water right brings exceptional value for West Slope communities and water users. Without these flows, river levels would be lower, temperatures higher, and other interests upstream could take more water out of the natural river basin. Bolstered by Shoshone flows, the Colorado River supports a robust \$14.6 billion water-based recreational economy in Colorado from Grand County westward for rafters, kayakers, and anglers – both commercial and private.



Shoshone flows are also essential for maintaining both upstream and downstream environments for native fish and wildlife, including Colorado's four listed threatened and endangered fish: the humpback chub, the bonytail chub, the Colorado pikeminnow, and the razorback sucker - occupying critical habitat in the 15-Mile Reach near Grand Junction. Shoshone's senior water rights act as a bedrock for the success of the Upper Colorado Endangered Fish Recovery Program and continued, streamlined compliance with the Endangered Species Act (ESA). The consistent flow regime also helps sustain local agricultural producers and Colorado's \$11.9 billion agricultural economy through increased flows and higher water quality and provides water quality benefits for West Slope communities that rely on the Colorado River for drinking water.

WWW.KEEPSHOSHONEFLOWING.ORG



SHOSHONE

WATER RIGHT PRESERVATION

FOR IMMEDIATE RELEASE

Tuesday, April 23, 2024

CONTACT:

Grand County, Christine Travis – 970.531.0554

Eagle County, Claire Noble – 970.471.4994

Mesa County, Stephanie Reecy – 970.640.7732

CRD, Lindsay DeFrates – 970.456.8973

Xcel Energy, Tyler Bryant – 813.951.4169

Three West Slope Counties Pledge \$4 Million Towards Shoshone Water Right Preservation

Grand, Eagle, and Mesa County's commitments bring total funding for the Shoshone permanency effort to \$48.05 million.

Glenwood Springs, Colorado — On Tuesday, April 23, the counties of Grand, Eagle, and Mesa pledged \$4 million collectively towards the purchase and permanent protection of the Shoshone water rights. During their respective public board meetings on Tuesday morning, Grand County committed \$1 million through their Open Lands, Rivers and Trails grant fund; Eagle County expressed its intent to commit \$2 million; and Mesa County, \$1 million. As longtime partners in the Shoshone Water Right Preservation Coalition, these diverse counties represent some of the most populous West Slope communities from the headwaters to the state line, all of which depend on the sustained flows of the Colorado River provided by Shoshone's very senior, non-consumptive water rights.

Along with previous commitments from 11 other West Slope partner organizations, the Colorado Water Conservation Board, and the Colorado River District's own Community Funding Partnership, the Coalition has raised \$48.05 million towards the \$99 million purchase price.

"The Colorado River District's acquisition of this water right provides a significant level of protection for agriculture, ranching, and outdoor recreation, safeguarding these activities for Grand County residents for generations to come," said **Grand County Commissioner Chair Merrit Linke**. "There is no other water right that has a greater impact and benefit to our rivers in Grand County than Shoshone."

"This partnership to keep the water flowing through Colorado's namesake river is a once-in-a-lifetime opportunity," said **Eagle County Commissioner Kathy Chandler-Henry**. "Protecting Shoshone's senior water rights benefits both the Roaring Fork and Eagle River Valley portions of Eagle County, as well as the entire state of Colorado. Our agricultural and outdoor recreation economies depend on water, and our quality of life is tied to the benefits of this great flowing river. If the Shoshone Hydro Plant were to cease operation without permanent protection of the water rights, the negative economic and environmental impacts to Western Colorado and the state would be immediate and profound. Eagle County is proud to stand with the Colorado River Water

Conservation District and our many partners in securing this legacy for future generations in the west."

"Mesa County's \$1 million investment in the Shoshone water rights is not just a financial commitment, but a pledge to our community's future," said **Bobbie Daniel, Chair of the Board of Mesa County Commissioners**. "By safeguarding these rights, Mesa County ensures that the West Slope's lifeblood — our beloved Colorado River — continues to sustain our families, farms, and natural habitats. We stand united with our fellow counties and stakeholders in protecting and preserving our most precious resource for future generations."

"We're proud to be a part of the Colorado River District's efforts to preserve the rights allowing water to flow through our Shoshone Hydro Plant turbines on the Colorado River," said **Robert Kenney, president of Xcel Energy – Colorado**. "This is an important agreement for the 1.6 million electric customers and communities we serve statewide by allowing us to continue generating clean electricity as part of our commitment to be good stewards of the Colorado River and all who rely on it."

On December 19, 2023, the Colorado River District signed a Purchase and Sale Agreement with Xcel Energy for the Shoshone water rights on behalf of a diverse and growing group of local governments and water entities. Many organizations that make up the Shoshone Water Right Preservation Coalition were original signatories to the Colorado River Cooperative Agreement and have worked for over twenty years to permanently protect the Shoshone water rights. Currently attached to hydropower production at the Shoshone Hydroelectric Plant in Glenwood Canyon, the full Shoshone "call" can command up to 1,408 cubic feet per second, or up to 1 million acre-feet, of Colorado River water a year.

The finalization of the agreement depends on securing funding and successfully negotiating an instream flow agreement between the Colorado River District and the Colorado Water Conservation Board. The River District will continue to lease the water back to Xcel for clean power generation at no cost, the water rights reverting to instream flow only when the turbines are not active. Xcel Energy must also receive approval from the Public Utilities Commission for the dispersal of profits from the sale.

More information about the Shoshone Water Right Preservation Campaign & Coalition can be found at: www.KeepShoshoneFlowing.org.

###

OPINION: OPINION COLUMNS

Opinion: Shoshone water rights offer once-in-a-lifetime opportunity for Colorado's namesake river that we must secure

With agreement in place, the state's lead water agency can help to protect these key senior rights for future generations



Julie McCluskie and Russell George

1:30 AM MST on Jan 25, 2024

At the narrowest point in Glenwood Canyon, where steep cliffs compress the Colorado River, the Union Pacific Railroad, and all four lanes of Interstate 70 into an area no more than 50 yards across, a small brown building houses the historic Shoshone Hydropower Plant. For more than a century, the turbines inside that building have spun Colorado River water into electricity for local communities. It may not look like much on the outside, but like so many places in our beautiful state, there is far more than meets the eye.

Today, the Shoshone Hydropower Plant still produces energy for Colorado's electric grid, but its true importance is on the river. The senior water rights tied to Shoshone's power production hold the key to a more secure water future not only for the Western Slope, but for the entire state of Colorado.

Shoshone's benefits are unique because its water rights are nonconsumptive, which means the water used for hydropower production — more than 1,400 cubic feet per second — returns entirely to the river after a short trip through its turbines.

Because of its nonconsumptive nature, communities large and small along the Colorado River benefit from the water security and water quality provided by Shoshone's flows. These water rights provide certainty for farmers, ranchers and recreational outfitters upstream and downstream of Glenwood Canyon. And all Colorado River water users — from Greeley and Colorado Springs to Grand Junction — benefit from the Shoshone's flows as a bedrock for the success of the Upper Colorado River Endangered Fish Recovery Program, which

provides Endangered Species Act compliance and protections for over 1,250 water projects on both sides of the Continental Divide.

In an increasingly arid West, where the Colorado River is stretched-thin, we believe that permanent protection of the Shoshone Water Rights presents a once-in-a-lifetime opportunity to preserve many of the values we hold dear as Coloradans — clean drinking water, productive agriculture, world-class recreation, a healthy environment and much more.

With these benefits in mind, an unlikely coalition of western Colorado governments and water users — including Summit, Grand, Eagle, Garfield and Mesa counties — have been working for decades with the Colorado River District to forge a path toward preservation of Shoshone's flows. Together with Denver Water, many of these entities recognized Shoshone's importance, and memorialized the need to protect it, in the **2013 Colorado River Cooperative Agreement**.

And now, for the first time, Colorado River water users and the state of Colorado have an opportunity to finalize this long-standing goal.

* MORE IN OPINION

Opinion: Colorado lawmakers have a chance to help formerly incarcerated people with a step up when they get out

1:30 AM MST on Feb 6, 2024

Zornio: Colorado doesn't have a "migrant crisis," we have a political circus

3:02 AM MST on Feb 5, 2024

Opinion: Closer look at evictions in Denver shows the good, the bad and the promising

1:30 AM MST on Feb 5, 2024

Just a few weeks ago, Xcel Energy, the owner and operator of the Shoshone hydropower plant, and the Colorado River District **signed a purchase and sale agreement** setting out a clear path to transfer ownership of the historic Shoshone water rights to the river district for \$98.5 million. This historic agreement marks the start of a broad-based effort to partner with the state of Colorado to protect the Shoshone water rights.

We strongly support the agreement reached between Xcel Energy and the Colorado River District, and we applaud the tireless efforts of Xcel, the river district and everyone else

involved in getting to this historic point.

In order to succeed, this effort will need the support and partnership of the state of Colorado through the Colorado Water Conservation Board. Gov. Jared Polis recently praised the deal, and next week the conservation board will decide whether to match the river district's investment of \$20 million and move forward toward permanent protection of Shoshone's flows. This presents an opportunity for the people of Colorado to come together to achieve durable and permanent protections for the Colorado River.

The \$98.5 million agreement to acquire the Shoshone water rights is no small price tag, but the one-time investment to protect Colorado River flows in perpetuity will provide priceless benefits for generations of water users to come. The effort aligns with the Colorado Water Plan's focus on healthy watersheds and vibrant communities, and we believe it is a true value — especially in view of the permanent protection that the funding will help to ensure.

The state- and basin-wide importance of this effort cannot be overstated. If the power plant were to cease operation without permanent protection of the water right, the negative economic and environmental impacts to Western Colorado and to the state of Colorado would be immediate and profound.

Colorado has a once-in-a-lifetime opportunity to permanently protect the most influential water right on our state's namesake river. We cannot let this opportunity pass us by, because we all depend on a healthy Colorado River — whether we live on the Front Range or the West Slope. Our fortunes are tied. Our futures are linked. When the Colorado River thrives, we all thrive.

Julie McCluskie is the speaker of the Colorado House and has served as a Representative since 2018 and was re-elected in 2022 to represent House District 13. She is the first woman Speaker elected from the Western Slope.

Russ George is a fourth generation resident of the Rifle area. He represented northwestern Colorado counties in the Colorado House for four terms, serving as Speaker from 1999-2000.

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Monday letters: Water rights, budget approval, Jan. 6 and democracy

Letter To The Editor [FOLLOW LETTER-TO-THE-EDITOR](#) | Jan 7, 2024



Keeping water in the river has always been the goal

I have co-owned and operated Blue Sky Rafting and Glenwood Canyon Rafting since 2007 and 2020. Born and raised in Glenwood Springs, one of my earliest memories is driving through Glenwood Canyon in 1984 as the historic high water on the Colorado River threatened to overtop the sandbags protecting Highway 6 near the Hanging Lake Dam. At the time, CDOT was beginning construction of I-70, already laying out the public river access points which would become the foundation of the town’s rafting and fishing economy. The Colorado River in Glenwood Canyon has always been a part of my life. And it is my livelihood, too.

As river outfitters, we are greatly impacted by mother nature and need certainty if we are going to confidently reinvest in our companies and in our community. Finding and keeping reliable employees, for example, is increasingly challenging due to housing shortages, cost of living and the unpredictable nature of an industry that depends on flowing rivers in a hotter, dryer future.

Hearing that the Colorado River District had signed an agreement to purchase the Shoshone power plant water rights and keep that water in the river was like being able to release a breath I didn’t know I was holding. The possibility of sustained, reliable flows through Glenwood Canyon means that business owners like me will be able to plan confidently months and years out and make sound business decisions knowing that we are still going to have water to be able to operate in the future.

The positive impact of this kind of certainty is so much larger than just on the business owner. Our employees will know that they have a stable job throughout the season without wondering when the flows will drop unexpectedly, forcing them to uproot and find something different.

I know that this agreement between Xcel and the River District has come from a lot of people’s efforts over decades, and I am very glad to see it moving forward. This has always been the goal — keeping water in the river, and that has never been more important than it is now.

Patrick Drake, Glenwood Springs

irregularities. More than 2,000 rioters forcibly entered the Capital. Many of them assaulted Capitol Police officers and others, vandalized the building, and attempted to locate lawmakers to capture and harm them. A gallows was erected west of the Capital. Many of the rioters chanted “Hang Mike Pence.” Deaths occurred and many were injured during numerous acts of lawlessness. Sadly, a number of Americans including members of the media and some elected officials continue to minimize and justify such a disgraceful act of insurrection — “a violent uprising against an authority or government.”

President George Washington wrote about the founding of America as, “The establishment of our new Government seemed to be the last great experiment, for promoting human happiness, by reasonable compact, in civil Society.” President Lincoln was concerned about current acts of mob violence and prophetically warned us as stated in his Lyceum Address: “At what point then is the approach of danger to be expected? I answer, if it ever reach us, it must spring up amongst us. It cannot come from abroad. If destruction be our lot, we must ourselves be its author and finisher. As a nation of freemen, we must live through all time, or die by suicide.”

Clearly our country continues to endure an increasingly tumultuous period of internal conflict that tragically polarizes a “Not So United States.” If current increasingly divisive tendencies continue, we are clearly in danger of having “the last great experiment” implode. If we are to “Save America” we must put aside our divisive political and ideological beliefs. Unifying effort must be made to peacefully defend and maintain our democracy.

Jim Coddington, Carbondale

Support Local Journalism [DONATE](#)



Dear Greg,

The Shoshone Outfitter Partnership represents the 16 licensed commercial operators who provide safe and accessible river recreation on the Colorado River through Glenwood Canyon. The Partnership is responsible for managing over 70,000 commercial user days (or individual customer trips) each year, and an estimated 80,000 private boaters take advantage of the access points and Forest Service staffing at the Grizzly Creek and Shoshone boat ramps which are paid for by those commercial fees. River recreation is the foundation of summer tourism in the City of Glenwood Springs and reliable flows through Glenwood Canyon are essential for sustaining our businesses and the whitewater rafting industry on the Colorado River.

With this reality in mind, we strongly support the Colorado River District's Non-Reimbursable Project Investment application to be considered as part of the 2024 Water Projects Bill. If granted, the Colorado Water Conservation Board's support for and investment in protecting the flows of the Colorado River currently tied to Shoshone hydropower protection will help provide much-needed certainty for Glenwood Canyon outfitters in the decades to come.

The companies which make up the Shoshone Outfitter Partnership are locally owned, and our operations account for a significant part of the area's recreation and tourism-based economy. The Colorado River and Glenwood Canyon are internationally known whitewater destinations, and both resident and non-resident tourists who come to raft and fish here often travel across the state, infusing other towns and counties with tourism travel dollars as well.

One of the reasons these visitor numbers are so large is because the Shoshone Hydropower Plant "call" keeps boatable flows in the river after most other stretches of whitewater are no longer accessible. Anglers and fishing enthusiasts also flock to Colorado in the late summer and fall after flows have dropped across the Front Range and other basins.

Consistent flows also support our employees. Like so many small businesses across the state, commercial outfitters are struggling to attract and retain qualified staff due to cost of living increases and housing shortages in mountain communities. When we can offer the certainty of employment which comes from knowing that we can book trips far in advance, we are better able to hire and keep skilled employees who will live and work in the community.

During the past four years, the Colorado River through Glenwood Canyon has experienced significant impacts from climate change ranging from wildfires to mudslides to high water temperatures and early low streamflow. By helping to permanently secure the recreational benefits of the Shoshone Water Rights against these increasing pressures, the CWCB would be supporting local businesses, local economies, and the long-term health of our state's namesake river.

Ken Murphy
Shoshone Partnership Chair
Adventure Outdoors LLC

- Alpine Kayak
- Aspen kayak Academy

- Aspen Whitewater Rafting
- Anderson camps
- Blazing Adventures
- Blue Sky Rafting
- Colorado Rocky Mountain School

- Colorado River School
- Defiance Rafting
- Glenwood canyon rafting
- Sage Outdoors
- Timberline Tours
- Whitewater Rafting LLC



January 18, 2024

Dear Director Ris, Chief Viehl, and Colorado Water Conservation Board Members,

The Water for Colorado Coalition supports the Non-Reimbursable Project Investment request submitted by the Colorado River Water Conservation District to secure permanence for the Shoshone Water Right, and in doing so, advance water security for Colorado's water users and the environment.

The Water for Colorado Coalition is a group of nine organizations that works to ensure the Colorado River and its tributaries maintain a healthy river system, sustain diverse populations of fish and wildlife, and provide for outstanding recreational opportunities, while providing water to support resilient communities, business, and agriculture throughout the State of Colorado. In Colorado, Shoshone flows are the backbone to advancing water reliability in the Colorado River Basin. Over the past 20+ years, the Colorado River has been compromised by drought and noticeable changes in temperature and precipitation. Flows to operate the Shoshone Power Plant have helped to buffer the uncertainty of water supply variability within the State. In addition to providing water stability for all who depend on the Colorado River, Shoshone flows also benefit the State's critical agricultural and recreational based economies on the Western Slope and provide essential protections for the State's natural environment. Granting \$20 million to help obtain Shoshone permanence, therefore, is an essential step toward achieving Colorado's water security in the face of increasing water supply challenges, and we collectively support taking appropriate actions to ensure the permanency of the Shoshone flows in perpetuity.

Shoshone permanence means:

- Guaranteed flows for habitat that is home to four fish species listed in the Endangered Species Act, meeting goals outlined in the Upper Colorado Endangered Fish Recovery Program, and in so doing ensuring access to Colorado River water for all water users who rely on it;
- Security for the Historic User Pool (HUP) on the West Slope, supporting the State's \$11.9 billion agricultural economy and the family farmers and ranchers whose livelihood relies on healthy, flowing rivers;
- Support for the State's \$19 billion recreation economy, \$4 billion of which comes directly from the Colorado River Basin and the West Slope, where permanent flows mean economic security for the communities that rely on this critical source of income;
- Improved water quality throughout the West Slope, where Shoshone flows help mitigate pollutants and other threats to safe, reliable drinking water for Western Coloradans.

Given these fundamental benefits, the Water for Colorado Coalition views a CWCB approval of \$20 million in furtherance of the Shoshone permanence effort as an important first step for the State to take in advancing water reliability for Colorado's economies, communities, agriculture, recreation, and the environment. Additional, equally important, steps will follow, including a CWCB science-based in-stream flow evaluation process and the water court processes for securing the appropriate in-stream flow protections for the Shoshone flows going forward. Given the potential flow benefits for or impacts on the environment, we look forward to following these processes as they unfold, engaging in the relevant issues, and serving as a useful resource along the way. The need for these and other steps, however, should not prevent the pursuit of the unprecedented



opportunity that exists now for securing critical funding that will help advance Shoshone permanence for Colorado's benefit.

The State of Colorado and the wider Colorado River Basin currently benefit from significant state and federal investments to address near-term water supply challenges. Since the federal Bipartisan Infrastructure Law and Inflation Reduction Act funds were authorized in 2021 and 2022 respectively, approximately \$2 billion has been invested in projects across the Western United States to help adapt to the impacts of drought, improve aging infrastructure, and stretch water supplies further¹. Both of these federal funding authorizations, however, are time limited. A sustained focus on utilizing the remaining resources available is required now, while the much needed funds exist, to drive greater investments in projects that build long-term resilience like permanence of the Shoshone flows to address growing water supply uncertainties in Colorado. A \$20 million funding commitment from the State of Colorado does just that. It ensures that we make the most of this moment in time, and will present a unified front that will only help secure additional, larger commitments from federal sources. Moreover, any perceived risk of the CWCB setting aside funding before other essential elements for Shoshone permanence are secured can be mitigated by making spending of such funding contingent upon meeting the express conditions of the Purchase and Sale Agreement, which include actions that help preserve the integrity of the CWCB's instream flow program (e.g., a successful State in-stream flow evaluation and a change of water right process to add instream flow as a beneficial use for the Shoshone flows going forward).

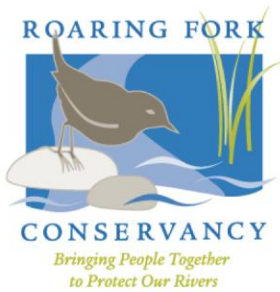
As Colorado grapples with severe drought and river flows that are set to reduce dramatically over the next several years, we often find ourselves asking: "What can we do to protect our rivers?" When an opportunity to take meaningful action presents itself — to do something that will not only stabilize river flows now but create resilience for future generations — it's imperative for us to seize that opportunity. Ensuring Shoshone's permanence through an in-stream flow is an important and essential next-step in advancing drought security for Colorado, and providing the Colorado River and its communities with the stability and resilience necessary to protect Colorado's natural resources and economies for both current and future generations.

Sincerely,
The Water For Colorado Coalition



Cc: Andy Mueller, General Manager, Colorado River Water Conservation District
Peter Fleming, General Counsel, Colorado River Water Conservation District

¹American Rivers, et al. (2023) ACCELERATING INVESTMENT IN RESILIENCE FOR THE COLORADO RIVER BASIN.
<https://resilientcoriver.org/resources/>



January 26, 2024

Via electronic mail

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

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

Dear Director Ris:

Roaring Fork Conservancy is pleased to support the Colorado River Water Conservation District's (Colorado River District's) Non-Reimbursable Project Investment application to be considered as part of the 2024 Water Projects Bill. For more than 20 years, the Colorado River District and 19 other western Colorado governments and water entities, including Summit, Grand, Eagle, Garfield and Mesa Counties and many of the municipalities therein, have been working together to find a way to permanently preserve the Shoshone flows. The 2013 Colorado River Cooperative Agreement between Denver Water and 17 West Slope governments/water user organizations expressly recognized the importance of – and memorialized the need to provide permanent protection of – the historical flow regime created by the Shoshone Plant.

Colorado River water users benefit greatly from Shoshone's flows, which provide vital environmental, economic, and community benefits both upstream and downstream from the hydroelectric plant. Shoshone's flows provide critical habitat to four fish listed under the Endangered Species Act in the 15-Mile Reach of the Colorado River. Without the exercise of the Shoshone call, the stretch of the Colorado River known as the 15-Mile Reach in and around Grand Junction would have significantly less flow during large periods of the year, especially in dry years, when Shoshone can contribute half of the flow in the 15-Mile Reach. All Colorado River water users rely upon the benefits of the Shoshone flows as a bedrock for the success of the Upper Colorado River Endangered Fish Recovery Program and continued compliance with the Endangered Species Act (ESA), which provides compliance protections for over 1,250 projects in Colorado. In addition, Shoshone flows are one of the four identified long-term protection measures for the Upper Colorado River Wild and Scenic River Alternative Management Plan.

Shoshone flows support Colorado's \$11.9 billion agricultural economy through greater water security by preserving Green Mountain Reservoir's Historic User Pool (HUP) water supplies, supporting Endangered Species Act compliance, and

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creating higher water quality for irrigators up and down the mainstem. According to Colorado's Division of Water Resources, without Shoshone flows, the downstream Cameo call would be longer and deeper each year (up to 2,260 cfs vs. 1,950 cfs), triggering less opportunity for in-priority diversions, a greater frequency of April calls, and an insufficient replacement of supplies for some West Slope augmentation plans.

Colorado's robust recreational economy relies heavily on the Colorado River mainstem, with Shoshone flows strengthening the state's iconic river recreation industry throughout Grand, Summit, Eagle, Garfield, and Mesa counties. River recreation in Colorado contributes \$14.6 billion annually to the state's GDP, with nearly \$4 billion coming directly from the Colorado River basin on the Western Slope. As temperatures rise and streams diminish, Shoshone permanency provides security for this economic industry, protecting the recreational fishery and boating that sustain local businesses and attract water-based recreators.

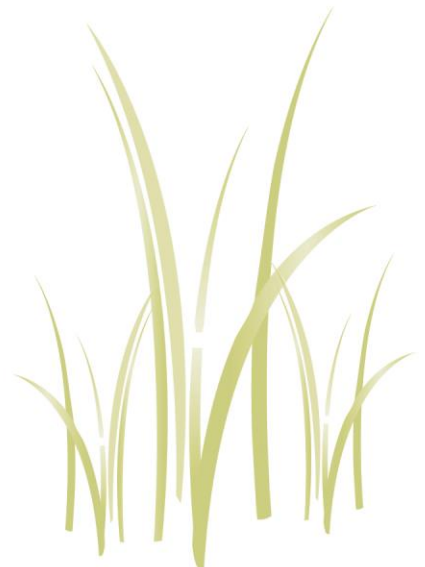
Communities large and small along the Colorado River mainstem benefit from the enhanced water quality Shoshone flows provide, diluting salinity in the source drinking water for towns like New Castle, Rifle, Palisade, Clifton, and the greater Grand Junction area served by Ute Water Conservancy District. Without the higher flows of clean and cold headwater sourced supplies provided by the Shoshone call, a higher concentration of salinity and other water quality impairments creates increased costs for municipal drinking and wastewater treatment.

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

Thank you for your consideration.

Sincerely,

Rick Lofaro
Executive Director





Middle Colorado Watershed Council

January 22, 2023
Middle Colorado Watershed Council
200 Lion's Park Circle
Rifle CO 8165

Via electronic mail

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

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

Dear Director Ris:

Middle Colorado Watershed Council (MCWC) is pleased to support the Colorado River Water Conservation District's (Colorado River District's) Non-Reimbursable Project Investment application to be considered as part of the 2024 Water Projects Bill.

The Middle Colorado Watershed Council finalized its Integrated Water Management Plan (IWMP) in the Spring of 2021 with a goal to improve security for all water uses in the Middle Colorado River by understanding and protecting existing uses, meeting shortages, and maintaining healthy riverine ecosystems and agriculture in the face of increased future demand and climate uncertainty. The Shoshone Hydro Generating Station in Glenwood Canyon has a senior 1902 non-consumptive water right that provides baseline flows of 1,250 cfs (less if the hydrology is dry) in the middle Colorado River, which is important in late summer and winter to this region. These flows serve irrigation, recreational, environmental, and municipal interests. The IWMP identified that protecting these flows against the eventuality of the plant ever shutting down permanently making the water rights moot would damage Western Slope interests who depend on these flows. Securing Shoshone flows is a top planning priority for MCWC.

For more than 20 years, the Colorado River District and 19 other western Colorado governments and water entities, including Summit, Grand, Eagle, Garfield and Mesa counties and many of the municipalities therein, have been working together to find a way to permanently preserve the Shoshone flows. The 2013 Colorado River Cooperative Agreement between Denver Water and 17 West Slope governments/water user organizations expressly recognized the importance of – and memorialized the need to provide permanent protection of – the historical flow regime created by the Shoshone Plant.

Colorado River water users benefit greatly from Shoshone's flows, which provide vital environmental, economic, and community benefits both upstream and downstream from the hydroelectric plant. Shoshone's flows provide critical habitat to four fish listed under the Endangered Species Act in the 15-Mile Reach of the Colorado River. Without the exercise of the Shoshone call, the stretch of the Colorado River known as the 15-Mile Reach in and around Grand Junction would have significantly less flow during large periods of the year, especially in dry years, when Shoshone can contribute half of the flow in the 15-Mile Reach. All Colorado River water users rely upon the benefits of the Shoshone flows as a bedrock for

the success of the Upper Colorado River Endangered Fish Recovery Program and continued compliance with the Endangered Species Act (ESA), which provides compliance protections for over 1,250 projects in Colorado. In addition, Shoshone flows are one of the four identified long-term protection measures for the Upper Colorado River Wild and Scenic River Alternative Management Plan.

Shoshone flows support Colorado's \$11.9 billion agricultural economy through greater water security by preserving Green Mountain Reservoir's Historic User Pool (HUP) water supplies, supporting Endangered Species Act compliance, and creating higher water quality for irrigators up and down the mainstem. According to Colorado's Division of Water Resources, without Shoshone flows, the downstream Cameo call would be longer and deeper each year (up to 2,260 cfs vs. 1,950 cfs), triggering less opportunity for in-priority diversions, a greater frequency of April calls, and an insufficient replacement of supplies for some West Slope augmentation plans.

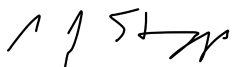
Colorado's robust recreational economy relies heavily on the Colorado River mainstem, with Shoshone flows strengthening the state's iconic river recreation industry throughout Grand, Summit, Eagle, Garfield, and Mesa counties. River recreation in Colorado contributes \$14.6 billion annually to the state's GDP, with nearly \$4 billion coming directly from the Colorado River basin on the Western Slope. As temperatures rise and streams diminish, Shoshone permanency provides security for this economic industry, protecting the recreational fishery and boating that sustain local businesses and attract water-based recreators.

Communities large and small along the Colorado River mainstem benefit from the enhanced water quality Shoshone flows provide, diluting salinity in the source drinking water for towns like Silt, Parachute, De Beque, Palisade, Clifton, and the greater Grand Junction area served by Ute Water Conservancy District. Without the higher flows of clean and cold headwater sourced supplies provided by the Shoshone call, a higher concentration of salinity and other water quality impairments creates increased costs for municipal drinking and wastewater treatment.

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

Thank you for your consideration.

Sincerely,



Paula Stepp
Executive Director, MCWC
pstepp@midcowatershed.org
970-404-0162

Colorado Water Conservation Board Approves Funding for Continued Shoshone Preservation Efforts

January 29, 2024—The Colorado Water Conservation Board (CWCB) has voted to recommend \$20 million in funding to the Colorado River District as part of the annual Water Projects Bill contributing to a larger funding effort to secure Shoshone permanence and foster water security on the Colorado River.

“The CWCB Board considered this funding application very carefully. This is a significant step towards maintaining historic flows on the Colorado River,” said Lauren Ris, CWCB Director. “As an agency, we will continue to do our due diligence in this process, with the hope that these efforts can benefit the environment and give West Slope water users more certainty.”

The decision follows a special workshop held on January 25, and a final vote during CWCB’s January Board Meeting. On [December 19](#), 2023, the Colorado River Water Conservation District and Public Service Company signed an agreement that would allow the River District to purchase the water rights associated with the Shoshone power plant. The River District is also planning to seek funds from the Bureau of Reclamation and others.

In the coming months to years, CWCB will work with the River District to negotiate an instream flow agreement. If approved, the two entities would then seek a change in water right decree through Colorado Water Court. The CWCB’s Instream Flow Program secures instream flow water rights to protect streamflow to preserve the natural environment of streams and lakes where fish and other species live. The integrity of this long-standing program depends on a thorough review, so it’s critical CWCB staff follow public processes.

“We also greatly appreciate the hard work and dedication of CWCB staff in this effort and their positive recommendation of funding to the Board,” said Andy Mueller, Colorado River District General Manager. “We consider the state an integral partner in protecting Shoshone’s flows in perpetuity, and the \$20 million funding milestone brings this generational investment in Colorado water security one step closer to the finish line.”

“If completed, Shoshone water right preservation would help maintain flows on the Colorado River, and support the system as a whole,” said Dan Gibbs, Executive Director of the Colorado Department of Natural Resources. “Securing this water right and negotiating an instream flow use agreement could mean supporting healthy agriculture, providing clean drinking water, fostering healthy environments, and more. We look forward to working with the Colorado River District and Xcel Energy as this process enters the next phases of evaluation and approval.”

###



SHOSHONE
WATER RIGHT PRESERVATION

FOR IMMEDIATE RELEASE

Tuesday, December 19, 2023

CONTACT:

Xcel Energy, Tyler Bryant - 813.951.4169
GBSM, Sam Stookesberry - 303.981.8332
CRD, Lindsay DeFrates - 970.456.8973

Historic Agreement Reached to Advance Colorado Water Security

Shoshone Water Right Preservation Campaign kicks-off with Purchase & Sale Agreement to permanently protect flows in the Upper Colorado River.

Glenwood Springs, CO — This afternoon, Xcel Energy and the Colorado River District signed a Purchase & Sale Agreement (PSA) to transfer ownership of the historic Shoshone water rights to the River District for \$98.5 million. The agreement marks a first step towards permanent protection of the most senior, non-consumptive water right on the Colorado River, a project with a 20-year history of support from 19 western Colorado governments and water entities.

“This announcement is a critical first step in preserving the water rights that flow through our Shoshone Hydro Plant turbines on the Colorado River,” said Robert Kenney, president of Xcel Energy – Colorado. “This is an important agreement for the 1.6 million electric customers and communities we serve statewide by allowing us to continue generating clean electricity as part of our commitment to be good stewards of the Colorado River and all who rely on it.”

Leadership from Xcel Energy and the River District celebrated this milestone alongside a broad base of Shoshone Water Right Preservation campaign partners at the Hotel Colorado. Remarks from county commissioners, local and state elected officials, as well as environmental and recreation-based interests followed the official signing of the agreement.

“On behalf of the Colorado River District and the headwaters communities in Eagle County, we thank Xcel Energy for being a committed partner to the West Slope, our economy, and our environment,” said Colorado River District Board President and Eagle County Commissioner Kathy Chandler-Henry.

With the PSA signed, the Shoshone Water Right Preservation Coalition – a diverse and growing partnership of stakeholders – now begins a multi-year effort to secure funding for the purchase and to add an ‘instream flow’ benefit to the historic Shoshone water rights in water court. With its command of 1,408 cfs (or up to 1.02-million-acre feet of water per year) on the Colorado mainstem and benefits both upstream and downstream of Glenwood Canyon, Coalition members see Shoshone permanency as a generational investment in water security for Colorado’s environment, economy, and communities across the state.

“We now look forward to working alongside the State of Colorado, the Bureau of Reclamation, the U.S. Fish & Wildlife Service, and Colorado water users, all of whom will be integral partners in this effort’s success,” Commissioner Chandler-Henry added.

Central to the statewide benefit of the Shoshone water right is the vital role it plays in Endangered Species Act (ESA) compliance. Over 1,250 Colorado water projects on both sides of the divide rely on the Upper Colorado River Endangered Fish Recovery Program to maintain ESA compliance and continued operation. In dry years, Shoshone calls between 41,000 and 86,000-acre-feet (AF) of water downstream from the Shoshone Hydropower Plant, bolstering needed cold-water flows in the Grand Valley’s 15-Mile Reach – critical habitat for Colorado’s four native fish listed under the Endangered Species Act.

The consistent flow regime also helps sustain local agricultural producers and Colorado’s \$11.9 billion agricultural economy through increased flows and higher water quality. It also provides water quality benefits for West Slope communities that rely on the Colorado River for drinking water, and drives the state’s \$14.6 billion water-based recreation economy along the Colorado River.

“Protection of Shoshone’s flows presents a unique opportunity to protect the long-term viability of the Colorado River and the communities across the state that depend on it, many of which I represent,” said state Senator Dylan Roberts (SD-8). “There is still a lot of work to be done, but today is incredibly exciting. Taking action on behalf of current and future water users is absolutely worth it and should be a top priority.”

"Agriculture, recreation, and the environment all benefit from Shoshone’s flows. But it’s important to remember that the drinking water supplies for many of the communities in my district come directly from the Colorado River,” said State Representative Elizabeth Velasco (HD-57). “Towns like New Castle, Silt, Rifle, and others all benefit from the flows that Shoshone provides. Higher, consistent stream flows provide clean drinking water for thousands of people in my district and reduce the cost of water treatment for rural communities."

“Colorado has an opportunity with Shoshone permanency to take durable, decisive action on water security for the sake of our productive agriculture and our hard-working farmers and ranchers here in the Grand Valley,” stated Mesa County Commissioner Bobbie Daniel.

After today’s official kickoff, the Shoshone Water Right Preservation Campaign moves forward with in-depth public engagement planned across Colorado. Both West Slope and Front Range residents are encouraged to stay tuned in the coming year as local events are announced. Learn more at www.KeepShoshoneFlowing.org.

###



April 24, 2024

Via electronic submission

City Council
City of Glenwood Springs
101 W 8th Street
Glenwood Springs, CO 81601

RE: Recommendation of Support: Shoshone Water Rights Preservation Campaign

Dear City Council:

On behalf of the City of Glenwood Springs River Commission, I write to offer our support of the Colorado River District's campaign to acquire and permanently protect the Shoshone water rights, including the request for a \$2 million commitment from the City to aid in this effort. The River Commission believes the City's funding commitment would play a critical part in protecting the historical flows on the upper Colorado River not only for the Western Slope but for the direct benefit of our community as well.

You appointed each commissioner on the River Commission to represent a diverse group of water professionals, recreationists, and enthusiasts, all committed to lending our expertise to advise on matters affecting the "use, enjoyment, and conservation of our rivers . . . including valuable riparian ecosystems and water rights." Never has a project come so close to encapsulating these values on such a large scale.

While acquiring the Shoshone water rights will have state-wide impacts, the acquisition will have the most immediate impact on our community. Being just a handful of miles downstream from Shoshone power plant, Glenwood Springs is one of the first communities to realize the many benefits of keeping the large flows from the Shoshone water rights in the Colorado River. We have come to rely on these historical flows to sustain a thriving fish population in Glenwood Canyon, which is currently undergoing evaluation for potential gold medal water designation, and to provide us with the white water that the attracts tens of thousands of water-based recreators¹ and anglers from near and far.

For our community in particular, we see the economy as inseparable from a healthy aquatic environment. What benefits the Colorado and Roaring Fork Rivers benefits our local economy and quality of life; this includes sustaining our local businesses that depend on summer tourism,² both

¹ According to the Shoshone Outfitter Partnership, the Colorado River through Glenwood Canyon experiences over 70,000 commercial customer trips and an estimated 80,000 private boaters who launch from the Grizzly Creek and Shoshone boat ramps.

² In 2022, the Colorado River Outfitters Association estimated that commercial river rafting through Glenwood Canyon created an economic impact of \$23.5 million. <https://www.croa.org/wp-content/uploads/2023/06/2022-CROA-Commercial-Rafting-Use-Report.pdf>.



water-based and incidental, and supports our residents use and enjoyment of the rivers year-round. Without permanent protection of the Shoshone rights and the status quo on the Colorado River, our community faces the very real threat of decreased flows through Glenwood Canyon, and increased pressures on the local water regime; this could jeopardize the health of our rivers, both on the Colorado and Roaring Fork Rivers, and thus the health of our local economy.

The River District's funding request is a rare opportunity for the City to lend its weight in support of a project that could protect and benefit generations of Glenwood Springs citizens and Coloradans to come. In that same spirit, we also ask that any financial commitment not interfere with the City's ongoing commitment to immediate projects on the Roaring Fork River, like completing the Three Mile Confluence restoration project.

Please let us know if we can be of any further assistance in making your decision.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erika Gibson".

Erika Gibson
River Commission Chair



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item: Victims and Witnesses Assistance and Law Enforcement (VALE) Joint Work Session

Action Requested: NA

Department: City Clerk

Presented By: Ryan Muse

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: This is an annual joint work session with the board.

Current membership is as follows:

Members

- **VACANT**
Appointed:
Term Expires: April 2027
- **VACANT**
Appointed:
Term Expires: April 2027
- **Melissa Jones**
Appointed: April 2021, April 2024
Term Expires: April 2027
- **Mark Fishbein - 81601 Resident**
Appointed: Alternate December 2021 (to fill), April 2024
Term Expires: April 2027
- **Christopher Sharrow**
Appointed: March 2023 (to fill)
Term Expires: April 2025

Council Liaison

- Erin Zalinski

Issues: NA

Fiscal Impact: The VALE Fund has forecasted revenue in 2024 of \$21,000 and \$20,000 in expenses. The fund balance was approximately \$66,000 at the end of 2023.

Legal Review: NA

Staff Recommendation: NA



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item: Approval of Minutes from May 2, 2024 Meeting

Action Requested: May 2, 2024 City Council Minutes

Department: City Administration

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



MINUTES
CITY OF GLENWOOD SPRINGS
CITY COUNCIL MEETING
MAY 2, 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 7. 4:31 Roll Call

Present: Mayor Wussow, Mayor Pro-Tem Marco Dehm, Councilor Godes, Councilor Weimer, Councilor Kaup, Councilor Schachter, Councilor Zalinski. Also present were; City Manager Steve Boyd; City Clerk Ryan Muse; City Engineer Ryan Gordon; City Attorney Karl Hanlon; and Finance Director Yvette Gustad.

Item 8. 4:51 Agenda Changes & Conflicts

Councilor Kaup requested that item 12, Proclamation for Wildfire Preparedness Month Presentation, be moved to the May 16th meeting. Council agreed.

Item 9. 5:55 Council Announcements

Mayor Pro-Tem Dehm has recused himself from Item 15 due to a conflict of interest.
Councilor Kaup announced Bike To Work Day and the Bike There event being held in June 2024.

Item 10. 7:15 Citizens Appearing Before Council (for items not on the Agenda-comments limited to 3 minutes)

None.

Item 11. 7:31 Consent Agenda

7:35 Mayor Pro-Tem Dehn moved to approve the consent agenda. Councilor Godes seconded, and the motion passed unanimously.

Item 12. Proclamation for Wildfire Preparedness Month Presentation

This item was moved to the May 16th agenda.

Item 13. 8:44 South Bridge Update

City Engineer Ryan Gordon presented.

12:48 Mayor Wussow opened the floor to public comments.

Public comments were made.

Councilors Zalinski, Kaup, Godes, Mayor Pro-Tem Dehm, and Mayor Wussow made comments.

27:31 Mayor Wussow closed the floor to public comments.

Item 14. 27:35 Ordinance 2024-08; AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF DEVELOPMENT APPLICATIONS FOR RESIDENTIAL OR MIXED-USE PROJECTS OF MORE THAN FOUR RESIDENTIAL UNITS WITHIN THE GEOGRAPHICAL LIMITS OF THE CITY

City Attorney Karl Hanlon presented.

Councilor Kaup, Mayor Pro-Tem Dehm, and Councilor Godes made comments.

35:35 Mayor Wussow opened the floor to public comment.

None were made.

35:42 Mayor Wussow closed the floor to public comment.

36:04 Councilor Zalinski moved to approve Ordinance 2024-08; An Ordinance Of The City Of Glenwood Springs, Colorado, Imposing A Temporary Moratorium On The Acceptance And Processing Of Development Applications For Residential Or Mixed-Use Projects Of More Than Four Residential Units Within The Geographical Limits Of The City. Councilor Kaup seconded, and the motion passed unanimously.

Item 15. 36:50 Ordinance 2024-09; AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING THE GLENWOOD SPRINGS MUNICIPAL CODE REGARDING THE REGULATION AND PERMITTING OF ACCESSORY TOURIST AND SHORT-TERM RENTALS IN THE CITY

Mayor Pro-Tem Dehm left the room as he has recused himself from this issue.

Emery Ellingson, City Planner II, presented.

Councilor Schachter made comments.

53:26 Mayor Wussow opened the floor to public comments.

Public comments were made.

55:43 Mayor Wussow closed the floor to public comments.

Councilor Schachter moved to approve Ordinance 2024-09; An Ordinance Of The City Of Glenwood Springs, Colorado, Amending The Glenwood Springs Municipal Code Regarding The Regulation And Permitting Of Accessory Tourist And Short-Term Rentals In The City. Councilor Zalinski seconded the motion.

Councilors Zalinski, Kaup, Schachter, Godes, and Mayor Wussow made comments.

1:19: 34 The motion passed unanimously.

Item 6. 1:21:31 Ordinance 2024-10; AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SECTIONS 100.010.090 and 100.010.100 FOR ANIMAL AND WILDLIFE PROTECTION REGARDING SOLID WASTE COLLECTION

City Attorney Karl Hanlon presented.

Councilors Schachter and Zalinski made comments.

1:24:22 Mayor Wussow opened the floor to public comments.

None were made.

1:24:37 Mayor Wussow closed the floor to public comments.

Councilor Kaup moved to approve Ordinance 2024-10; An Ordinance of The City Of Glenwood Springs, Colorado, Amending Sections 100.010.090 And 100.010.100 For Animal And Wildlife Protection Regarding Solid Waste Collection. Councilor Zalinski seconded the motion and it passed unanimously.

Item 7. 1:25:27 Report from City Administration

City Manager Steve Boyd made comments.

City Attorney Karl Hanlon made comments.

1:27:47 Councilor Godes moved to approve Mr. Hanlon filing responsive pleadings on the City's behalf in the Mitchell Cooper matter. Councilor Kaup seconded. The motion passed unanimously.

Item 18. 1:28:48 Council Comments

Councilor Godes, Mayor Wussow, Councilors Zalinski, Weimer, Schachter, and Kaup made comments.

Item 19. 1:52:49 Council Social Event Location

Mayor Pro-Tem Dehm announced the social event location as Casey's.

Item 20. 1:53:00 Adjournment

1:53:01 Councilor Schachter moved to adjourn. Councilor Weimer seconded. The motion passed unanimously.



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item: Award Request for Proposal (RFP) 2023-11P Three Mile Creek Confluence Project

Action Requested: Award project

Department: Engineering

Presented By: Ryan Gordon

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: This project has been in the works for 5+ years. The project consists of:

- Removal of the concrete diversion structure associated with the Atkinson Ditch
- Fill portions of ditch to remove stagnant water
- Armor and stabilize the banks of the Roaring Fork River and Three Mile Creek to limit bank erosion
- Revegetate the area with native riparian plants
- Improve bathroom, signage and boat landing areas

The project was bid in the spring of 2023 and came in over budget. Staff has been working with the engineers to modify the design to get the project back into the budget available. The value engineering ideas were presented at a council workshop on April 2, and it was agreed that the changes in scope would not negatively affect the project.

Staff is currently working with the engineer and the contractor to clarify the details of the reduced scope.

The project has \$310,000 in grants from the Colorado Water Conservation Board (CWCB). Previous City budget commitments from 2022 and 2023 total \$585,000 - for a total project budget of \$895,000. The City's portion of the project has not yet been allocated and will need to be in a future budget amendment. The City's portion would be allocated from the Capital Fund. Included in the City's portion of the budget is scope to extend an irrigation line from Brush Mountain Park (to be done by Parks and Rec) and a budget for construction observation from Wright Water engineering (engineer of record).

Issues: None at this time.

Fiscal Impact: The project is being proposed to be modified to stay within the budget available. The city funds will need to be appropriated in a future 2024 budget amendment.

Legal Review: NA

Staff Recommendation: Recommend awarding the project



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item:	Award Request for Proposal (RFP) 2024-09P Vogelaar Climate Smart Workforce Housing Plan
Action Requested:	Award of RFP 2024-09P Vogelaar Climate Smart Workforce Housing Plan
Department:	City Administration
Presented By:	Steve Boyd
Strategic Goals:	Protect and Preserve our Quality of Life Generate Sustainable Economic Development Provide Efficient and Responsive City Government
Background Info:	City staff issued a Request for Proposal for the Vogelaar Climate Smart Workforce Housing Project at the end of February. Thirteen organizations responded with bid proposals. Staff interviewed five firms. The interview panel included the City Manager, Director of Community Development, Director of Public Works, Director of Parks and Recreation, the Public Information Officer, and the Executive Director of the Downtown Development Association. Proposals came in between \$173,450 and \$772,500. The team is recommending award to Design Workshop which is the group that put together our master plan for South Canyon. Their bid came in at \$339,000. We asked them to see what they could cut to make it under our \$300,000 budget. Staff believes there are \$15,000 in cuts that won't significantly impact the project, but further cuts would include shaving renewable energy items, some financial modeling or certain areas of public outreach that are important. We have \$300,000 already appropriated for the project so this award will include a \$24,000 supplemental in the next budget amendment.
Issues:	We have invited the County, Roaring Fork Transit Authority (RFTA), Colorado Mountain College (CMC), Valley View Hospital (a 501(c)3 non-profit) and Roaring Fork School District RE-1 to participate in some of our outreach in an effort to explore how they might use workforce housing in the area so we better understand the needs of these large employers and have an opportunity to see if any collaboration makes sense.
Fiscal Impact:	We have appropriated a \$270,000 grant from Department of Local Affairs (DOLA) and a 10% match of \$30,000 in the Community Development Department of the General Fund. We will appropriate an additional \$24,000 if Council agrees with staff's recommendation.
Legal Review:	Not applicable.
Staff Recommendation:	The interview committee recommends awarding the RFP to Design Workshop.



VOGELAAR CLIMATE SMART WORKFORCE HOUSING PLAN

PREPARED FOR THE CITY OF GLENWOOD SPRINGS
RFP 2024-09P
APRIL 11, 2024

DESIGNWORKSHOP

1. Introduction and Organization Information

a. RFP Title: Request for Proposal
2024-09P Vogelaar Climate Smart
Workforce Housing Plan

b. Name and Mailing Address:
Design Workshop, Inc.
22860 Two Rivers Road
Suite 102
Basalt, CO 81621

c. Form of Organization:
S Corporation and 100% ESOP

d. Incorporated or Registered in:
Colorado

e. Website:
www.designworkshop.com

**f. Names and Contact Information of
Principals of the Business:**

Darla Callaway, Principal
970.399.1417
dcallaway@designworkshop.com

g. Contact Person:

Darla Callaway, Principal
970.399.1417
dcallaway@designworkshop.com

Nina Groos, Marketing Coordinator
720.799.7656
ngroos@designworkshop.com

Addenda:

Design Workshop has read and reviewed the
Answer Addenda issued on March 28th.

2. Signature Requirement

April 11, 2024

City of Glenwood Procurement Department
101 West 8th Street
Glenwood Springs, CO 81601

Re: Request for Proposal 2024-09P Vogelaar Climate Smart Workforce Housing Plan

Dear members of the selection committee,

It is with sincere enthusiasm that the Design Workshop team submit this proposal for public outreach and conceptual master planning services for the Vogelaar Climate Smart Workforce Housing Plan. The Vogelaar site is a significant opportunity to address the community's current needs, but also to plan strategic implementation for ideas expressed in the 2017 Confluence Redevelopment Plan. In Glenwood Springs, there are few areas to create new neighborhoods. The potential to increase the number of housing units in close proximity to downtown, is an opportunity we don't take lightly. The significance of this site can be thought about in three lenses.

- 1. Responsible Infill Development** | The Vogelaar site is an opportunity for infill redevelopment and a tool for preservation of locals living in Glenwood Springs. The need for additional density must be balanced within the context and character of adjacent neighborhoods. Through creative land planning and sound decision-making, our team can help ensure the ultimate density does not degrade the quality of life for existing residents and enjoyment of visitors. Our team has developed an approach to study these types of decisions.
- 2. Holistic Neighborhood Planning** | The opportunity to plan broadly for the site opens the door to consider a diverse mix of housing units in downtown Glenwood Springs. Exploring alternatives for land use patterns and connections is an opportunity to strengthen the community's engagement with the Roaring Fork River; create continuity in neighborhood character; protect environmental systems; integrate with transportation networks; and improve pedestrian mobility and trails and open space systems.
- 3. Meaningful Public Discourse** | We know from the Glenwood Springs Strategic Housing Plan Update and the Greater Roaring Fork Regional Housing Study the shortfall for housing in the Roaring Fork Valley area spreads across the entire affordability spectrum. Workforce housing often falls into a systematic formula of the highest, best use of the site, maximum density and architectural fit. This "build it and they will come" approach does provide critical housing infrastructure but may not address the unique needs of an existing population and diverse groups within the affordability spectrum and does not investigate opportunities for innovation. Our team believes there is a different approach—user first. We have identified a public engagement process to identify future tenants (ideally current Roaring Fork residents) and integrate them into the planning process. This is an opportunity to take a deep dive into understanding "who is the end user in Glenwood Springs", determine "what their needs are" and try something new.

We couldn't agree more with your approach to solicit community feedback as the starting point for this redevelopment project. Lead by Design Workshop, the public outreach strategy includes a range of engagement tools. From personal interviews, powerful speaker series to entrepreneurial conversations, the strategies will get right to the heart of the issues. Summaries of these issues will inform City Council and lead to the development of the housing

plan alternatives. As evidence of our inclusive and community-driven process, DW recently completed the South Canyon Recreation Management Plan which was strong supported by a range of constituents and successfully adopted earlier this year.

Design Workshop is a firm that works across all scales of design to create memorable, equitable and resilient urban experiences and we see the future of the Vogelaar site in a very similar way. There is no doubt to us that if planned well, the land can be used to support Glenwood's workforce housing inventory and other potential neighborhood needs. The complexities of the project are equally evident with challenges surrounding neighborhood scale, community concerns around growth and potential transportation impacts. Public engagement will be instrumental in ensuring the housing plan addresses these issues. Also paramount to the success of the project will be selecting a planning team that not only brings innovative thinking but also the experiences and capacity to treat the city's challenges with sensitivity and turn them into opportunities. Our team combines in-depth local knowledge, a track record of working with communities and stakeholders to find consensus, and national experience to inform our approach.

We have assembled a capable team with proven experience in conducting housing studies AND successfully implemented projects with transparency, collaborative problem-solving, open communication and professionalism. Our character informs not only how we engage the community, but also how we engage our City of Glenwood Springs partners. Our team is made up of passionate individuals from Design Workshop, CCY Architects, LSC Transportation, Form and Flow, and Roaring Fork Engineering.

We believe the most successful projects are those that are sustainable and achieve a balance of art, environment, economics and community. This year will mark fifty years that we have striven to achieve this balance in our work. It enables us to look at each project with fresh perspective and innovative problem-solving, a framework that we will apply to the Vogelaar site. Thank you for this opportunity to share our approach and potential to collaborate with your staff. I can be reached directly at 940.613.4995 or dcallaway@designworkshop.com should you have any questions about our qualifications or approach.

Sincerely,


Darla Callaway, PLA, AICP, LEED® AP BD+C
Principal-in-Charge

DESIGNWORKSHOP

3. Team Qualifications

Design Workshop



Darla Callaway
PLA, AICP, LEED® AP
BD+C
Principal-in-Charge

Education
Harvard Graduate School of Design,
Advanced Management Development
Program in Real Estate

Bachelor of Landscape Architecture,
Oklahoma State University

Licensure and Certifications
Professional Landscape Architect: CO

LEED® Accredited Professional
Building and Construction

American Institute of Certified
Planners (AICP)

A Principal, Landscape Architect and Planner with over fifteen years of experience, Darla has led some of Design Workshop’s most complex urban redevelopment projects, mountain resort master plans, site design, community visioning plans and public facilitation. No matter the scale, Darla’s accomplishments are centered on responsible land use and creating lasting places. Darla is an active member of Colorado’s ULI Resort, Entertainment, Tourism and Leisure Product Council and has been a research contributor for the Landscape Architecture Foundation, evaluating the environmental and economic performance of landscape architecture projects in the U.S. and internationally.

Select Project Experience

- Norwood Affordable Housing – Mountain Village, CO
- Aspen Police Station and Affordable Housing – Aspen, CO
- Teton Village Master Plan and Affordable Housing Study – Teton Village, WY
- Burlingame Housing Phase II – Aspen, CO
- Lift 7 Neighborhood Development – Telluride, CO
- South Canyon Open Space Management Plan – Glenwood Springs, CO
- Electric Pass Lodge – Snowmass, CO
- Aspen City Office – Aspen, CO
- Alpina House and Cooper Horse Affordable Housing Redevelopment Study – Aspen, CO

CCY Architects



Maura Trumble
AIA
Principal Architect

Education
Master of Architecture, University of
Nebraska, Lincoln

Bachelor of Architecture, University of
Nebraska, Lincoln

Licensure and Certifications
Professional Architect: CO

Maura is a Partner and Principal at CCY. As a critical member of the recruiting and sustainability initiatives in the office, she continues to advance equity in design and high-performance practices across project types. Maura’s portfolio ranges from community master plans to affordable housing, mixed-use developments, resort facilities, hospitality, and custom residences across the Roaring Fork Valley and the Mountain West. A through line of her career has been community engagement, with many of her projects involving extensive public processes and consensus building.

Select Project Experience

- Voodoo Lounge Affordable Housing – Telluride, CO
- Telluride Transfer – Telluride, CO
- Lift 7 Neighborhood Development – Telluride, CO
- Snowmass Lost Forest Follies – Snowmass, CO
- Buttermilk Hideout – Aspen, CO
- Aspen Art Museum – Aspen, CO
- Wilderness Club – Eureka, MT



Eric Krohngold
AICP
Housing and
Economic Analyst

Education
Master of Urban and Regional
Planning, University of Michigan

Bachelor of Science in Environmental
Design, University of Minnesota



Marianna Stuck
AICP, LEED® AP ND
Public Engagement
Specialist & Spanish
Translation

Education
Master of Urban Design, University of
California Berkeley



Dylan Bagnasco
PLA
Landscape Architect

Education
Master in Landscape Architecture,
University of Tennessee

Bachelor of Biology and Anthropology,
Texas Christian University

Eric believes strongly in the transformative power of community and market driven real estate development projects and is passionate about weaving community engagement efforts throughout the project planning process. His skills range from regional market analysis and master planning to individual project market and financial feasibility studies.

Select Project Experience

- Aspen Residential Development Moratorium Support – Aspen, CO
- Missoula Affordable Housing Analysis – Missoula, MT
- Aspen Multi-Family Replacement Project – Aspen, CO

As a native Spanish speaker she has been involved in many projects supporting public outreach efforts with the Latino community across the country, and her involvement with the Roaring Fork Family Resource Center has allowed her to understand the challenges of Hispanic groups in the valley.

Select Project Experience

- RFTA Regional Bike+ First-and Last-Mile Mobility Study – Roaring Fork Valley, CO
- Aspen Comprehensive Transportation Plan – Aspen, CO

Dylan brings a holistic and comprehensive approach to projects, and enjoys being part of designs that elevate human experience and improve ecological health. He has benefited from a diversity of projects, spanning from urban design and open space planning to private residences and ranches.

Select Project Experience

- South Canyon Open Space Management Plan – Glenwood Springs, CO
- Darling Farm – Snowmass, CO
- Two Creeks Ranch – Snowmass, CO

Rich’s award-winning portfolio includes new resort communities, landmark image centers, mixeduse and affordable housing complexes, and nationally acclaimed private residences. Rich has been an integral leader in many of CCY’s community planning and recreation projects, including Habitat for Humanity Basalt Vista, The Art Base in Basalt, and the mixed-use Basalt River Park development.

Select Project Experience

- Telluride Transfer – Telluride, CO
- Basalt Vista Affordable Housing Habitat for Humanity – Basalt, CO
- Obermeyer Place – Aspen, CO

Jordan is a designer with a passion for diverse experiences in architecture, ranging from theme park planning to product design. Jordan has navigated the complexities of affordable housing projects, addressing lengthy and intricate permitting processes.

Select Project Experience

- Mariposa West – Aspen, CO
- Smuggler Affordable Housing – Aspen, CO*
- Hallam Affordable Housing – Aspen, CO*

**Denotes work experience at previous firms*

Roaring Fork Engineering



Richard Goulding
PE
Principal Civil Engineer

Education
Master of Business, University of Wyoming
Bachelor of Civil and Environmental Engineering, University of College Cork

Licensure and Certifications
Professional Engineer: CO

Richard Goulding has lived in the Roaring Fork Valley for over 23 years and founded RFE in 2012. In addition to a broad base of engineering knowledge and expertise, Richard brings with him a solid reputation in the area and established relationships within the Roaring Fork Valley development community. He has extensive experience providing civil engineering documentation required for Land Use processes. He has a strong understanding of all civil aspects of a site design and manages the overall project while delegating tasks to the appropriate team members. Throughout these projects he interacts with clients, land planners, architects, other engineers, and contractors to produce a quality product that is cost effective for his clients. His extensive Affordable Housing project list includes.

Select Project Experience

- Lumberyard Affordable Housing – Aspen, CO
- Mountain View Flow – Glenwood Springs, CO
- Aspen Affordable Housing Public Private Partnership Housing – Aspen, CO
- Basalt Vista Affordable Housing Habitat for Humanity – Basalt, CO
- Aspen Inn Affordable Housing – Aspen, CO
- Aspen City Offices – Aspen, CO

Form & Flow



Tom Hootman AIA,
LEED® AP BD+C,
WELL AP, CPHC
Building Performance Designer

Education
Master of Architecture, University of Utah
Bachelor of Architectural Engineering, University of Wyoming

Licensure and Certifications
Certified Passive House Consultant
LEED® Accredited Professional Building and Construction
WELL Accredited Professional
Professional Architect

With 30 years of experience in architecture, MEP engineering, and energy consulting practices, Tom works at the innovative intersection of architecture and engineering to create cost-effective integrated design solutions for high performance and zero energy buildings. He is a national leader, and early pioneer in zero energy design and has worked on over a million square feet of ZNE buildings spanning over 15 projects, including the groundbreaking Research Support Facility for the National Renewable Energy Laboratory in Golden, Colorado. He works with multidisciplinary team members to develop a process and solution set that meets project goals and budget constraints.

Select Project Experience

- Snowbird Solar Study – Snowbird, UT
- Powder Crest – Big Sky, MT
- The Amble – Steamboat Springs, CO
- Born Mountain Club – Copper Mountain, CO
- Ghost Tree Prototype Homes – Flagstaff, AZ
- Electric Pass Lodge – Snomwass, CO*
- Aspen Police Station and Affordable Housing – Aspen, CO*
- Aspen City Offices – Aspen, CO*

**Denotes work experience at previous firms*



Danny Stewart PE
Civil Engineer

Education
Master of Business, University of Wyoming
Bachelor of Civil and Environmental Engineering, University of College Cork

Danny grew up on the Western Slope of Colorado and has been practicing as a consulting engineer in the Roaring Fork Valley for over 17 years. He has a wide range of design and project management experience for a variety of civil discipline engineering projects. Danny’s experience includes design and project management for municipal, state, county, and federal infrastructure projects, as well as on private and commercial development projects.

Select Project Experience

- Basalt Vista Affordable Housing Habitat for Humanity – Basalt, CO
- Waipiti Commons Affordable Housing Habitat for Humanity – Rifle, CO
- Castle Creek Affordable Housing – Aspen, CO
- Main Street Affordable Housing – Aspen, CO
- Park Circle Affordable Housing – Aspen, CO

LSC Transportation



Leslie Suen PE
Transportation Planner

Education
Bachelor of Environmental Engineering, California Polytechnic State University
Licensure and Certifications
Registered Professional Engineer: CA

Born and raised in Glenwood Springs, Leslie is the principal of the engineering team at the Tahoe City, California office. Since joining LSC Transportation Consultants, Inc. as a Transportation Engineer in 2006, Leslie has worked on a wide variety of public and private traffic and transportation engineering studies in California, Idaho, Nevada, and Colorado. These studies include the evaluation of existing traffic operations analyses, trip generation estimates, accident data evaluations, parking studies, traffic calming measures, bicycle and pedestrian access, and signal warrants.

Select Project Experience

- Dollar Creek Crossing Affordable Housing Traffic Impact Analysis – Tahoe City, CA
- Donner Truckee Vet Clinic Workforce Housing Intersection Analysis – Truckee, CA
- Pacific Crest Commons Affordable Housing Traffic Impact Analysis – Truckee, CA
- Domus Chipmunk Street Affordable Housing and Mixed-Use Development Traffic and Air Quality Study – Kings Beach, CA
- Frishman Hollow Affordable Housing Traffic Impact Analysis – Truckee, CA
- Sugar Pine Village Affordable Housing Traffic and Air Quality Study – South Lake Tahoe, CA
- Burlingame Ranch Affordable Housing Project Transportation Demand Strategies – Aspen, CO

4. Project Experience

Experience with Housing Plan Development

As an international design studio, we've learned the value of building community across cultures, geographies and economies. Our work has helped communities envision goals and strategies that fit with their culture, economy and landscape. We are at the forefront of creating innovative community engagement processes that reach all sectors of the community, both in person and remotely. We are also leading in the pursuit to become more resilient to environmental changes, more economically sustainable, and more equitable in the delivery of services, quality of life, and opportunity.

The roots of Design Workshop emanate from mountain communities. Our team of planners, urban designers, and economists have conducted this work for countless mountain resort localities, most recently Telluride, Vail, Lake Tahoe, Missoula, Aspen and Avon. As mountain town planners and designers, we understand firsthand the challenges that face communities like yours with tensions between increased visitation, growth, transportation, housing needs and affordability, and varied and countless stakeholders, all the while seeking balance for providing high quality of life for all community members, preservation of small-town character, and being responsible stewards with an environmental ethic. We have planned more than 20 affordable housing projects in mountain resort communities including Burlingame Housing Phase II, Arbaney Kittle Affordable Housing Expansion, and the Aspen Police Station and Affordable Housing all located in the Roaring Fork Valley.

Joining our team are long time partners CCY Architects and Roaring Fork Engineers (RFE). CCY has successfully completed affordable housing projects in the Roaring Fork Valley, Telluride, and other resort areas throughout the west. They have decades of experience of being at the table early in the design process, helping to test ideas, density, character, and neighborhood fit for a broad range of project types. Their experience with private development work also gives us a realistic lens on the impact of economics on

planning and delivering great housing projects. Their firm also has provided pro-bono design services for several Aspen valley community projects, including Habitat for Humanity Basalt Vista, The Art Base in Basalt, and Carbondale Clay Center, working hand in hand with local board and community members to build consensus early in the planning process. Their experience in mountain resort markets allows us to understand the sensitivities around development and public engagement, and have successfully navigated very complex approval challenges to deliver many successful public and free-market projects.

RFE has extensive experience working with the City of Glenwood and has also successfully completed multiple affordable housing projects within the Valley. They possess a thorough understanding of local Engineering and Utility codes, which they have successfully implemented in various large-scale development projects. Recent examples include the Aspen Affordable Housing Public Private Partnership (PPP), Lumberyard, Basalt Vista Housing, and Wapiti Commons for Habitat for Humanity.

Experience with Funders

The DW team will work with the City's Housing Development Manager to identify programs and funding sources most applicable to the housing ideas for integration into the financial models, including but not limited to CHFA, LIHTC, DOLA, HUD, foundations, etc.). For more than 50 years, Design Workshop has provided municipalities, landowners and developers with the planning and design expertise required to successfully develop and redevelop properties. In an effort to address the real-world obstacles that can impede project success, DW developed Strategic Services, an in-house market and economic analysis team in 1990. Our professionals hold degrees in Business, Real Estate and Finance that expands our expertise to include market research and analysis, feasibility studies, strategy development, and implementation plans.

Approach to Community Engagement and Outreach

Broad and representative public participation is critical to ensure the needs of the community



Public Engagement Event. Basalt Continuous Retirement Community Master Plan, Basalt, CO

are understood. Central to successful projects is a robust Public Engagement Plan developed in concert with city communications and outreach staff. We utilize proven methods for high rates of quality participation such as community surveys for quantitative results, focus groups for dialog and discussion, pop-up booths for meeting people where they are, and workshops for solution-finding and consensus discovery. These events will be designed to be engaging and fun. We will utilize mapping exercises, visual preference surveys, keypad polling, and other tools that we identify with you during our Public Engagement Plan.

We suggest conducting in-person and virtual topic specific meetings that combine stakeholders into functional working groups. Focus groups are intended to invite key stakeholders and representatives of organizations to share facilitated dialogue amongst one another to bring attention to the goals, gaps, and successes of the

affordable housing developments. We have found that not only do these sessions provide invaluable input into the plan, but they help in building partnerships and shared understanding amongst groups. We will identify the working groups with you at the onset of the project. Our staff is trained in facilitation and hold certifications in public engagement.

Those that typically do not participate in city community engagement efforts (underrepresented populations) or do not currently utilize affordable housing offerings (underserved populations) likely will require engagement methods tailored to how they might best participate and encouragement that their voice matters. In developing the Public Engagement plan with clear goals and measures of success we will work with you to identify goals for reaching underrepresented and underserved groups. Design Workshop is known for our robust, adapted, and fun participation tools that have

proven successful receiving representative participation from these groups.

Utilizing multiple methods for engagement is essential to facilitate deep listening and synthesis of ideas that emerge. We suggest staging in-person engagement events in existing community events and public spaces that are readily accessible and familiar to the community. We have found that online engagement is a useful tool to reach people that need to participate at their own convenience.

5. References

Design Workshop

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CCY Architects, Telluride Transfer, Telluride, CO

6. Project Plan and Schedule

The following narrative describes the land planning services and Scope of Work required to develop a mixed-use neighborhood plan for the Vogelaar site in Glenwood Springs. The Scope of Work includes a comprehensive approach to neighborhood planning, public engagement, and consideration for a phased and implementable development. The detailed scope to be performed by DW in connection with this agreement is as follows:

- **Task One** Conceptual Design Plan
- **Task Two** Public Engagement Plan
- **Task Three** Renewable Energy Report
- **Task Four** Vogelaar Workforce Housing Neighborhood Plan (Final Report)
- **Task Five** Communication, Coordination and Meetings

Task One: Conceptual Design Plan

The purpose of this phase is to discover opportunities and constraints about the land and adjacent neighborhood context that will influence development alternatives and to build upon the 2017 Confluence Area Plan. Alternatives for workforce housing will be evaluated through the lens of community goals. The specific subtasks are as follows:

1.1 Project Initiation and Summary of Development Influences

The DW team will perform a thorough review of work that has been completed to date, become familiar with the site's attributes and constraints, and to begin an understanding of potential development program and housing goals. The specific tasks to be completed are as follows:

- Review pertinent codes, current entitlements, and conditions of approval, which may impact the site development concepts.
- Review geotechnical, topographic survey and other physical conditions reports as available.
- Review past plans and report including:
 - 2017 Confluence Area Plan,

- 2019 Moving Forward Together EPA/ Area, Wide Confluence Redevelopment Plan,
- 2019 Regional Housing Study,
- 2020 Glenwood Springs City Profile and Economic Vision,
- 2020 Downtown Development Authority Plan of Development,
- 2023 Comprehensive Plan,
- 2023 Strategic Housing Plan, and
- 2024 Climate Action Plan Updates as available.

- Prepare site base plan for use in land analysis and land planning. Revisit the site to confirm the site conditions such as soils, slopes, views, and context surrounding the site. Field-verify survey information, including the limits of existing improvements.

- Prepare an opportunities and constraints plan, summarizing major influences upon the housing plan expansion area including access, adjacent land uses, trails, open space areas, topography and hydrology, vegetation, and views. Prepare regional context diagrams and evaluate regional issues such as existing and planned future developments and regional infrastructure and transportation that may influence development decisions.

- Prepare real estate mixed-use development program alternatives (i.e., potential land uses) including types, densities, etc. (The public will be engaged in identifying and evaluating potential mixed-use program ideas to inform development alternatives.)
- Identify project precedents that should be studied as reference for the land planning effort.
- Strategic Kick-Off Meeting (SKO): Meet city staff to review and develop project goals, design criteria and site program ideas. Define the roles and responsibility of the project team, including the consultants retained by Design Workshop (DW team).

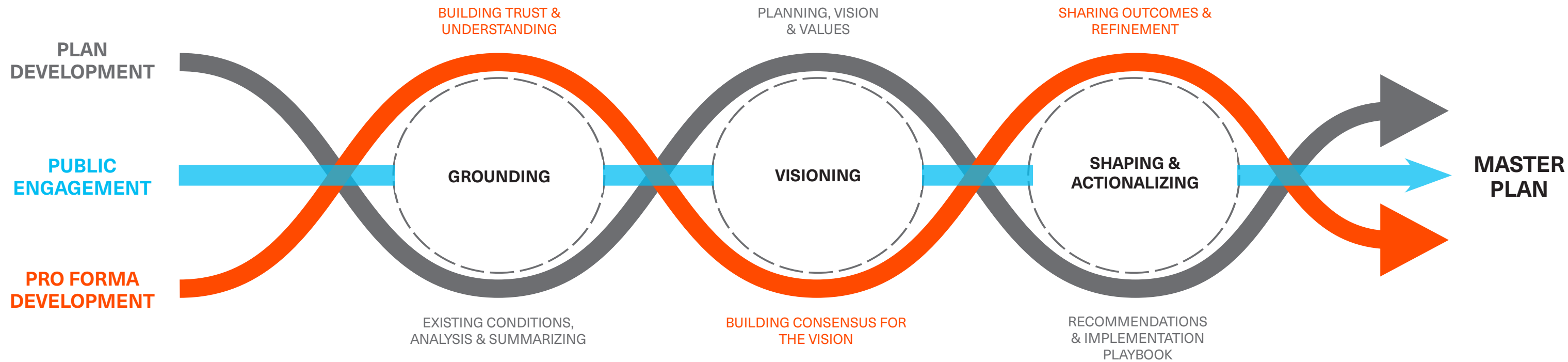
The following products will be prepared/delivered:

1. (1) Working Base Map.
2. Opportunities/ Constraints Diagrams including:
 - Regional Land Use Context Diagram, (existing and expected future developments)
 - Regional Connectivity Context Diagram,
 - Developable land summary.
3. Summary of relevant code and regulations.
4. Examples of project precedents.
5. Client Kick-off Meeting Summary.

1.2 Developing the Development Framework and Housing Plan Conceptualization

Utilizing the findings from the land inventory and analysis process, DW will identify opportunities and constraints for development including land uses, access connections, roadway networks, parking, infrastructure, parks and open space and neighborhood character. The purpose of this task is also to develop the physical development plan in enough detail to understand development yields, infrastructure needs, traffic impacts and green space. The specific tasks to be completed are as follows:

- Prepare three (3) land use framework plans to confirm development land uses based on large scale land use assignment, connections and linkages, greenspace framework and backbone infrastructure including stormwater water management strategy.
- Prepare for a 2-day planning charrette including:
 - Organizing schedule, agenda and logistics. We would suggest DW's Basalt conference room as a workspace. Recommended attendees include key representatives from the DW team and city staff.



- Lead a site visit to visit of the property to confirm and validate initial findings from the land uses framework plans and to discover intrinsic or nuanced features of the land and environment that computer data and mapping cannot reveal.
- Facilitate a discussion with the team about what site observations might influence current thinking about the vision, goals, site analysis, opportunities, and constraints.
- Prepare two (2) different development concepts for how the property could be developed. Each concept will be summarized and ranked against the community's priorities to determine which one most closely aligns to project vision and key metrics.
- Following the charrette, the two development concepts will be refined. Preliminary mass and scale and conceptual floor plans by level will be explored and communicated through block modeling.
- The two development concepts will require an understanding of the overall infrastructure required to support the development ideas. Conceptual grading, drainage and stormwater mitigation strategies will be prepared. Various utility providers will be contacted as needed and conceptual utility plans will be prepared.
- Prepare a presentation of the two concepts and associated analysis to present to community leaders, stakeholders and the general public to gather input, support and ideally consensus around shared goals.

- As part of the development program and in conjunction with other members of the team, DW will create two pro forma financial models for the site to test the financial feasibility of the development. Working with the client, Design workshop will confirm the level of detail needed in the pro forma, as well as financial and development assumptions, and financial metrics by which to measure the project's success. Agency programs that will be considered and incorporated into the pro forma as appropriate (CHFA, LIHTC, DOLA, HUD, etc.).
- Summarize and document the key takeaways and public input for use in the next phase of work.

The following products will be prepared/delivered:

1. (3) Conceptual Development Framework Plan Alternatives.
2. Real Estate Development Program Alternatives (written spreadsheet of land uses, densities, etc.).
3. Agenda and base maps for planning charrette.
4. (2) Development Concepts, including for each:
 - Conceptual floor plans by level,
 - (3) views of Conceptual Massing block modeling, and
 - Program and yield summary.
5. Summary Analysis of Traffic Impacts.
6. Two (2) Financial Models.

7. Conceptual Infrastructure Plans.
8. Presentation (PPT) for Community Engagement.
9. Meeting Notes.

Task Two: Public Engagement Plan

The following is a recommended outline for public engagement. The DW team expects to refine this approach based on collaboration and input from the city team. Working with Bryana Starbuck and city staff, the DW team will prepare a draft and final public engagement plan refining the details of engagement milestones, tools, goals for engagement outcomes, and methods for capturing community input. It is expected that City staff will develop communication strategies (press releases, project fact sheets, public website, project newsletter to stakeholders and/or social media plan).

Design Workshop will work with City staff to identify creative methods to engage underserved populations and non-English speakers. We will produce all public engagement materials with equity of access in mind, ensuring that public feedback captures an accurate representation of the community. This includes translation of all survey materials and other outreach information into Spanish, as well as potential for targeted engagement in person and online to areas with Spanish speaking residents. Engagement events will include materials and surveys in Spanish, as

well as participation by a member of our team with Spanish fluency.

The engagement plan will address input strategies in four categories:

Stakeholder, City Board and Commissions Engagement: Utilizing materials developed from the other tasks, the DW team will convene relevant community housing partners and stakeholders, including representatives from: Valley View Hospital, RFTA, School District, and Colorado Mountain College. We will work with city staff to identify other neighborhood or community groups who may have a special interest in the outcomes of the project. These meetings will provide invaluable input to guide project planning objectives and our team's understanding of the critical issues. Stakeholder conversations will be held using an online Zoom format for attendance and scheduling purposes. In-person meetings may be coupled with the zoom format.

Project updates and summaries of community input will be shared with City Boards and Commissions including Transportation, Housing, Parks and Recreation, Downtown Development Authority and the Workforce Housing Fund Advisory Board.

The scope of work includes ten (10), one-hour stakeholder meetings. Combining stakeholders into special interest topics will improve efficiency and allow for multiple touch points along key project milestones.

Planning and Zoning and Housing Commission Work Sessions: The DW team proposes two

work sessions with the Planning and Zoning and Housing Commissions.

- Work Session 1: Present the findings, opportunities and constraints identified in the three conceptual framework plans and the two conceptual development concepts. Present public engagement summaries.
- Work Session 2: Present the 50% draft of the final report and public engagement summaries. Input will inform the final report.

City Council Work Sessions and Public Hearing Presentation: The DW team proposes two work sessions with City Council in addition to the public hearing.

- Work Session 1: Present the findings, opportunities and constraints identified in the three conceptual framework plans and the two conceptual development concepts. Present public engagement summaries.
- Work Session 2: Present the 50% draft of the final report and public engagement summaries. Input will inform the final report.
- Public Hearing 1: Present the final report, public engagement summaries and implementation recommendations.

Public Engagement: The DW team proposes to engage the broader community at four key project milestones:

1. Project Kickoff Listening Meeting (Public Workshop 1): A community-wide public outreach meeting focused on project needs and anticipated timelines. The DW team will

Schedule

	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Task 1 Conceptual Design Plan								
Task 2 Public Engagement Plan								
Task 3 Renewable Energy Feasibility Report								
Task 4 Vogelaar Worforce Housing Development Summary (Final Report)								
Task 5 Communication, Coordination and Meetings								

- help to articulate the needs of the project, review past community goals in collaborative conversations and discussed ideas for the mix of land uses. This if the first public meeting to kick off the project and invite broader community participation.
2. Developing the Vision Meeting (Public Workshop 2): Utilizing content prepared for the two conceptual alternatives, the community will be brought into a process to evaluate the alternatives and discuss strengths, weaknesses, opportunities, and risks of the ideas. The DW team expects to present these alternatives neutrally with concise information to let the community weigh in on their own views. DW recommends the financial models be shared as part of the public conversations. The public will not be asked to select an alternative, only to describe their thoughts about the issues and big ideas the alternatives raise.
 3. Synthesis of Ideas Meeting (Public Workshop 3): Input gathered in the Developing the Vision Meeting will inform a synthesis of the feedback and result in a refined development idea. A draft of this plan will be presented to the public along with supporting information regarding the details and impacts of the plan. This is expected to correspond to the 50% Refined Housing Plan Report.
 4. Final Housing Plan and Report Meeting (Public Workshop 4): One final check-in with the community will be conducted prior to the public hearing with City Council. The final details and implementation recommendations will be presented. Input will be summarized for City Council in advance of the public hearing.

Summary of Engagement Input and Key Community Themes: At each engagement activity, a summary will be prepared of the engagement themes and key ideas shared by the public. An overall summary narrative will be provided in the final report and all public input recorded in an appendix.

Task Three: Renewable Energy Feasibility Report

- The purpose of this task is to evaluate powering the new development with net-zero carbon emissions through a climate smart design for electrical and mechanical systems. Suitable system design, environmental impacts and economic analysis will be evaluated to ensure a holistic approach. The specific tasks include:
- Develop strategies for climate-smart design and net-zero carbon emissions including:
 - Building orientation and massing guidance,
 - Passive strategies,
 - Envelope,
 - Mechanical,
 - Electrical, and
 - Renewable energy.
 - Model strategies to evaluate optimized pathway(s) for climate-smart design and net-zero carbon emissions including:
 - Natural ventilation modeling and assessment,
 - Concept energy and load modeling for envelope, mechanical, and electrical strategies, and
 - Renewable energy analysis, assessment, and sizing.
 - Prepare renewable energy feasibility report
 - Get feedback from the project team and city staff on initial findings,
 - Identify and develop one or two preferred climate-smart / net-zero carbon approaches,
 - High-level cost estimates for approaches (in collaboration with the team’s estimator),
 - Develop graphics and infographics to communicate approaches and feasibility, and
 - Prepare report.

- The following products will be prepared/delivered:
1. Draft Renewable Energy Feasibility Report.
 2. Final Renewable Energy Feasibility Report.

Task Four: Vogelaar Workforce Housing Development Summary (Final Report)

The purpose of this task is to prepare the final development plan and associated graphics,

- charts, and narrative to describe the vision in physical, economic and cultural form. The specific tasks to be completed are as follows:
- Based on the input and direction following the development concepts, the housing plan will be refined into greater detail and graphic depiction. The final development plan will illustrate the following proposed improvements:
 - Land uses including types, densities, and residential lot areas,
 - Building footprints and parking lot structures as applicable,
 - Roadways (hierarchy, size and location),
 - Pedestrian and bike pathways including access to the Rio Grande Trail,
 - Parks, open space and trails,
 - Park amenities such as community gathering spaces, community plazas or gardens,
 - Ecological areas and conservation zones,
 - Development phasing, and
 - Preliminary mass and scale and conceptual floor plans by level will be refined and communicated through conceptual 3D modeling. The 3D model is expected to be used for conceptual renderings for presentation purposes.
 - Conceptual grading, drainage and stormwater mitigation strategies and utility design will be updated.
 - Using the final development plan, measurements and calculations associated with the development yields for all land uses will be summarized. (Types, size of roadways, stormwater detention ponds and utilities are expected to be provided by the project civil engineer).
 - Prepare illustrative plans, sections/elevations, and two (2) 3D vignettes to characterize the development concept in both aesthetic and technical ways so the housing plan ideas can be described for internal and external presentation purposes. Precedent studies and character imagery will be used to convey “look and feel” of architectural style alongside illustrative exhibits.
 - Update the financial model to reflect the refined development program.

- Implementation Recommendations
- The following products will be prepared/delivered in three milestones (Preliminary, 50% and Final):
1. Housing Plan Summary Document (11x17).
 2. Site Development Plan (24x36).
 3. Illustrative Development Plan (24x36).

Task Five: Communication, Coordination and Meetings

Darla Callaway will serve as the Principal-in-Charge of the project and will have primary responsibility for the overall content and quality of the services performed by Design Workshop and our consultant team. This includes monthly participation in Progress Meetings, active facilitation of community engagement events and presentations to Council.

Dylan Bagnasco will serve as the designated Consultant Project Manager and act as the lead coordinator for the consultant team and City Project Manager. This includes day-to-day communication, leading Progress Meetings, determining appropriate consultant participation for meetings, preparing meeting agendas and meeting minutes. Darla will also be responsible for leading the planning and design efforts associated with the work.

Eric Krohngold will serve as the Strategic Services Advisor on the project and act as the lead for all financial modeling tasks. This includes developing all financial models, identifying assumptions and inputs to be used in the financial feasibility analysis, and leading discussions related to project performance and execution

- Progress Meetings**
- In addition to the meetings described in Tasks 1 – 4, it is anticipated that DW and representatives of the City of Glenwood Springs will meet every two to four weeks to discuss the project status and coordinate work activities. Other members of the design consultant team will be brought in as needed. The specific tasks to be completed are as follows:
- Prepare meeting agenda including, project management update, neighborhood

- engagement topics, urban and infrastructure design scope and deliverables update.
- Prepare typed meeting minutes and distribute to meeting attendees.
 - 7 progress meetings are anticipated.
- * Meetings in addition to Progress Meetings will be billed on a Time and Materials basis by each consultant’s hourly billing rate.*

Project Management and Deliverables Tracking

It will be the responsibility of the DW Project Manager to track and document all work progress and progress complete utilizing a Deliverables Schedule. Updates will be provided in the monthly Progress Meetings and included with monthly invoices.

7. Project Budget

Task	Phase	Fee
Task 1	Conceptual Design Plan	\$116,500
Task 2	Public Engagement Plan	\$72,000
Task 3	Renewable Energy Feasibility Report	\$25,000
Task 4	Vogelaar Workforce Housing Development Summary (Final Report)	\$102,500
Task 5	Communication, Coordination and Meetings	\$20,000
Total Labor Fees		\$336,000
Reimbursable Allowance		\$3,000
Total Fees		\$339,000



8. Examples

Telluride Transfer

Telluride, Colorado

CCY Architects

Located in the Telluride Historic District, this mixed-use development comprises a range of residential units—including affordable and market-rate housing—ground-level commercial spaces, and a future community arts center. The architecture takes context into careful account. Building scales respond directly to surrounding structures, while materials—brick and cedar—recall the historic facades so distinctive to Telluride. Modern details and finishes give the development a contemporary presence. The design tactic also enhances exposure to daylight, views, and cross ventilation. This configuration permitted the elimination of double-loaded interior corridors, which allows for each unit to have a front door to open directly outdoors with windows on three sides of the units. Each unit has ample natural light and easy access to the outdoors. Linked by stairs and exterior passageways, the layout promotes an active lifestyle.

Number of Units: 11 Free Market Units, 3 Affordable Housing Units

Rental/Ownership: Ownership/Rental

Public Outreach Process: CCY lead a multi-day design charrette – a consensus building design process that included engagement and input from a wide variety of stake holders from both public and private sectors. The approvals process was complex, comprising of 14 public meetings and a significant amount of public outreach, in collaboration with Telluride Arts, to build vocal support for the approval of the project. The design evolved and improved thanks to significant input from both sides, and our listening-based approach to design and process was critical to the eventual success of the project.

Sources of Funding: This project was funded through private equity.

Project Timeline: 2015 - 2020

Project Partners: Finbro Construction REG, KL&A, David Ballode, DNA Lighting, DHM Design, River + Lime



Aspen Police Station and Workforce Housing

Aspen, Colorado

Design Workshop

The Aspen Police Department was faced with an acute space shortage and lack of affordable housing and no option for a long-term lease for current operations. Design Workshop began this project by reviewing all city-owned properties to determine sites suitable for this type of development. Through detailed site assessments and a series of development conclusions (access, neighborhood compatibility, usable site area and zoning implications), a site was selected for a new police station.

Design Workshop provided landscape architecture services for all outdoor spaces of the new police station. A public courtyard will host various police functions including a public bike auction, bike safety course and community bbq's. A semi-private employee courtyard will allow for staff meetings and shift breaks. Design Workshop developed construction documents and saw the project through construction observation.

Number of Units: 13 Units

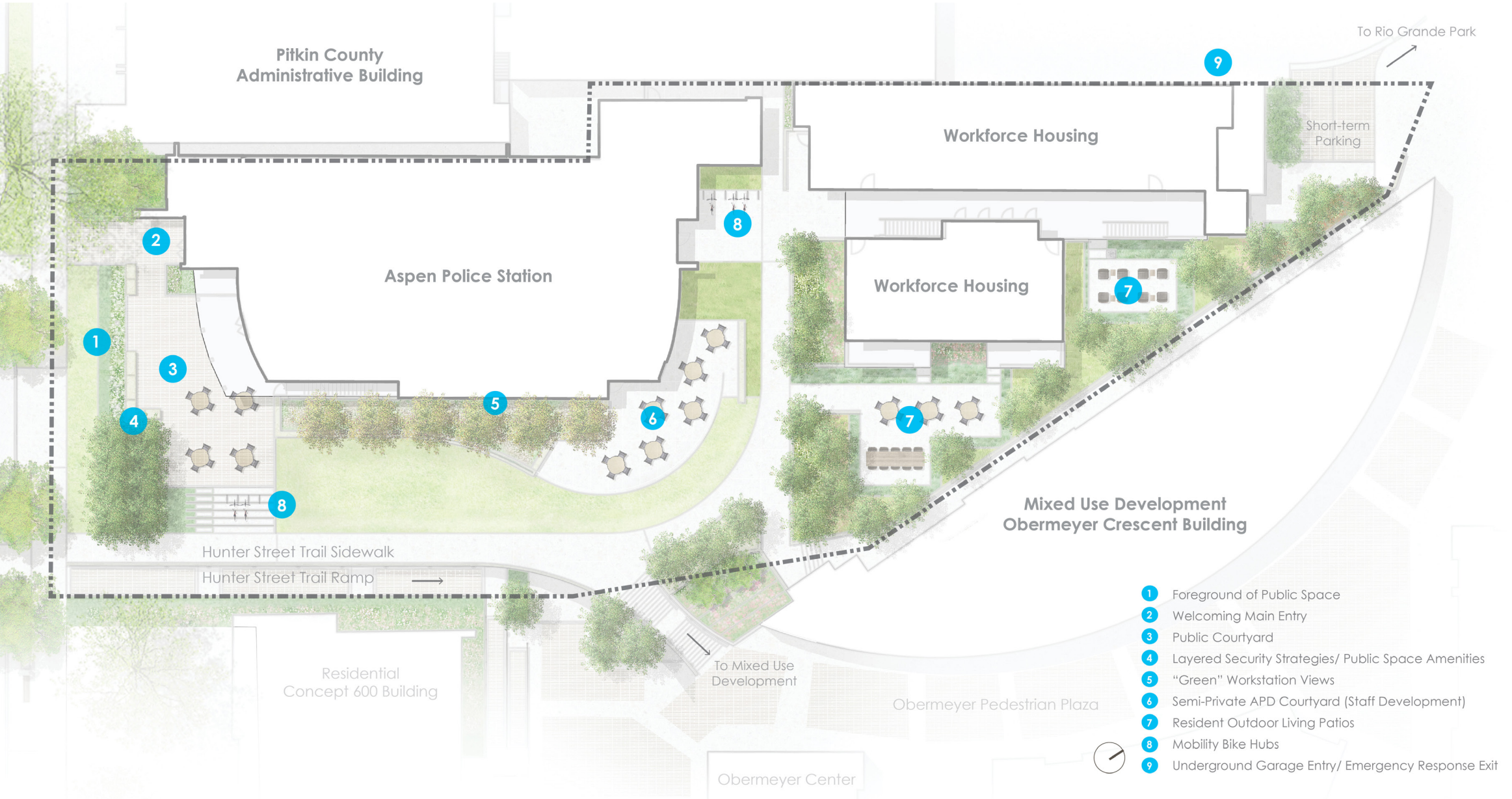
Rental/Ownership: Rental

Public Outreach Process: Public Outreach was conducted during the Facilities Master Plan development. Outreach methods consisted of two community stakeholder meetings and two community public meetings to receive feedback on plan alternatives and gain community consensus.

Sources of Funding: This project was funded by the City of Aspen 505 Housing Fund.

Project Timeline: 2015 - 2018 (Includes design and construction)

Project Partners: CCA Architects





Voodoo Lounge

Telluride, Colorado

CCY Architects

This mixed-use affordable housing project for The Town of Telluride, is comprised of 27 housing units, ranging from studios to 3-bedrooms, about 2,800 SF of street-level deed restricted commercial space, includes parking, and the restoration of a historic shed into a coffee shop. Located within the Historic Landmark District, the site is in the center of town and very walkable.

Number of Units: 27 Units

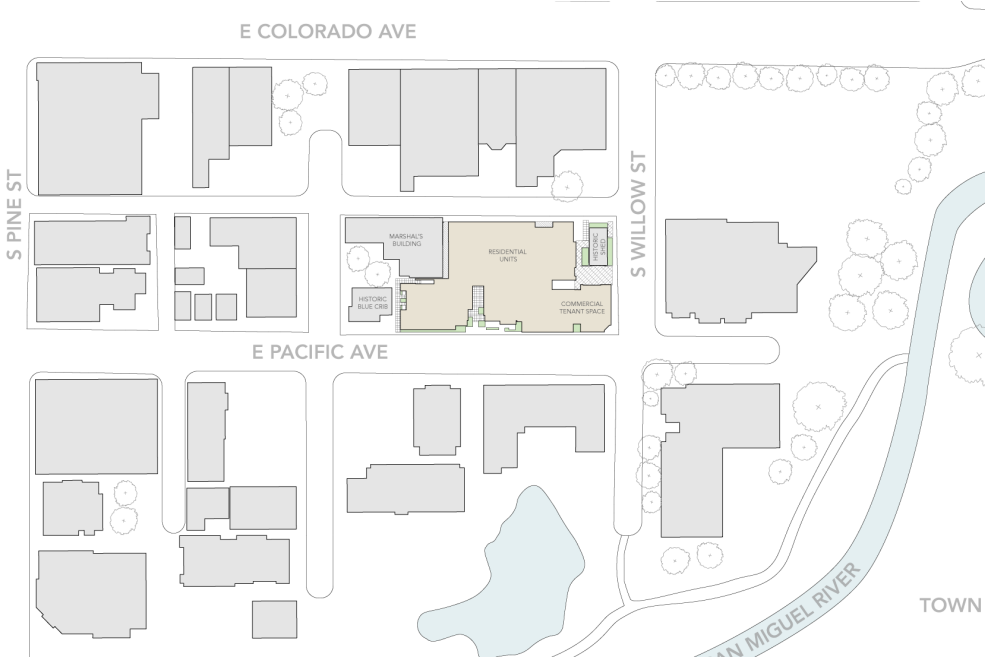
Rental/Ownership: Rental

Public Outreach Process: CCY led a multi-day design charrette—a consensus building design process that included engagement and input from a wide variety of stake holders—including representatives from the Telluride town council, staff members, and the CCY design team. CCY participated in multiple public meetings, engaged with concerned citizens in the neighborhood on site walks, and worked with HARC (Historic Architectural Review Committee) to refine the design, balancing a need for density and as many units as possible with community concerns around development and scale.

Sources of Funding: Project was funded by the Town of Telluride and State of Colorado Housing Grant.

Project Timeline: 2021 - 2024 (Includes design and construction. Construction to be completed by Fall 2024)

Project Partners: SHAW Construction, REG, Uncompahgre Engineering



Lift 7 Neighborhood Feasibility Study

Telluride, Colorado

Design Workshop and CCY Architects

The Lift 7 Neighborhood Feasibility Study area consists of +/- 10 acres of land across multiple parcels owned by the Town of Telluride and Telluride Ski and Golf. The parcels include a gravel surface parking area, two out-buildings, a neighborhood ski-lift and frontage along the San Miguel River. The lack of affordable housing stock and community-focused amenities impacts retention and stability of the town's workforce. The Lift 7 Feasibility Study seeks to replace surface parking, address the area's affordable housing needs for seasonal and permanent employees, and create a new mixed-use neighborhood at the base of Lift 7.

Design Workshop completed a feasibility study that tests development alternatives that envision a sustainable future for the Lift 7 neighborhood. Design Workshop reviewed the neighborhood context and applicable codes, specific site constraints and opportunities, and worked with TSG and Town staff to understand affordable housing needs. Design Workshop facilitated targeted community engagement events to understand the community's most pressing needs. As one of the last remaining large scale parcels within the Town boundary, the Lift 7 Neighborhood Feasibility Study is intended to catalyze the redevelopment the Lift 7 area, provide locally serving amenities, and emphasize livability through an engaging public realm.

Number of Units: 220 Units

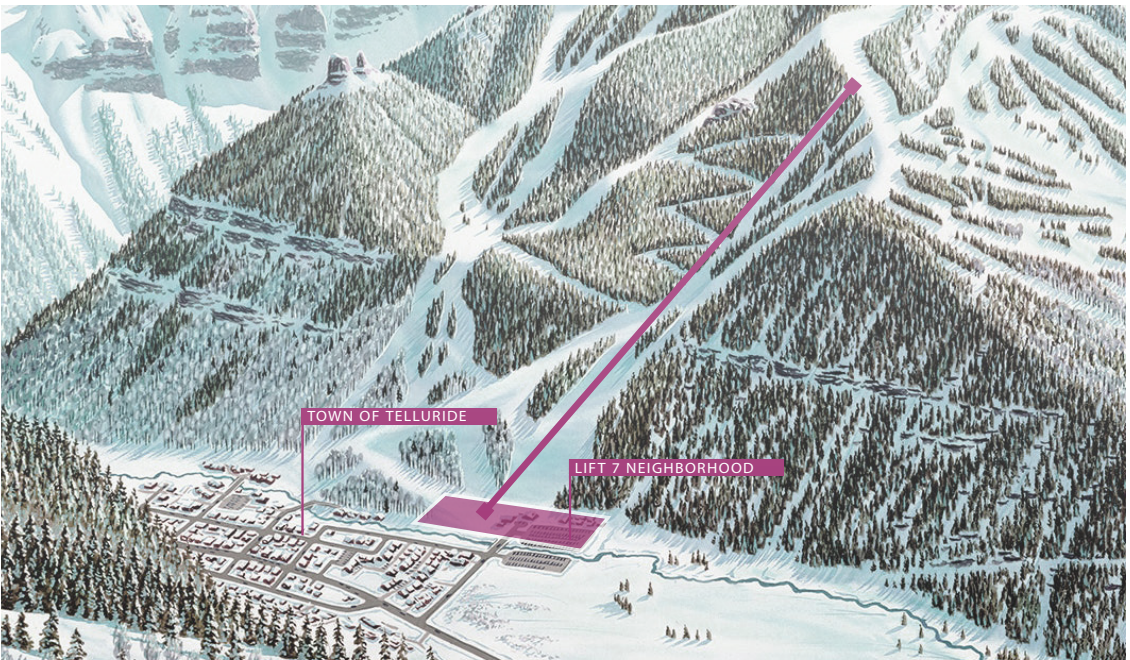
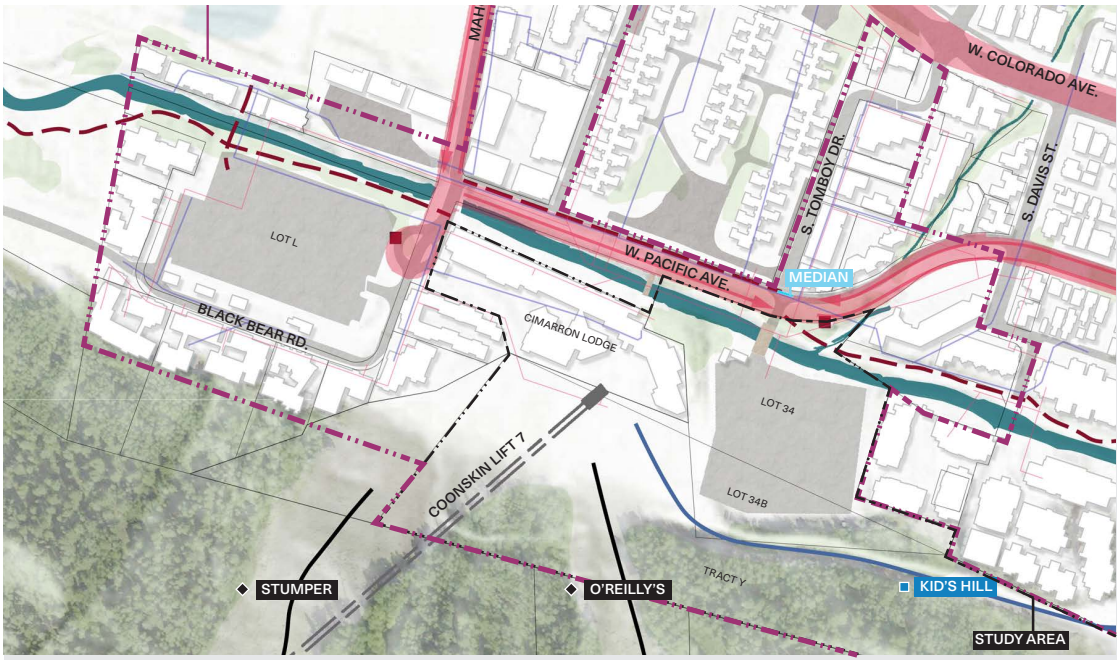
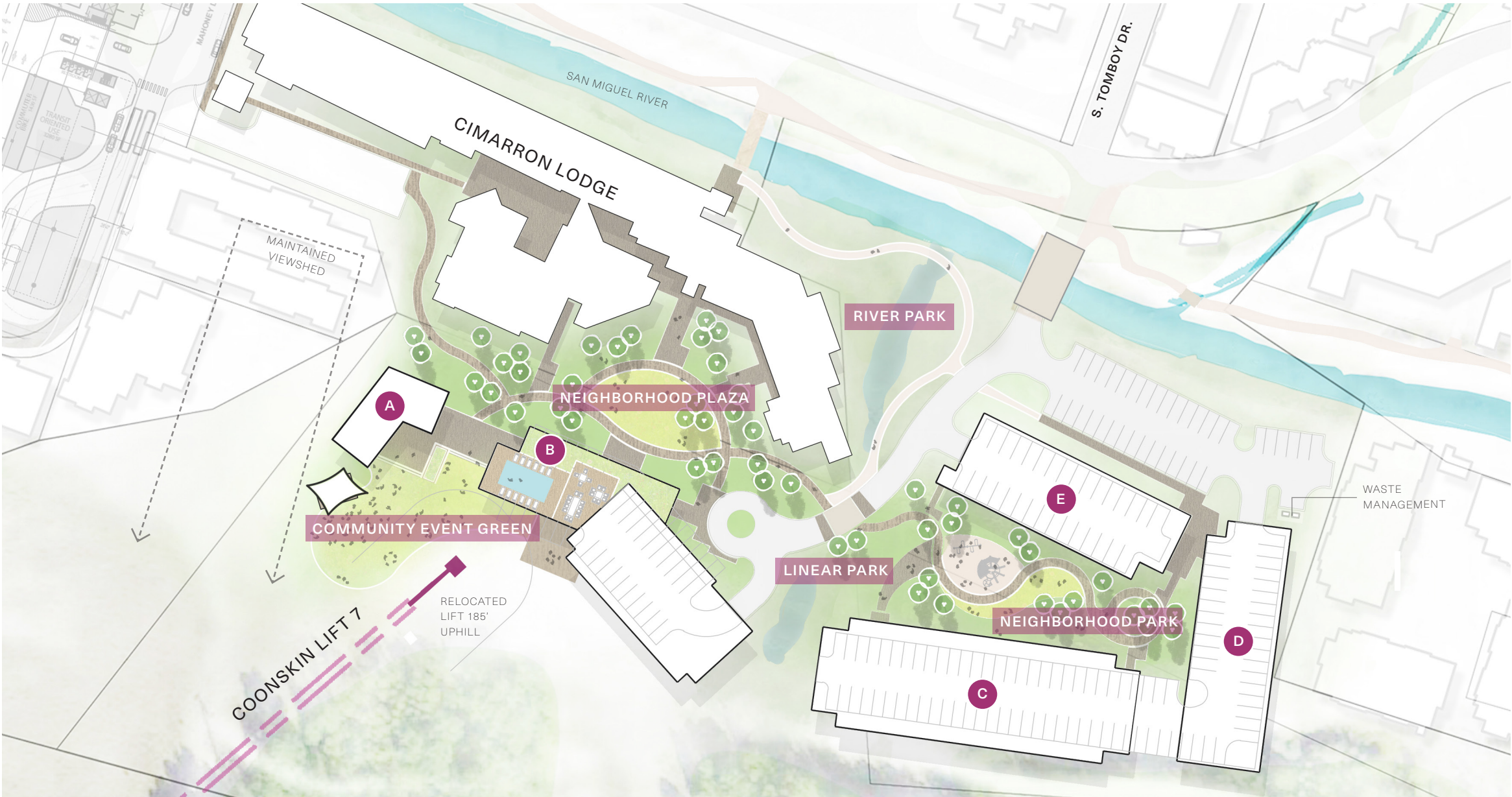
Rental/Ownership: Rental and Ownership

Public Outreach Process: Public Outreach is being conducted during the design process. Outreach methods consist of four neighborhood engagement events allowing community members to provide feedback on the project.

Sources of Funding: This project is funded through private equity.

Project Timeline: 2023 - Ongoing

Project Partners: CCY Architects





Arbaney Kittle Affordable Housing Expansion

Basalt, Colorado

Design Workshop

When the Roaring Fork Club decided to expand their cabin offerings, the site plan called for the relocation of existing employee housing units. Design Workshop conducted the site planning, approvals, and construction documentation of exterior circulation and shared spaces for the housing complex. The new work-force housing was relocated to the High-Density Residential location of the site identified by the Town’s Master Plan, enabling expansion, improved parking and outdoor spaces, and views of Basalt Mountain, adjacent agricultural fields and the greater Basalt Valley. In addition to expansive views, the new housing enjoys easy connection to adjacent trail connections.

The new housing is being accommodated in eight new modular structures, as well as a converted existing single-family home. The housing units will continue to be filled with fulltime and seasonal club workers, which swell to 200 people in the peak summer season, as well as four units dedicated first to town government and essential community employees such as firefighters and emergency medical responders.

Number of Units: 22 Units

Rental/Ownership: Rental

Public Outreach Process: No Public Outreach was conducted as it was a private client and development.

Sources of Funding: Project was funded through private real estate sales.

Project Timeline: 2017 - 2021 (Includes design and construction)

Project Partners: Aqua Sierra, WaterCentric



Burlingame Housing Phase II

Aspen, Colorado

Design Workshop

The Burlingame Housing project began with a competition held by the Aspen/Pitkin Housing Authority. Their goal was to find a single developer to contract with the city of Aspen to design and construct their 5.6-acre parcel slated for affordable housing. Design Workshop was selected out of approximately 20 competitors to provide planning and conceptual landscape design services for this housing project.

Because this new development is located on a small corner of the site, Design Workshop proposed a master plan that maximizes available space while saving building costs. Design Workshop also devised a development scheme that situates the housing units over a single underground parking structure which acts as the building's foundation. This feature considerably decreases the length of major utilities needed, while also providing an opportunity for the development of a pedestrian streetscape that connects the units. A public park at the entryway connects this development to larger residential communities nearby and provides recreational opportunities for all the local residents. Both the project's innovative design and the structure of the design team will serve as a benchmark for future affordable housing projects within Pitkin County.

Number of Units: 82 Units

Rental/Ownership: Ownership (APCHA)

Public Outreach Process: Public Outreach was conducted during the design process. Outreach methods consisted of community open houses and stakeholder group meetings to receive feedback on design alternatives and gain community consensus.

Sources of Funding: Project was funded through increased property taxes, sales revenues and bonds, and long-term loans through voter approved tax funds for affordable housing.

Project Timeline: 2010 - 2014 (Includes design and construction)

Project Partners: OZ Architecture





The Confluence

Glenwood Springs, Colorado

Design Workshop

The Confluence, and affordable housing development in Glenwood Springs Colorado, was planned in collaboration between Habitat Roaring Fork and the City of Glenwood Springs. Design Workshop provided site analysis, site planning, and landscape architecture services for all structures and outdoor spaces on the parcel. The site is designed in such a way that maximizes the housing potential of each lot while accomodating parking needs, providing community gathering spaces, safe trails and connections to surrounding communities, The project's vision is rooted in Habitat for Humanity's mission of supporting home ownership and providing housing security.

This 6 unit housing development aims to provide families within the Roaring Fork Valley with attainable home ownership. Target income requirements for applicants were set at 80% AML, with priority given first to those who currently are employed full time within the City of Glenwood Springs.

Number of Units: 6 Units

Rental/Ownership: Ownership

Public Outreach Process: Public Outreach was conducted during the design process. Outreach methods consisted of holding meetings with the neighborhood area allowing the surrounding community members to provide feedback on the development proposal.

Sources of Funding: Basalt Vista was largely funded thru Habitat for Humanity and community support.

Project Timeline: 2022 - Ongoing (Construction to begin Summer 2024)

Project Partners: Keo Studios, Bighorn Engineering, Boundaries Unlimited



Additional Workforce Housing Projects

	Project Name	Location
Design Workshop	Aspen Facilities Assessments and Affordable Housing	Aspen, CO
	Aspen Residential Development Moratorium Support	Aspen, CO
	Basalt Continuous Care Retirement Community Master Plan	Basalt, CO
	CMC Aspen Student and Affordable Housing Study	Aspen, CO
	Mountain Village Highway 145 Affordable Housing	Telluride, CO
	Norwood Affordable Housing Development	Mountain Viillage, CO
	2070 Lake Tahoe Boulevard	South Lake Tahoe, CA
	Aspen Residential Development Moratorium Support	Aspen, CO
	Crested Butte Affordable Housing	Crested Butte, CO
	Habitat for Humanity The Confluence	Glenwood Springs, CO
	Kings Beach Housing Now	Kings Beach, CA
	Lake Vista Apartments	Stateline, NV
	Missoula Code and Housing Incentives Analysis	Missoula, MT
	Nahas Property Affordable Housing and Mixed Use Development	Tahoe City, CA
	Northstar Workforce Housing	Placer County, CA
	Placer County Government Center	Auburn, CA
	Soaring Ranch	Truckee, CA
	The Mountain Hive Workforce Housing	Eagle County, CO
	Truckee/North Tahoe Regional Workforce Housing Implementation Plan	Truckee/North Tahoe, CA
	Upper Draw Property	Snowmass, CO
CCY Architects	Annie Mitchel Homestead	Pitkin County, CO
	Aspen Highland Affordable Housing	Aspen, CO
	Basalt River Park	Basalt, CO
	Mendota Affordable Housing	Telluride, CO
	Obermeyer Place	Aspen, CO
	Telluride Transfer	Telluride, CO
	Waipiti Commons Habitat for Humanity Affordable Housing	Rifle, CO
	West Hopkins Affordable Housing	Aspen, CO
RFE	Waipiti Commons Habitat for Humanity Affordable Housing	Rifle, CO
	Lumberyard Affordable Housing	Aspen, CO
	Mountain View Flats	Glenwood Springs, CO
	Aspen Affordable Housing Public Private Partnership Housing	Aspen, CO
	Aspen Inn	Aspen, CO

9. Disclosures

Design Workshop's litigation summary has been submitted as a separate attachment. We do not have any further claims, lawsuits formal disputes for work of services to disclose. Design Workshop does not have any loss of funding to disclose.



Aspen Music School, Aspen, CO



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item:	Award Request for Proposal (RFP) 2024-11P Riverview Storm Sewer Pipe
Action Requested:	Council Approval to Award Request for Proposal (RFP) 2024-11P Riverview Storm Sewer Pipe to Finishing Touch DirtWorx for \$289,970.43.
Department:	City Administration
Presented By:	Matthew Langhorst
Strategic Goals:	Preserve and Improve Infrastructure
Background Info:	The City of Glenwood Springs completed a major subdivision project along Riverview Drive a few years ago. This project left the new storm sewer system exiting into the existing irrigation ditch alignment that parallels the roadway. Staff was planning to completing the storm sewer system once funds became available, which were budgeted for in 2024. Staff budgeted \$240,000 for this project, assuming that the Department of Local Affairs (DOLA) grant that was applying for would only be awarded at a \$120,000 level. The DOLA grant was awarded at \$142,051 and the grant is a 50/50 match, so the city's portion, to be funded from the Street Tax fund, will need to be increased from \$120,000 to \$147,919.43. Street Tax has sufficient reserves to cover the increase in costs/grant match which will be included in the next budget amendment.
Issues:	None at this time.
Fiscal Impact:	This project does require a \$27,919.43 increase in funding within the 2024 budget.
Legal Review:	Legal will be part of the contract portion of this if approved.
Staff Recommendation:	Staff is recommending award of Request for Proposal (RFP) 2024-11P Riverview Storm Sewer Pipe to Finishing Touch DirtWorx for \$289,970.43.

484 Canyon Creek Drive
Glenwood Springs, CO 81601
www.finishingtouchdirtworx.com
jake@finishingtouchdirtworx.com

Quote for Excavation Site Work
Proposed project:
Riverview Drive Storm Sewer Pipe Project.
Glenwood Springs CO, 81601

Prepared for:
City of Glenwood Procurement Department
101 West 8th St / Glenwood Springs, CO 81601
ryan.muse@cogs.us

Re: Riverview Drive Storm Sewer Pipe Project

Pursuant to the invitation by **City of Glenwood Springs**, Finishing Touch Dirtworx is pleased to present our proposal, accompanying bid, and time and material rates for the proposed Riverview Drive Storm Sewer Pipe Project located in Glenwood Springs CO. Our proposal and bid has been prepared from the following plans provided on Bidnet Direct.

1. 2024-11P Riverview Drive Storm Sewer Pipe.PDF 03/25/2024
2. Bid Schedule REV 1 4-3-2024.xlsx 04/03/2024
3. RedMtnSub-RiverviewDitch-Stamped Rev 1 4-3-2024.PDF 04/03/2024
4. Addendum One. PDF 04/03/2024
5. Subsoil Study 04/03/2024
6. 101 Trench Installation 04/03/2024
7. Western 8 Species Native Grass Mix 04/03/2024

Scope:

Install a storm sewer system within an existing ditch along Riverview Drive. This work includes the protection of existing utilities, removal of 5 trees, ditch preparations for pipe and structure installation, backfill of the existing ditch around the new piping system and installation of an above grade irrigation system to provide starter water for the native grass seed to be hydro mulched onto the project area. Proper traffic control will be incorporated into the bid and shall be used at all times during construction, but the majority of our work will be out of the travel way. Included in this project, but not limited to, labor, equipment, materials, trucking, disposal fees, waste facilities, insurance, etc.

Please consider the following clarifications which are integral to our bid:

1. If awarded the project, we intend to start the project in July and remain onsite until completion.
2. We anticipate 30 working days to complete this project.
3. All equipment onsite will be owned unless breakdowns occur.
4. We propose removing 50ft of previously damaged curb and gutter to allow trucks to back into the work area. The curb and gutter will be replaced at the completion of the project. (Please see attached pictures below)(Figure A, Figure B)

5. All fill material under bid item “S1 Excavation and Import” will be allocated from the Weaver job site above Glenwood Meadows. All fill material will be a 4” crushed material.
6. To improve the project, it is our intention to haul in the import material, under bid item “S1 Excavation and Import”, and fill in the ditch with compaction directly after bid items “G3 Clear and Grub” and “S2 Excavation of Unsuitable Materials” are completed. We will ensure water drainage. Doing this will allow several things that we believe will improve the project overall.
 - a. We will back trucks off the street which will lower the impact to local traffic.
 - b. There will be a flatter area to work in.
 - c. We will have a clean, solid, uniform trench for the pipe materials and concrete manholes. This will also reduce the amount of Class 6 bedding needed for pipe backfill.
 - d. The project will be completed with a smaller overall duration.
7. Our bonding cost is included in the bid item “G1 Mobilization/Demobilization”.
8. We anticipate the majority of our work to be completely out of the roadway. We anticipate lane/road closures primarily for bid item “D1 Removal of Existing Trees”
9. Work involved under bid item “D1 Removal of Existing Trees” is the removal of the **SIX** trees marked with green flagging tape on-site, and the removal of all small hanging branches along the ditch line to allow for our excavators to work without obstructions.
10. A licensed Arborist suggested topping all the dead wood out of the larger trees to help the trees keep the nutrients where needed. After piping this ditch, the trees will have less water. Topping the trees will help them continue to live. Topping the trees is **NOT** included in this bid but can be added at the City’s discretion.

11. During the excavation, if solid rock is discovered that can not be excavated with traditional excavation equipment, then the time and materials to remove such rock will be charged at cost plus 5%.
12. Any on-site topsoil will be stripped and stockpiled onsite for use later..
13. Our typical work schedule will be 8-10 hours per day, Monday-Friday
14. A competent, English speaking, lead operator/foreman will remain on-site for the duration of the project.
15. Surveying is not included in this bid.
16. Material testing is not included in this bid.

Finishing Touch Dirtworx takes pride in our work, employees, equipment, and communication. Thank you for considering Finishing Touch Dirtworx for your site work services. We look forward to answering any questions that you may have and the possibility to serve the City of Glenwood Springs. Please do not hesitate to call at any time with questions, comments, or further needs.

Kind Regards,

Jacob Shilling
Project Manager/Estimator
Finishing Touch Dirtworx LLC.
970-366-2997
jake@finishingtouchdirtworx.com

Attachments:

Figure A:



Figure B:



Bid Schedule:

Riverview Drive Storm Sewer System Construction Cost					
Date: March 22nd, 2024, Updated 4-3-2024					
Item No.	Description of Work	Unit	Estimated Quantity	Unit Price	Total Price
General:					
G1	Mobilization/Demobiliza	LS	1	\$18,509.62	\$18,509.62
G2	Traffic Control: Includin	LS	1	\$12,600.00	\$12,600.00
G3	Clear and Grub: All clea	SY	1950	\$5.23	\$10,193.00
G4	Erosion and Sediment C	LS	1	\$12,662.00	\$12,662.00
SUBTOTAL OF ITEMS G1-G4:					\$53,964.62
Site Demolition:					
D1	Removal Existing Trees	EA	5	\$4,231.50	\$21,157.50
SUBTOTAL OF ITEMS D1:					\$21,157.50
Street/Sidewalk/Site Improvements:					
S1	Excavation and Import:	CY	1000	\$51.91	\$51,910.00
S2	Excavation of Unsuitab	CY	75	\$167.52	\$12,563.75
S3	Bedding and Hauch Ma	CY	300	\$54.74	\$16,421.58
S4	Replacement of Existin	ALLOWANCE	1	\$25,000.00	\$25,000.00
SUBTOTAL OF ITEMS S1-S4:					\$105,895.33
Drainage Improvements:					
DR1	Concrete Manholes (5'	EA	4	\$7,330.13	\$29,320.50
DR2	Concrete Manholes (8'	EA	1	\$15,790.75	\$15,790.75
DR3	24" ADS-N12 or Approv	LF	424	\$76.16	\$32,290.23
DR4	30" ADS-N12 or Approv	LF	251	\$125.70	\$31,551.50
SUBTOTAL OF ITEMS DR1-DR4:					\$108,952.98
TOTAL BID					\$289,970.43

Schedule:

	Week End Dates					
Task Description	July 19	July 26	Aug 2	August 9	August 16	August 23
MOBILIZATION	2 Days					
TRAFFIC CONTROL	continuous	continuous	continuous	continuous	continuous	continuous
CLEAR AND GRUB	2 Days					
EROSION AND SEDIMENT CONTROL	1 Day					
REMOVAL OF EXISTING TREES		5 Days				
EXCAVATION OF UNSUITABLES		2 Days				
IMPORT FILL MATERIAL		3 Days	2 Days			
INSTALL MANHOLES			3 Days	2 Days		
INSTALL ADS PIPE				3 Days	5 Days	2 Days
PLACE TOPSOIL						3 Days
INSTALL TEMP IRRIGATION						2 Days

T&M CUSTOMER PRICING
EQUIPMENT & LABOR
 2024

EQUIPMENT:	HOURLY:	LABOR:	HOURLY:
160 Excavator	\$155	Superintendent	\$90
50 Excavator	\$140	2nd Super	\$80
333 Skid Steer	\$140	Pipelayer	\$70
Rammer Compactor	\$95	Laborer	\$56
Trench Compactor	\$95		

TRUCKS:	HOURLY:	TRAILERS:	HOURLY:
2022 F450	\$60	Equipment/Haul	\$30
2022 F450	\$60	Dump	\$25
Tandem Dump	\$110	Water	\$35

MATERIALS:	COST + 15%	DUMP FEE	COST + 15%
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NOTE:

1. Any additional equipment that must be brought on-site to perform T&M work has a minimum charge
2. All equipment prices include operators



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item:	Award Request for Proposal (RFP) 2024-13P West Basin Debris Mitigation
Action Requested:	Approval of the Request for Proposal (RFP) 2024-13P West Basin Debris Mitigation to Johnson Construction for \$2,518,394 as the Qualified Low Bidder.
Department:	Engineering
Presented By:	Ryan Gordon
Strategic Goals:	Preserve and Improve Infrastructure
Background Info:	The City issued a request for proposal (RFP) to mitigate debris flows in the basins above and to the west of the RFTA maintenance buildings (Basin B), above the wastewater plant (Basin C) and above the Cardnell substation (Basin D). This work is needed to protect critical infrastructure from future debris flow events. Work includes: • Constructing new berms to direct debris flow to new detention basins • Constructing new detention basins/ponds consisting of gabion rock walls, drain inlets and piping to direct water to existing culverts • Removal of accumulated debris, dead vegetation and rocks • Provide rock rip rap to protect channels and slopes from erosion. The city received 2 bids on the RFP. The low bidder was Johnson Construction at \$2,518,394. The city has completed projects in the past with Johnson Construction, they are considered a qualified bidder. This project is funded through a National Resource Conservation Service (NRCS) Watershed Protection grant that covers 75% of the costs with the City Capital fund and Water/Wastewater funds covering the remaining 25%. These funds will need to be appropriated now that the funding amount is known. Funding breakdown is: NRCS:\$1,888,796 GWS: \$629,600 total; comprised of \$377,760 from the Capital Projects Fund and \$125,920 each from the water and wastewater functions in the Water/Wastewater Fund. The NRCS grant has paid for all designs for the project with a \$700,000 grant with no match required.
Issues:	None at this time.
Fiscal Impact:	Funds will need to be appropriated now that bids have been received and fees known.
Legal Review:	NA
Staff Recommendation:	Staff is Recommending Approval of Award of Request for Proposal (RFP) 2024-13P West Basin Debris Mitigation to Johnson Construction for \$2,518,393.20.

Bid Schedule- Debris Flow Mitigation West Basin

ITEM NO.	DESCRIPTION	UNIT	BASIN B	BASIN C	BASIN D	PROJECT WIDE	TOTAL	UNIT COST	TOTAL COST
	MOBILIZATION/DEMOBILIZATION	LS				1	1	\$ 150,000.00	\$ 150,000.00
201-00001	CLEARING AND GRUBBING	ACRE	0.51	2.05	0.79		3.35	\$ 9,000.00	\$ 30,150.00
203-00000	UNCLASSIFIED EXCAVATION	CY	3063	42130	414		45607	\$ 6.85	\$ 312,407.95
	EXCAVATION (TO BE EXPORTED)	CY				36815	36815	\$ 25.85	\$ 951,667.75
203-00060	EMBANKMENT MATERIAL (COMPLETE IN PLACE)	CY	594	4931	3267		8792	\$ 27.50	\$ 241,780.00
203-00100	MUCK EXCAVATION	CY				100	100	\$ 95.00	\$ 9,500.00
203-00400	ROCK EXCAVATION	CY	340	4680	46		5066	\$ 30.00	\$ 151,980.00
206-00000	STRUCTURE EXCAVATION	CY	140	172			312	\$ 28.00	\$ 8,736.00
206-00100	STRUCTURE BACKFILL (CLASS 1)	CY	37	41	39		117	\$ 100.00	\$ 11,700.00
207-00205	TOPSOIL	CY	412	1654	638		2704	\$ 11.00	\$ 29,744.00
207-00210	STOCKPILE TOPSOIL	CY	412	1654	638		2704	\$ 7.00	\$ 18,928.00
212-00702	BIOTIC SOIL AMENDMENTS (HYDRAULICALLY APPLIED)	LB	1785	7175	2765		11725	\$ 1.88	\$ 22,043.00
212-00707	SEEDING (NATIVE) HYDRAULIC	ACRE	0.51	2.05	0.79		3.35	\$ 1,750.00	\$ 5,862.50
213-00012	SPRAY-ON MULCH BLANKET	ACRE	0.51	2.05	0.79		3.35	\$ 9,100.00	\$ 30,485.00
420-00103	GEOTEXTILE (EROSION CONTROL) (CLASS 2)	SY	403	925	2		1330	\$ 3.35	\$ 4,455.50
420-00133	GEOTEXTILE (SEPARATOR) (CLASS 2)	SY	288	356			644	\$ 4.00	\$ 2,576.00
506-00100	RIPRAP (GABIONS)	CY	573	624	0		1197	\$ 242.00	\$ 289,674.00
506-00206	RIPRAP (6 INCH)	CY	52	450	193		695	\$ 65.50	\$ 45,522.50
506-00212	RIPRAP (12 INCH)	CY	173	315	2		490	\$ 66.00	\$ 32,340.00
601-01000	CONCRETE CLASS B	CY	8.7	9.6	6.7		25	\$ 1,100.00	\$ 27,500.00
602-00020	REINFORCING STEEL (EPOXY COATED)	LB	233	233	207		673	\$ 6.00	\$ 4,038.00
603-50018	18 INCH PLASTIC PIPE	LF	92		97		189	\$ 112.00	\$ 21,168.00
	18 INCH SCHEDULE 80 PVC	LF	10		8		18	\$ 720.00	\$ 12,960.00
603-50024	24 INCH PLASTIC PIPE	LF		83			83	\$ 165.00	\$ 13,695.00
	24 INCH SCHEDULE 80 PVC	LF		12			12	\$ 1,815.00	\$ 21,780.00
	INLET TYPE C	EA	1	1	1		3	\$ 6,900.00	\$ 20,700.00
625-00000	CONSTRUCTION SURVEYING	L S				1	1	\$ 25,000.00	\$ 25,000.00
	EROSION CONTROL	LS				1	1	\$ 22,000.00	\$ 22,000.00
Total Cost									\$ 2,518,393.20



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item:	Amending Exhibit C (fees) of the May 22, 2023 Agreement for Residential Curbside Trash and Recycling Collection (Establishing Dumpster Fee and Modification of Pay as You Throw (PAYT) Program)
Action Requested:	Council Approval to Amending Exhibit C (fees) of the May 22, 2023 Agreement for Residential Curbside Trash and Recycling Collection (Establishing Dumpster Fee and Modification of Pay as You Throw (PAYT) Program).
Department:	Public Works
Presented By:	Matthew Langhorst
Strategic Goals:	Provide Efficient and Responsive City Government Protect and Preserve our Quality of Life
Background Info:	City staff has been working with Mountain Waste and Recycling (MWR) since November to try and adjust the fees associated with the PAYT program to open up more options for residents and add fees for unanticipated situations. The three current updates to the fees include; an additional single stream recycling container above and beyond the one required by the program for a \$17 a month fee, allowing residents to keep or use city-owned wildlife containers in the rear load truck areas downtown for a \$5 additional fee instead of a full wildlife container fee, and the addition of a dumpster option for larger residential units that still fit within the PAYT program by state statute. City staff is in discussion with MWR on how to adjust fees for the whole program to make wildlife containers more affordable. Currently, the costs are all based on the request for proposal that was put out for bid, this they are part of the current agreement.
Issues:	None at this time.
Fiscal Impact:	These fees are currently in use and they are being officially approved at this time.
Legal Review:	Legal has reviewed the changes.
Staff Recommendation:	Staff is Recommending Council Approve the Amended Exhibit C (fees) from the May 22, 2023 Agreement for Residential Curbside Trash and Recycling Collection (Establishing Dumpster Fee and Modification of Pay as You Throw (PAYT) Program)

**REVISED EXHIBIT C TO THE MAY 22, 2023, AGREEMENT FOR RESIDENTIAL
CURBSIDE TRASH AND RECYCLING COLLECTION**

**RATE SCHEDULE FOR TRASH AND
EVERY-OTHER WEEK (EOW) RECYCLABLES COLLECTION**

<i>Regular Curbside Service</i>	<i>Unit</i>
Super-saver – EOW trash & EOW recycling	\$9.00 per month
Small weekly trash & EOW recycling	\$10.60 per month
Medium weekly trash & EOW recycling	\$21.20 per month
Large weekly trash & EOW recycling	\$31.80 per month
Super-saver – EOW wildlife trash & EOW recycling	\$19.00 per month
Small weekly wildlife trash & EOW recycling	\$20.60 per month
Medium weekly wildlife trash & EOW recycling	\$41.20 per month
Large weekly wildlife trash & EOW recycling	\$61.80 per month
Additional weekly large trash & EOW recycling	\$63.60 per month
Additional weekly large wildlife trash & EOW recycling	\$123.60 per month
Bear proof container (requires 1 year commitment)	\$50.00 delivery/ removal fee
Rear-load Zone Owner-Owned Wildlife Resistant Carts Extra Fee on Top of Standard Cart fee	\$5.00 per month
Additional single-stream recycling cart (any size)	\$17.00 per month
Go Back Fee for trash taken out late	\$20.00 per occurrence
Recycle Contamination Fee	\$20.00 per occurrence

<i>Dumpster Service</i>	<i>Unit</i>
2-yard container weekly trash and recycling	\$207.84 per month
2-yard container weekly wildlife trash and recycling	\$229.84 per month
3-yard container weekly trash and recycling	\$311.76 per month
3-yard container weekly wildlife trash and recycling	\$336.76 per month

Agreed and accepted this ____ day of May 2023.

MOUNTAIN WASTE & RECYCLING

CITY OF GLENWOOD SPRINGS

_____, District Manager

_____, Steve Boyd, City Manager



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item:	Ordinance 2024-08; AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF DEVELOPMENT APPLICATIONS FOR RESIDENTIAL OR MIXED-USE PROJECTS OF MORE THAN FOUR RESIDENTIAL UNITS WITHIN THE GEOGRAPHICAL LIMITS OF THE CITY. Second Reading
Action Requested:	Approval of Ordinance
Department:	Attorney
Presented By:	Karl Hanlon
Strategic Goals:	Provide Efficient and Responsive City Government
Background Info:	Second reading of Ordinance
Issues:	NA
Fiscal Impact:	Community Development Department will take in less application and development related revenue during the moratorium. Staff expects that will only be a delay.
Legal Review:	Legal wrote the ordinance
Staff Recommendation:	Staff supports approval

Glenwood Springs – Main Office
201 14th Street, Suite 200
P. O. Drawer 2030
Glenwood Springs, CO 81602

Aspen
0133 Prospector Rd.
Suite 4102J
Aspen, CO 81611

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1544 Oxbow Drive
Suite 224
Montrose, CO 81402

Office: 970.945.2261
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[*Direct Mail to Glenwood Springs](#)

DATE: April 29, 2024

TO: Glenwood Springs Mayor and Council

FROM: Karp Neu Hanlon, P.C.

RE: Moratorium on the Acceptance and Processing of any Annexation petitions, or Development Applications for Residential Units

Attached please find emergency Ordinance 2024-08 which establishes a temporary moratorium not to exceed 120 days on the acceptance and processing of any new annexation petitions, or development applications which contain more than four residential units to allow for the drafting and adoption of new regulations consistent with the updated Charter provisions.

As approved by the voters, and effective April 23, 2024, the Glenwood Springs Municipal Charter (Charter) now requires that all developments containing more than four residential units be reviewed by both the Planning Commission and the City Council. The new Charter language expressly requires that the Glenwood Springs Municipal Code (GSMC) be amended to implement the new language. During the 2023 legislative session House Bill 23-1255 was adopted which limits the ability of a municipality to impose moratoriums. However, there is a specific exception for this specific situation where “for the purpose of developing or amending land use plans or land use laws covering residential development or the residential component of mixed-use development.” HB 23-1255.

Currently the City’s Development Code as codified in Title 070 contains review procedures which vary from the new Charter requirements. As a result, there are currently no adopted regulations governing the review of any new applications filed after April 23, 2024, in Title 070. Under the newly adopted Charter provisions the currently in effect review process and standards only apply to complete applications filed on or before April 23, 2024. In the absence of updated regulations, the Staff, Planning Commission and Council would be operating without authority in the processing, approval, or denial of new applications. Every decision, whether for approval or denial, would be at risk for legal challenge that it was made in violation of the GSMC and without substantive or procedural due process.

Glenwood Springs Municipal Code Section 070.060.040 requires all changes to Title 070 be reviewed first by the Planning Commission and then by City Council for adoption. All code changes must be approved via ordinance. The following is the proposed timeline developed in conjunction with Community Development Director Hannah Klausman taking into account that Ms. Klausman had a previously scheduled vacation, her department is down personnel and also implementing new software package for permitting that has been planned for several months:

- June 25, 2024, hearing before the Planning and Zoning Commission.
- First reading before Council on July 18 (the first meeting of July falls on July 4 and has been cancelled).
- Second reading before Council August 1, 2024.
- Publication Monday, August 5, 2024.
- Effective date Thursday, August 15, 2024.

The timeline could be shortened, possibly by two weeks, if the Planning Commission and Council were available and willing to hold special meetings. The moratorium would terminate upon adoption of the new regulations.

ORDINANCE NO. 08

SERIES OF 2024

AN EMERGENCY ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF DEVELOPMENT APPLICATIONS FOR RESIDENTIAL OR MIXED-USE PROJECTS OF MORE THAN FOUR UNITS WITHIN THE GEOGRAPHICAL LIMITS OF THE CITY.

WHEREAS, The City of Glenwood Springs (the “City”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter (the “Charter”); and

WHEREAS, on April 23, 2024 the electorate of the City approved Question A to amend the Charter to make changes in the processing of annexations and land use permits for residential and mixed-use developments proposed to contain more than four residential units; and

WHEREAS, Question A specifically directs and requires the City to amend the City ordinances to be consistent with the Charter amendment; and

WHEREAS, Title 070 of the Glenwood Springs Municipal Code (the “Land Use Code”) provides for the Subdivision, Development, and Use of Land within the City; and

WHEREAS, the Land Use Code contains certain residential unit number thresholds that trigger varying procedural requirements that no longer align with the Charter, as amended; and

WHEREAS, the Land Use Code does not contain procedures for annexations beyond the statutory requirements; and

WHEREAS, failing to enact a moratorium on the acceptance and processing of any annexation petitions and any development applications for projects of more than four units will result in a conflict between the City Charter, the Land Use Code, and potentially other Code provisions or Rules that contain unit number thresholds for varying procedural steps and requirements on development; and

WHEREAS, the Local Government Land Use Control Enabling Act, C.R.S. § 29-20-101 *et seq.* (the “Land Use Act”) “provide[s] for planned and orderly development” and grants local governments the power to “[r]egulat[e] the location of activities and developments which may result in significant changes in population density; and

WHEREAS, an extended period of time during which a conflict between the Charter and Land Use Code exists could lead to a rush of development applications and annexation petitions with an intent to be processed under the existing Code provisions leading to confusion, disorderly

development, and challenges in regulating development that could result in changes in population density; and

WHEREAS, such an outcome would be in conflict with the will of the electorate in its affirmative vote on Question A; and

WHEREAS, City Council has the authority to declare an emergency ordinance, if necessary for the immediate preservation of the public peace, health, or safety, pursuant to Section 4.4(k) of the City Home Rule Charter; and

WHEREAS, the Glenwood Springs City Council finds and declares that it is necessary for the immediate preservation of the public health, safety, and welfare to impose a temporary moratorium on the acceptance and processing of any annexation petitions and any development applications for projects of more than four units to allow the City time to receive public comment and update the Land Use Code to implement the provisions of Question A.

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

Section 1. The recitals hereinabove are hereby adopted as findings and incorporated herein.

Section 2. A Temporary Moratorium is hereby imposed on the acceptance and processing by the City of any annexation petitions and any land use development applications for residential or mixed use projects containing more than four residential units, submitted pursuant to either Colorado Revised Statute 31-12-101 *et seq* or the Glenwood Springs Municipal Code Title 070 within the City.

Section 3. During the Temporary Moratorium the City Council and the City Staff shall take public input and develop amendments to Title 070 and potentially other related Code provisions that conform with Question A as adopted by the City of Glenwood Springs electors.

Section 4. The Temporary Moratorium shall be in effect from the effective date for a period of one hundred twenty (120) days, unless extended by a duly adopted ordinance of the Glenwood Springs City Council.

Section 5. Pursuant to Section 4.4 of the City Charter, City Council finds, determines and declares that passage of this Ordinance is necessary for the immediate preservation of the public peace, health and safety in order to prevent a rush of development applications and annexation petitions, prevent confusion, and ensure orderly development in the City. In accordance with Section 4.4, this Ordinance, which was approved by at least five (5) members of Council on final reading, shall take effect immediately upon final publication.

Section 6. If any section, subsection, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional in a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portions thereof.

Section 7. Any and all ordinances or parts of ordinances in conflict herewith shall hereby be repealed to the extent of the conflict only.

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED BY TITLE ONLY
THIS ____ DAY OF MAY 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
May 16, 2024

- Agenda Item:** Ordinance 2024-09; AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING THE GLENWOOD SPRINGS MUNICIPAL CODE REGARDING THE REGULATION AND PERMITTING OF ACCESSORY TOURIST AND SHORT-TERM RENTALS IN THE CITY. Second Reading
- Action Requested:** 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 Permits*
- Department:** Economic and Community Development
- Presented By:** Emery Ellingson
- Strategic Goals:** Protect and Preserve our Quality of Life
Provide Efficient and Responsive City Government
- Background Info:** On February 18, 2024, the 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 remittance 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.

Review Procedure

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, the City Council shall review the Code amendment application and approve, approve with conditions, or deny the amendment. The City Council may also remand the Code amendment application back to the Director or the Planning Commission for further consideration.

- Issues:** **POTENTIAL CODE AMENDMENTS**
The following potential Code changes have been identified for consideration, please refer to Section

070.030.030 Revisions for exact code language changes.

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 showing locations of existing permits along with current and proposed buffers.

Planning and Zoning Commission Action and Discussion: The Commission expressed concern for properties that would lose opportunity for a license with the expanded buffer. If the buffer were increased to 300’ there would be 316 properties affected by the change that would no longer be eligible for a permit based on current permit locations. Planning and Zoning Commission passed motion 4-2 against recommendation of buffer expansion to 300 feet and recommended remaining at 250 foot buffer distance.

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
In the GID	25	18% of total free market units in the GID	36	69%
Outside GID	100	5% of total free market units city wide	210	48%
Citywide	100**	5% of total free market units citywide	210	48%

*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. 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
In the GID	25	18% of total free market units within the GID	36	69%
Outside GID	100	5% of total free market units city wide	210	48%
Citywide	125**	5% of total free market units citywide	210	60%

The 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 newly 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 did not propose modifying the 5% citywide limit because this limit, along 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. Planning and Zoning Commission did not make a recommendation on modifying the citywide limit.

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.

Planning and Zoning Commission Action and Discussion: The Commission suggested reducing the GID cap to 15% of free market units with rationale to help alleviate possible parking issues downtown from increased GIDs and help preserve residential units. A counterpoint was that keeping the limit at 18% would help direct growth of STRs to downtown area as opposed to outlying residential areas.

The Planning and Zoning Commission passed a motion unanimously to recommend that GID permits be counted toward total cap and also passed a motion 4-2 to reduce GID permit cap to 15%. If the City Council were to follow this recommendation, the total permits allowed within the GID would decrease from 36 to 31 available permits as seen in Table 4.

TABLE 4: GID PERMIT CAP ALTERNATIVES		
Total Number of Free Market Units	Percentage	Resulting Permit Cap
202	20%	40
202	18%	36
202	15%	30
202	13%	26

APPLICATION TIMELINES

The code does not prohibit a property owner from applying for a STR Permit concurrently with a building permit for new construction. Code does also not specify a timeline for completion of the application process. Staff found that this has created several challenges and a less transparent process for applicants. With more precise application timeline standards it will reduce the amount of staff time spent on tracking permit progress to other would be applicants, as well as create a fair timeline for considering a permit. One issue was in a multi-owner building under construction where multiple owners were attempting to get a permit prior to their neighbor. Requiring a certificate of occupancy sets the standard that construction must be complete on a unit and deemed occupiable will eliminate a rush through unit construction.

Planning and Zoning Commission Action and Discussion: The Commission approved recommendation for requiring a Certificate of Occupancy prior to application and approved recommendation for establishing a clear expiration date if there was ability to extend a permit for extenuating circumstances. The Commission agreed

upon a six-month period to complete the permit, with a six-month extension at the discretion of Community Development Director. Both items were passed for recommendation unanimously with a 6-0 vote.

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. This change to better enable enforcement and make the owner more accountable for what occurs on their property and any possible negative effects on the neighborhood.

Planning and Zoning Commission Action and Discussion: Commission was in favor of recommendation and approved for recommendation after brief discussion with a 6-0 vote.

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 the 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 the number of licenses held by a business entity. <https://www.buenavistaco.gov/DocumentCenter/View/4365/Short-Term-Rental-Ordinances-and-Chapter-6-PDF?bidId=>

Staff has included the following code language recommendations on this topic:

Applicant shall be a natural person, aged 18 years or older, that holds a 33% or greater interest in the ownership of the property.

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.

Planning and Zoning Commission Action and Discussion: The Commission discussed this item with particular focus on how the percentage thresholds for ownership would be set and examples of how permits could be transferred. Following discussion, the Planning and Zoning Commission passed the item unanimously with a 6-0 vote.

ADDITIONAL PERMIT CLASSES

Currently, the City has two classes of permits. The Short-Term Rental Permit (STR) allows for rental of an entire dwelling unit for a period of less than 30 days. The Accessory Tourist Rental Permit (ATR) allows for rental of

one bedroom within a home that has an on-site owner or resident property manager on site for a period of less than 30 days. During the February 18th, 2024, City Council Work Session, there was some interest in creating a third permit class. The general concept was that this permit class would function similar to the STR Permit, not be limited by the 250' buffer rule, and have a limited capacity for number of nights of rentals.

Staff Recommendation: Currently, staff does not recommend the addition of this type of permit class for the following reasons:

- Allowing short term rental permits of an entire dwelling unit, even for a limited number of nights, is contradictory to the purpose of the 250' rule. The purpose of the rule was to disperse the location of vacation rentals throughout the community. Even if these additional permits operated at a limited capacity, their effects would still be felt by the neighborhood when rented, especially if allowed at more concentrated densities.
- Property owners that are currently ineligible for a STR permit have other options for utilizing their property for rental purposes. Any rental of 30 days or more does not require any permit or license from the City so a property owner could advertise their property on a hosting site and set their minimum stay to 31 days without breaking any rules. Additionally, the ATR Permit is available to all property owners and is not limited by the 250' buffer which allows for rentals of less than 30 days.
- This would increase demands on staff to manage the program. This could possibly require additional staff or consideration of 3rd party management. Further fiscal analysis would be advisable to consider if adding another permit class would be a prudent expenditure.

If Council were to further pursue the creation of an additional permit class, staff would recommend the following:

- Additional class to be introduced as a limited basis pilot program with permit program being evaluated after one year. Staff recommend starting the pilot program at the start of the next permit period, which would start January 1, 2026.
- Limited to a specific number of permits issued using a similar formula for STR permit but at a percentage smaller than 5%.
- Using a secondary smaller buffer, such as 150' to space out the permits.
- Requiring same building inspections as required for STR permits.
- Limiting owners to one type of permit. A person could not hold an STR permit and this additional type.

Planning and Zoning Commission Action and Discussion: This specific item was not included in items recommended by staff, so the Commission did not discuss this item.

Review Criteria and Analysis

A Code amendment is a legislative decision by the City Council. The role of the 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.

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 the effect of short-term rentals on the local housing market, in particular the demand for owner-occupied single-family housing. Single family homes represent 76% of all STR permits.

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.

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.

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.

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

The public comment received

Fiscal Impact: Amendments to Vacation Rental permit regulations may result in a decreased number of permits. A reduction in permits would result in less permit revenue as well as less lodging tax collected from those permits, however staff does not believe it to be a significant amount of funding.

Legal Review: Legal has drafted the ordinance for the code amendment.

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. Council may approve, approve with conditions, or deny the application based on the applicable approval criteria listed in the application-specific procedures. Council may also continue the hearing to the next available meeting 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

Planning and Zoning Commission 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:

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

Suggested Conditions:

None

Alternative Motion

*City Council has requested that land use applications include suggested motions for both approval and

denial. If the City Council 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 the general purpose and intent of this Code **[insert reasoning]**.

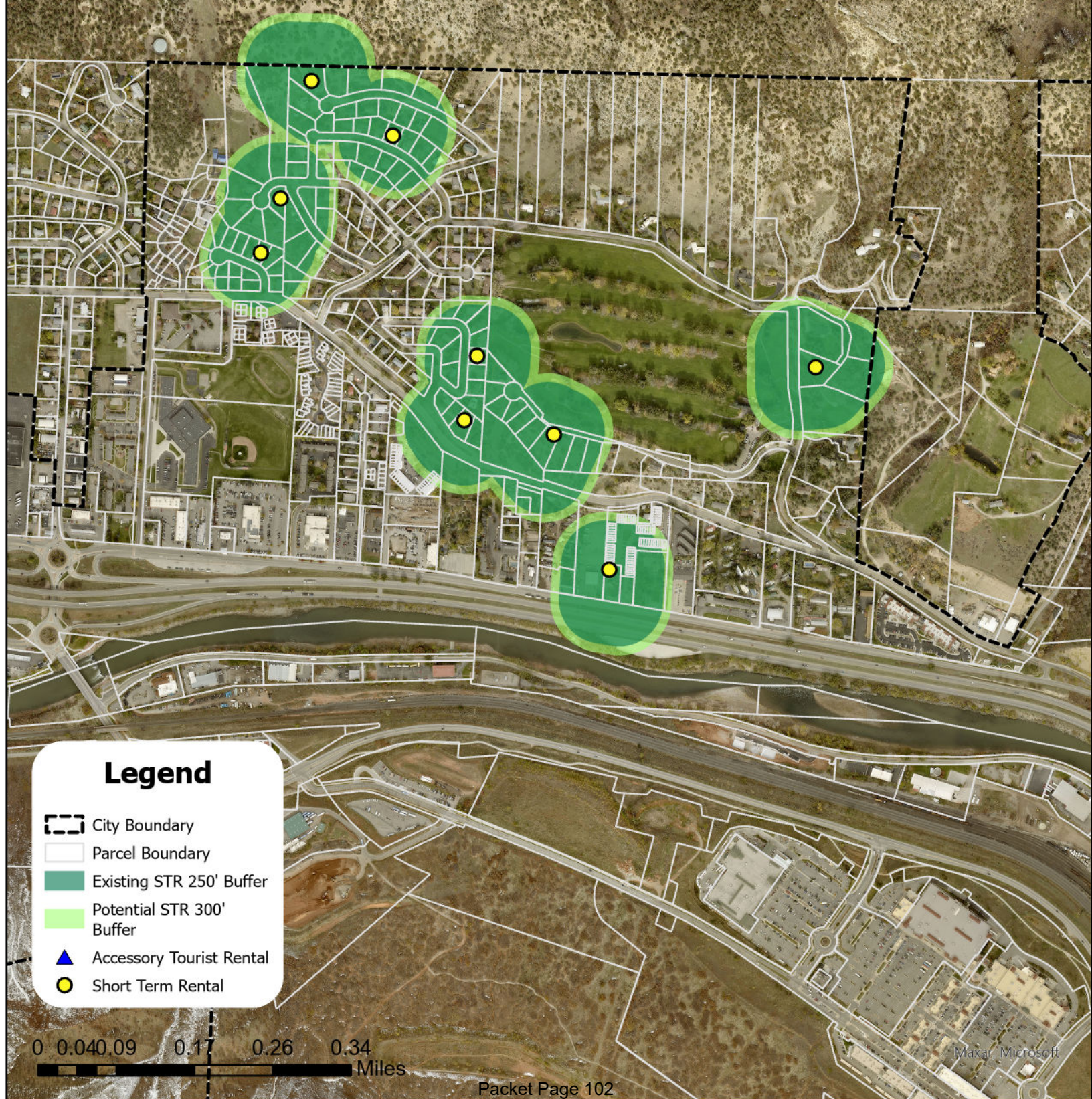
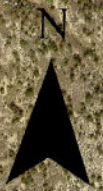
General Improvement District Boundary



Legend

-  General Improvement District Boundary

West Glenwood Permits



North Glenwood Permits



Legend

- City Boundary
- Parcel Boundary
- Existing STR 250' Buffer
- Potential STR 300' Buffer
- Accessory Tourist Rental
- Short Term Rental

0 0.020.04 0.07 0.11 0.14 Miles

Downtown Glenwood Permits

N



0 0.030.06 0.11 0.17 0.22 Miles

Legend

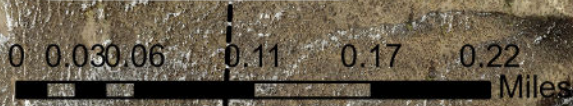
- City Boundary
- Parcel Boundary
- General Improvement District Boundary
- Existing STR 250' Buffer
- Potential STR 300' Buffer
- Accessory Tourist Rental
- Short Term Rental

Midland Ave. Permits



Legend

- City Boundary
- Parcel Boundary
- Existing STR 250' Buffer
- Potential STR 300' Buffer
- Accessory Tourist Rental
- Short Term Rental



Mid-Glenwood Permits



Legend

- City Boundary
- Parcel Boundary
- Existing STR 250' Buffer
- Potential STR 300' Buffer
- Accessory Tourist Rental
- Short Term Rental



South Glenwood Permits



Legend

- City Boundary
- Parcel Boundary
- Existing STR 250' Buffer
- Potential STR 300' Buffer
- Accessory Tourist Rental
- Short Term Rental

0 0.040.09 0.17 0.26 0.34 Miles

Emery Ellingson

From: Donna Dolan <ddolan8@gmail.com>
Sent: Wednesday, April 10, 2024 7:34 AM
To: Emery Ellingson
Subject: Re: City of Glenwood Springs - Short Term Rental and Accessory Tourist Rental Update

Caution! This message was sent from outside your organization.

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

Hi Emery,

I have a few suggestions to improve short-term rentals for Glenwood Springs. I own one short-term rental (STR) in Glenwood and have helped three other local residents get started, including just recently our realtor Janelle.

Just as GWS supports the labor market for the Roaring Fork Valley, we also support a significant number of lodging for visitors. We need to ensure our visitors have a place to stay, to include affordable lodging. My understanding is two of our local hotels have recently been converted to employee housing such as the RFVT. That takes a rough guess of 80 rooms off the market. From the data available to me, STR occupancy and pricing rates are fairly high most of the year. My suggestions, Keep the current cap of STR availability. Anything less, will hinder lodging for tourism and make it unaffordable.

The area that needs the most work is the ownership model.

"Ownership Models

The Planning and Zoning Commission recommended that permits should be held by natural persons, aged 18 years or older who hold a controlling interest of no less than 33%."

I would make the ownership model much more restrictive as many communities including Denver have done. And I'd take out the "natural" persons as it would eliminate many of our GWS Mexican residents from owning STR.

My thoughts for the Ownership Model:

- Permits should be held by local residents only. (Or maybe within a 20 mile radius)
- Permits should be limited to no more than two per person.

My rational:

- Our community is uniquely based on many small business ownerships. We need to keep the money in our community which supports our local businesses, our job opportunities, and our salaries.
- Eliminates neighborhood complaints by having the owner nearby to handle any problems.
- Offers more residents the opportunity to have an STR.

Many GWS STR are owned by non-residents. Our own residents find it almost impossible to find a house for sale in an open 250 feet buffer zone. Perhaps the city should stop accepting out-of-town applications, and begin phasing out current out-of-town owners over the next five years.

It might be interesting to run some data analysis of how many STR are owned by GWS residents and how many are out of district. Combine this with occupancy rates might tell a better story to support better Occupancy Models.

STR in GWS is very lucrative and unlike many ski communities, we are booked throughout the year. I feel these changes in ownership will only strengthen the STR market and significantly benefit our residents, community, and tourists.

If you have any questions or need clarification, feel free to call me at 319-481-1450.

Thanks for your consideration,

Donna Dolan

On Thu, Apr 4, 2024 at 9:50 AM Emery Ellingson <emery.ellingson@cogs.us> wrote:

All,

This e-mail is an update on the potential changes to Short Term Rentals and Accessory Tourist Rentals as discussed by Planning and Zoning Commission at their March 26th meeting. The role of Planning and Zoning Commission in this instance is to make recommendations for City Council. City Council will discuss this item at a future meeting, likely their May 2nd meeting. I will provide confirmation of this.

A summary of Planning and Zoning Commission's recommendations are as follows:

Modify 250' Buffer

Planning and Zoning Commission recommended no change in buffer size.

Total Permit Cap

Planning and Zoning Commission recommended that permits located within the GID be counted towards the total cap number.

Permit Cap Alternatives

Planning and Zoning Commission recommended that cap for permits within the GID be lowered from 18% of all free market units to 15% of all free market units.

Application timelines

Planning and Zoning Commission recommended that a Certificate of Occupancy shall be required prior to application and that all permit processes shall be completed within 6 months of application with an additional 6-month extension at discretion of Community Development Director.

Penalties and Violations

Planning and Zoning Commission recommended that language be amended in Penalties and Violations section to include language with designating property owners.

Ownership Models

Planning and Zoning Commission recommended that permits should be held by natural persons, aged 18 years or older who hold a controlling interest of no less than 33%.

Emery Ellingson

Planner II

City of Glenwood Springs

101 W. Eighth Street

Glenwood Springs, CO 81601

970.384.6472 (p) 970.945.8582 (f)

emery.ellingson@cogs.us



[*Accessibility Policy / Política de accesibilidad*](#)

City Hall hours are Monday-Thursday from 7:30 AM to 5:30 PM and closed on Fridays. Phone calls and e-mails will be returned during the new business hours.

MINUTES
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. Roll Call

Present: Commissioners: John Houghton, Amy Connerton, Carolyn Cipperly, Pete Waller, Gregory Cowan, Matthew Simms

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

Actions: Commissioner Cipperly made a motion to seat Alternate Commissioner Gregory Cowan, motion seconded by Commissioner Connerton. Voice vote taken; motion passed unanimously.

2. Conflicts of Interest

None

3. Receipt of Minutes

February 27, 2024, Planning and Zoning Commission meeting minutes

Commissioner Connerton made a motion to approve the minutes, seconded by Commissioner Simms. Voice vote taken, passed unanimously.

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

No public comment was offered.

5. New Items

a. Planning File #06-24 Code Text Amendments for Accessory Tourist Rental and Short-Term Rental Permits

Emery Ellingson, Planner II provided presentation on Planning File #06-24 for 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 recommended approval of the proposed code amendments as described in the staff report with findings and conditions on page 9 of the staff report.

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

- *Question on definition of a free-market unit and why staff had suggested an ownership model change more similar to Crested Butte rather than one based on residency. Staff response:* Staff explained free market units are any unit that is not deed restricted. Staff clarified that creating

categories of resident and non-resident would be a larger change to the existing program beyond the scope of proposed amendment.

- *Question regarding how Council decided why to consider the changes and if there were any studies that showed an adverse impact to housing stocks.* **Staff response:** Staff provided background that Council was acting, in part, based on recommendations found in the Strategic Housing Action Plan (2022-2023), Regional Housing Study (2017-2019), and Regional Housing Study Covid Update, which all referenced short term rentals having adverse impacts on availability of housing stock.
- *Question on how many properties would be affected by the change in buffer regulation.* **Staff response:** Staff explained that the proposed change to 300' buffer would affect approximately 500 properties.
- *Question if a permit must demonstrate use within the permit period.* **Staff response:** Staff explained that to be eligible to renew a permit, the permit holder would have to show a minimum amount of lodging tax greater than zero within that permit period.
- *Question if a permit can be held in perpetuity.* **Staff response:** Staff explained that permits in good standing are allowed to continue to be renewed.
- *Question if the new buffer would create non-conforming properties that would be ineligible:* **Staff response:** Staff confirmed that increasing the buffer would likely create non-conforming licenses and staff emphasized that permit eligibility is dynamic and subject to changes as properties are bought and sold and as owners choose to continue or discontinue their permits.
- *Question on why staff report included language on trusts and LLCs while some communities only refer to trusts in their ordinances:* **Staff response:** Staff explained that concept was to illustrate legal entities that can have multiple owners, which encompasses numerous designations.
- *Question if the city has considered a lottery system for permit.* **Staff response:** Staff confirmed that the city does not utilize a waiting list or lottery system for permits.
- *Question why the units within the GID are not counted towards the cap.* **Staff response:** Staff explained that the GID was considered its own specific geographic area with unique characteristics which warranted special consideration.
- *Questions on timelines for Short Term Rental Permit and Building Permits:* **Staff response:** Staff provided examples illustrating the timelines and scenarios for Short Term Rental permit approval.
- *Question on enforcement changes and how that is tied to owner.* **Staff response:** Staff explained that some violations are tied only to the guest tenants and not the owner.
- *Question on the percentage ownership model being set at 33% and how that would function.* **Staff response:** Staff explained that if owners did not meet the threshold percentage of ownership, they could not hold a permit. Staff also indicated that 33% was a starting point for the Planning and Zoning Commission to consider.
- *Question on what the intended goal of requiring an individual hold a permit:* **Staff response:** Staff explained that not identifying a specific person to hold the permit allows for transfer loopholes to occur without staff's ability to verify a permit transfer.
- *Question if an emergency contact was required for permits.* **Staff response:** Staff confirmed that each permit is required to list a responsible party living within 30 minutes.
- *Question if any jurisdictions prohibit LLCs or trusts from having a permit.* **Staff response:** Staff explained that research on other communities only included Colorado and there may be other

jurisdictions that prohibit group ownerships from holding a permit. Legal counsel mentioned that prohibiting a corporation from holding a permit may present legal challenges.

- *Question if enforcement violations would go to both guests and owners:* **Staff response:** Staff explained that the violation goes to the tenant and not necessarily also the owner depending on type of violation. Staff noted the main goal is to align Municipal Code Section 100, which the Police Department observes to Municipal Code Section 0708 which is overseen by Community Development.

Commissioner Waller requested that each proposed code amendment be a separate action item with its own specific motion. This resulted in the following separate action items: buffer size, permit cap, permit percentage for calculating cap, application timelines, penalties and violations, and ownership models.

Commissioner Waller opened the item for public comment. No public comment received.

Buffer Size Item

Commissioner Connerton motioned to approve the staff recommended buffer size of 300'. Commissioner Houghton seconded the motion.

Commission discussion of the motion included the following:

- Multiple commissioners expressed interest in keeping the existing 250' buffer.
- Concern for properties anticipating applying for a permit that would lose opportunity with an expanded buffer.

Commissioner Waller called the item to question. Motion failed with a vote of 4-2 with Commissioners Cipperly, Connerton, Cowan, and Simms voting against the motion and Commissioners Waller and Houghton voting for the motion.

Total Permit Cap

Commissioner Cipperly motioned to approve the recommendation that GID permit numbers be included in the overall City permit cap. Commissioner Simms seconded the motion. Commission discussion of the motion included the following:

- One commissioner indicated that they felt the 18% cap in the GID was worth further consideration. Staff identified this proposal would fit better in separate item to be considered.

Commissioner Waller called the item to question. The motion passed unanimously with a vote of 6-0.

Permit Cap Alternatives

Commissioner Houghton motioned to lower the GID permit cap to 15%. Commissioner Cipperly seconded the motion. Commission discussion included the following:

- Support for lowering the GID limit with rationale that since parking is not required downtown, reducing number of permits would alleviate possible parking issues.
- Support for lowering the percentage to help preserve residential units in the downtown.
- Support for increasing the cap with rationale that this could help direct growth of STRs to the downtown area as opposed to other outlying residential areas.

Commissioner Waller called the item to question. Motion passes with a vote of 4-2. Commissioners Connerton, Houghton, Waller, and Cipperly in favor with Commissioner Cowan and Simms against.

Application Timelines

Commissioner Waller allowed discussion prior to making a motion. Commissioner discussion included the following:

- Multiple commissioners agreed that requiring a certificate of occupancy prior to applying for a Short-Term Rental Permit was a good idea.
- Multiple commissioners agreed that establishing a clear permit expiration date was a good idea.
- Support for ability to extend a permit application for an additional timeline for extenuating circumstances, pending approval from Building Official and Community Development Director.
- Discussion of appropriate timeline for application with six-month, nine month, and year lengths considered along with potential extension lengths.

Commissioner Cipperly motioned to adjust the permit timelines to require Certificate of Occupancy was required prior to application and for a permit timeline of 6 months for completion with an additional 2-month extension from Community Development Department. No second was received. Motion expired for lack of second.

Commissioner Houghton motioned to require a Certificate of Occupancy prior to application and a permit deadline of 6 months for completion with possible extension of 6 months at discretion of Community Development Director. Commissioner Connerton seconded the motion.

Commissioner Waller called the item to question. Motion passed unanimously 6-0.

Penalties/Violations

Commissioner Cipperly motioned to approve code amendment recommendations to the penalty and enforcement section as recommended by the staff report. Commissioner Cowan seconded the motion.

- Brief discussion by Commission with confirmation on how the penalties and violations currently function.

Commissioner Waller called the item to question. Motion passed unanimously 6-0.

Ownership Models

Commissioner Waller allowed discussion prior to the motion.

Commissioner discussed the following:

- Percentage thresholds for ownership and examples of permit transferability
- Support for utilizing natural person as requirement.

Commissioner Cipperly motioned to recommend the ownership model that the permit must be held by a natural person with a controlling interest of no less than 33% and that the natural person be 18 years of age or older.

Following the motion there was further discussion on whether the variance procedure would apply to the proposed regulations and transfer processes for unique situations outside applicant control. Staff explained this discussion could carry over to the upcoming Council meeting that staff would review possible remedy options for inclusion in the staff report.

Commissioner Waller called the item to question. Motion passed unanimously 6-0.

Following conclusion of the item, Commissioner Waller called for a five-minute recess.

EXHIBIT A

Text being deleted is ~~stricken through~~, and Double underlined text is added.

070.030.030 Use-Specific Standards.

...

(e) *Commercial Uses.*

...

(7) *Accessory Tourist Rental.*

- a. *Applicability and Intent.* The requirements of this Subsection shall apply to any residential dwelling unit or a portion of a residential dwelling within the City. This Subsection is applicable within a Planned Unit Development unless specifically identified as a prohibited use by the Planned Unit Development.
- b. *Owner Responsibilities.*
 1. The owner of the property or a resident manager must reside within one (1) of the bedrooms within the dwelling unit which is to be used as the accessory tourist rental and shall be present on the premises for the duration of the rental.
 2. The owner shall collect and pay all applicable local, state, and federal taxes including sales and lodging taxes.
 3. The owner is responsible for ensuring the accessory tourist rental meets all applicable local, state, and federal regulations. For example, C.R.S. § 38-45-101 et seq. requiring carbon monoxide alarms in a residential property.
 4. The owner is responsible for obtaining all required licenses in accordance with Title 050 of the Municipal Code.
- c. *Use and Occupancy Restrictions.*
 1. Parties renting the designated bedroom for transient rental shall have access to a private or shared full bathroom.
 2. Guest stays may only occur within the dwelling unit that the owner or resident manager occupies.
 3. The use is limited to one (1) designated bedroom with a maximum occupancy for two (2) people.
 4. The bedroom used for guest stays shall not include a kitchen or partial kitchen.
 5. Occupancy of the accessory tourist rental shall be established by International Property Maintenance Code (IPMC) and shall be listed on the accessory tourist rental permit.
 6. Residential units eligible for an accessory tourist rental permit shall not be issued or hold permits for another land use that would further impact traffic at the site of the accessory tourist rental, including special use permits for another land use per the applicable zoning designation of the property, or a license or permit issued through another regulatory agency; except that properties issued a special use permit for a single family dwelling in the

Hillside Preservation district or home occupation permit shall be eligible for an accessory tourist rental permit.

7. On properties with an accessory dwelling unit, only the primary dwelling on the property shall be eligible for an accessory tourist rental permit and the owner or resident manager must reside in the dwelling unit used as the accessory tourist rental.
8. In a multifamily building under single ownership, no more than ten (10) percent but at least one (1) unit may be permitted as an accessory tourist rental provided the owner ~~of~~ or the resident manager occupies the accessory tourist rental.

d. *Operation.*

1. All vehicles associated with the single family residence and accessory tourist rental use shall be parked in designated parking areas, such as driveways and garages, or on-street parking, where permitted. No parking shall occur on lawns or sidewalks.
2. The owner shall be responsible for ensuring that the accessory tourist rental complies with Section 100.010.060 of the Municipal Code, Garbage, Refuse, and Trash Collection. Owners and resident managers shall make arrangements for proper garbage, refuse, and trash collection.
3. The following information must be posted in a prominent and visible location in the designated bedroom permitted as an accessory tourist rental:
 - i. City of Glenwood Springs' license(s) and accessory tourist rental permit;
 - ii. Contact information for owner and/or resident manager, including phone number for twenty-four-hour response to emergencies;
 - iii. Description of location of fire extinguishers and emergency egress; and
 - iv. Any other information deemed necessary by the Director or Building Official to ensure the public's health and safety.
4. All advertising of an accessory tourist rental, including advertising on website vacation booking sites, shall display the City of Glenwood Springs accessory tourist rental permit number and business license number.

e. *Permit Procedures.*

1. *Limitation to Either Short-Term Rental or Accessory Tourist Rental.* A property owner may not be issued both an accessory tourist rental permit and a short-term rental permit on the same property at the same time; however, should an owner wish to change the use of a permitted accessory tourist rental, he or she may do so by filing an application for a short-term rental permit in accordance with Subsection 070.030.030(e)(9). Upon issuance of a new short-term rental permit, the pre-existing accessory tourist rental permit is automatically revoked.
2. *Application Requirements.* The owner shall submit the application on the form provided by the Director and shall pay the application fee set by City Council resolution.
3. *Issuance of Permit.* All accessory tourist rental uses shall require a permit from the Director. Such permit shall only be issued after the residential dwelling unit and bedroom designated for transient lodging has been approved in accordance with the Municipal Code. The accessory tourist rental permit shall specify any terms and conditions of the permit. All permits shall be issued to the owner of the property. A change in ownership

shall necessitate the issuance of a new permit. Permits shall be issued for a period of two (2) years and shall expire at the end of odd numbered years.

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~~ third cumulative conviction of a property owner, tenant, or guest for a violation occurring upon the premises of a provision in Articles 100.010 or 100.020 with respect to the accessory tourist rental.
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.

A permit holder who fails to collect lodging taxes on an accessory tourist rental during the permit period shall not be permitted to renew the permit for the next two-year permit cycle.

...

(9) *Short-Term Rental.*

- a. *Intent.* The City of Glenwood Springs recognizes that there are benefits to allowing owners of residential units within the City to rent their dwelling units for periods of time less than thirty (30) days. Short-term rental of dwelling units bring additional visitors to the City, can allow owners to recoup housing costs, and provides revenues for the City through the additional tax collections. The provision of short-term rentals offers additional diversification to the resort and travelling professional accommodations market. However, due to the potential for adverse impacts, short-term rentals must be regulated by the City to protect the health, safety, and welfare of owners, neighbors, and visitors.
- b. *Applicability.*
 1. The requirements of this Subsection shall apply to any residential dwelling unit within the City. This Subsection is applicable within a Planned Unit Development unless the short-term rental of property is specifically identified as a prohibited use by the Planned Unit Development.
 2. This Subsection does not apply to any dwelling unit permitted as an Accessory Dwelling Unit.
 3. The City of Glenwood Springs is not a party to and does not enforce any private covenants. Private covenants may restrict the ability for owners to engage in short-term rentals.
- c. *Owner Responsibilities.*
 1. The owner shall designate a natural person located within a thirty-minute distance of the short-term rental who is available twenty-four (24) hours per day, seven (7) days per week, to serve as the local responsible party for the short-term rental and to immediately respond to any issues arising from the short-term rental. The designated responsible party may be the owner of the property. The owner shall notify the Director in writing of the designation of the responsible party within five (5) days of such designation or modification of any such designation.

-
2. The owner or responsible party shall collect and pay all applicable local, state, and federal taxes including sales and lodging taxes.
 3. The owner or responsible party is responsible for ensuring the short-term rental meets all applicable local, state, and federal regulations. For example, C.R.S. § 38-45-101 et seq. requiring carbon monoxide alarms in residential property.
 4. The owner or responsible party is responsible for obtaining all required licenses in accordance with Title 050 of the Municipal Code.
- d. *Use and Occupancy Restrictions.*
1. Occupancy limitations of a short term rental shall be established by the International Property Maintenance Code (IPMC) and shall be indicated on the short term rental permit.
 2. On properties with an accessory dwelling unit, only the primary dwelling on the property shall be eligible for a short-term rental permit.
 3. In a multifamily building under single ownership, no more than ten (10) percent but at least one (1) unit may be permitted as a short-term rental.
 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) feet from any other short-term rental unit. This two hundred fifty 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 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.
 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)~~ fifteen (15) 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.
- e. *Operation.*
1. All vehicles associated with the short-term rental use shall be parked in designated parking areas, such as driveways and garages, or on-street parking, where permitted. No parking shall occur on lawns or sidewalks.
 2. The owner shall be responsible for ensuring that the short-term rental complies with Section 100.010.060 of the Municipal Code, Garbage, Refuse, and Trash Collection. Owners and resident managers shall make arrangements for proper garbage, refuse, and trash collection.
 3. The following information must be posted in a prominent and visible location in the short-term rental:
 - i. City of Glenwood Springs' license(s) and short-term rental permit;
 - ii. Contact information for owner and/or resident manager, including phone number for twenty-four-hour response to emergencies;

-
- iii. Description of location of fire extinguishers and emergency egress; and
 - iv. Any other information deemed necessary by the Director or Building Official to ensure the public's health and safety.
4. All advertising of a short-term rental, including advertising on website vacation booking sites, shall display the City of Glenwood Springs short-term rental permit number and business license number.
- f. *Permit Procedures.*
- 1. *Limitation to Either Short-Term Rental or Accessory Tourist Rental.* A property owner may not be issued both a short-term rental permit and an accessory tourist rental permit on the same property at the same time; however, should an owner wish to change the use of a permitted short-term rental permit, he or she may do so by filing an application for an accessory tourist rental permit in accordance with Subsection 070.030.030(e)(7). Upon issuance of a new accessory tourist rental permit, the pre-existing short-term rental permit is automatically revoked.
 - 2. *Application Requirements.* The owner shall submit the application on the form provided by the Director and shall pay the application fee set by City Council resolution.
 - a. At time of application, property shall have a Certificate of Occupancy for the property or unit which is subject of application.
 - b. At time of application, applicant shall provide proof of ownership in form approved by the Director.
 - c. Applicant shall be a natural person, aged 18 years or older, that holds a 33% or greater interest in the ownership of the property.
 - d. Applicant shall complete the entire application process within six months of a complete application submittal with an additional 6-month extension at discretion of the Director.
 - 3. *Issuance of Permit.* All short-term rental uses shall require a permit from the Director. Such permit shall only be issued after the short-term rental application has been approved in accordance with the Municipal Code. The short-term rental permit shall specify any terms and conditions of the permit. All permits shall be issued to the owner of the property. A change in ownership shall necessitate the issuance of a new permit. Permits shall be issued for a period of two (2) years and shall expire at the end of odd numbered years.
 - 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) 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.
 - 5. *Revocation of Permit.* A short-term 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. A short-term rental permit shall be revoked automatically upon property owner's third cumulative conviction of a property owner, tenant, or guest for a violation occurring upon the premises of a provision in Articles 100.010 or 100.020 with respect to the short-term rental.

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6. *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.

A permit holder who fails to collect lodging taxes on a short-term rental during the permit period shall not be permitted to renew the permit for the next two-year permit cycle.

...

ORDINANCE NO. 09

SERIES OF 2024

**AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS,
COLORADO, AMENDING THE GLENWOOD SPRINGS MUNICIPAL
CODE REGARDING THE REGULATION AND PERMITTING OF
ACCESSORY TOURIST AND SHORT-TERM RENTALS IN THE CITY.**

WHEREAS, the City of Glenwood Springs (the “City”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter (the “Charter”) and Municipal Code (the “Code”); and

WHEREAS, the number of vacation rentals in the City has increased by over 1000% since 2013; and

WHEREAS, the 2023 Strategic Housing Plan update identified that the City currently has a shortage of 1,346 housing units; and

WHEREAS, vacation rentals may have adverse impacts on the character of residential neighborhoods and the availability of long-term housing options; and

WHEREAS, in keeping with the goal of the City’s Comprehensive Plan to preserve small town character while maintaining livability, the City desires to minimize the adverse effects of vacation rentals on residential neighborhoods and the supply of housing in the City; and

WHEREAS, Code Section 070.030.030(e)(7) and (e)(9) contain provisions relating to the regulation of Accessory Tourist Rentals and Short-Term Rentals, respectively; and

WHEREAS, The Planning and Zoning Commission recommended approval of the amendments to the development code to count Short-Term Rental permits located within the GID towards the total cap on short rental permits, reduce the amount of Short-Term Rental permits located within the GID to be 15% of all free market residential units within the GID as defined by Garfield County Assessor, require a Certificate of Occupancy prior to application for a Short-Term Rental permit, require owners to complete the Short-Term Rental permit process within 6 months of a complete application with an additional 6-month extension at discretion of the Community Development Director, modify language in Penalties and Violation section, and to recommend that permits be held by natural persons, aged 18 years or older who hold a controlling interest of no less than 33% ownership of the property as set forth in **Exhibit A**; and

WHEREAS, at its regular meeting on May 2, 2024, City Council received and considered the recommendations of the Planning and Zoning Commission, comments and recommendations from City staff, and testimony from the public; and

WHEREAS, City Council desires to amend Sections 070.030.030(e)(7) and (9) to impose limitations on the total number of Short Term Rental Permits that may be issued within the City; specify application requirements to include a timeline for application expiration, certificate of occupancy; and clarification on grounds for revocation and/or nonrenewal of a vacation rental permit; and

WHEREAS, City Council finds and declares that the amendments to the Municipal Code regarding vacation rentals set forth in **Exhibit A** are proper in light of the needs and desires of the City and in the promotion of the public health, safety and welfare of the City's residents and visitors.

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

Section 1. The recitals hereinabove are hereby adopted as findings and incorporated herein.

Section 2. Section 070.030.030(e)(9) of the Glenwood Springs Municipal Code is hereby amended as set forth in Exhibit A attached hereto.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED PUBLISHED BY
TITLE ONLY THIS ____ DAY OF _____ 2024.

CITY OF GLENWOOD SPRINGS, COLORADO

ATTEST:

Ingrid Wussow, Mayor

Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, AND ORDERED PUBLISHED BY
TITLE ONLY TO BE EFFECTIVE TEN DAYS FOLLOWING THE DATE OF SECOND
PUBLICATION THIS ____ DAY OF _____ 2024.

CITY OF GLENWOOD SPRINGS, COLORADO

ATTEST:

Ingrid Wussow, Mayor

Ryan Muse, City Clerk



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item:	Ordinance 2024-10; AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SECTIONS 100.010.090 and 100.010.100 FOR ANIMAL AND WILDLIFE PROTECTION REGARDING SOLID WASTE COLLECTION. Second Reading.
Action Requested:	Approval of Ordinance Establishing Fees for not following wildlife trash container regulations.
Department:	Attorney
Presented By:	Karl Hanlon
Strategic Goals:	Protect and Preserve our Quality of Life
Background Info:	Current code requires residence to maintain trash in a manner that prohibits wildlife access. This ordinance establishes financial penalties for non-compliance.
Issues:	Currently code enforcement is limited to a citation with no fee or penalty.
Fiscal Impact:	Nominal.
Legal Review:	Legal drafted ordinance.
Staff Recommendation:	Approval of Ordinance 10 Series of 2024 on second reading.

From: Dany
Sent: Tuesday, May 14, 2024 10:49 PM
To: Ryan M. Muse
Subject: Meeting 5/16: Comment on Agenda Item I: Ordinance -2024-10, Exhibit A, Section (g)

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

Members of the Roaring Fork Valley Bear Coalition would like to comment on
Agenda Item I: Ordinance 2024-10, Exhibit A, Section (g):

We applaud and thank the City of Glenwood Spring for taking action and moving forward on this animal and wildlife protection ordinance. Once passed, it should have a positive impact on protecting wildlife.

Our organization recommends the following modification, however: that the required “wildlife-resistant containers” statement be changed to “IGBC-certified containers” which are Interagency Grizzly Bear Committee-certified trash containers. Anything less than IGBC-certified containers typically fail and would prove inadequate for people in areas with high bear traffic (high-conflict areas). This simple word adjustment will allow citizens who are trying to comply with the new ordinance the best chance of success.

Throughout the Roaring Fork Valley, our organization continues to be called when bears break into Rehrig Pacific trash containers. Unfortunately, these “wildlife-resistant” Rehrig containers fail too often in our valley, please see photos attached. Roaring Fork Valley Bear Coalition recommends the use of Kodiak IGBC-certified trash cans.

Thank you for your consideration.

Daniela Kohl
Founder
Roaring Fork Valley Bear Coalition

Daniela Kohl
305-710-2977
BearInfo@RoaringForkBears.org
RoaringForkBears.org
Facebook | Instagram

ORDINANCE NO. 10

Series of 2024

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SECTIONS 100.010.090 AND 100.010.100 OF THE GLENWOOD SPRINGS FOR ANIMAL AND WILDLIFE PROTECTION REGARDING TO SOLID WASTE COLLECTION

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, Ordinance 05, Series of 2023 amended Article 100.010 regarding solid waste collection in the City; and

WHEREAS, Section 100.010.090 of the Glenwood Springs Municipal Code regulates animal and wildlife protection in the City and refers to a penalty schedule for violations; and

WHEREAS, City Staff are recommending an update to the penalty schedule and correcting the reference to the penalty schedule in Section 100.010.090; and

WHEREAS, Section 100.010.100 of the Glenwood Springs Municipal Code addresses violations of the provisions of Article 100.010; and

WHEREAS, City Staff are recommending a correction to the reference for punishments for violations of Article 100.010; and

WHEREAS, City Staff has recommended updating Sections 100.010.090 and 100.010.100 as set forth on **Exhibit A** attached hereto; and

WHEREAS, the City Council finds and declares that it is necessary for the preservation of health and safety of the City and its residents to amend the Sections 100.010.090 and 100.010.100.

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. Sections 100.010.090 and 100.010.100 of the Glenwood Springs Municipal Code is amended as set forth in **Exhibit A** attached hereto.

Section 3. The amendments to Sections 100.010.090 and 100.010.100 shall become effective on June 1, 2024.

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED BY TITLE ONLY
THIS ____ DAY OF MAY 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

EXHIBIT A

100.010.090 Animal and wildlife protection.

- (a) It shall be unlawful for any person, place of business, or occupant of premises within the City to store garbage, refuse or trash, including recyclables, that is attractive to or edible by animals or wildlife.
- (b) It shall be unlawful for the owner, occupant or any person with responsibility for maintenance of any property located within the City, including properties used for special events and properties that are the site of construction activities, to permit the accumulation on the property of garbage, refuse or trash attractive to or edible by animals or wildlife. Solid waste shall be stored on and collected from such properties in accordance with the provisions of this article.
- (c) It shall be unlawful for any person to knowingly leave or store any solid waste, recyclable, food product, pet food, grain, salt or any other materials attractive to or edible by animals or wildlife in a manner which may attract or entice animals or wildlife.
- (d) Bird feeders shall be permitted under this section. However, between the dates of April 15 and November 15, all feeders must be suspended on a cable or other device so that they are inaccessible to animals and wildlife, other than birds, and the area below the feeders must be kept free of the accumulation of seed, seed debris, or other attractive or edible materials.
- ~~(e) Penalty schedule for Section 100.010.065 violations. The penalties outlined below may be reduced or suspended upon the violator providing proof of purchase of a Wildlife Resistant Refuse Container on or before the violator's appearance in Municipal Court on such offense.~~
- (f) Persons, places of business or occupants of premises may place non-wildlife-resistant solid waste containers containing any trash or organics material at the curb, near the alley abutting the premises, or if there is no alley, in some accessible place where it can be removed by the collector between the hours of 6:00 a.m. and 7:00 p.m. on their designated collection day only. These containers shall be removed to a secure location such as inside the house, garage, enclosure or other area approved by the City during all other times. It is recommended that recyclable material containerization be managed in the same manner.
- (g) If animals or wildlife gain access to non-wildlife-resistant containers two (2) or more times during any twelve-month period, the City may require wildlife-resistant containers for all subsequent collections.

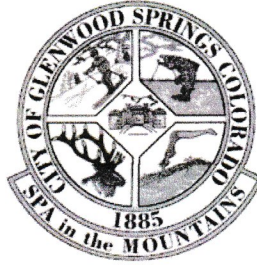
100.010.100 Violations.

- (a) Violations of Section 090 above shall be subject to the following fine schedule.
 - (1) First Offense: Fifty Dollar (\$50.00) fine to the owner, occupant or any person with responsibility for maintenance of such property.
 - (2) Second Offense: Five Hundred Dollar (\$500.00) fine to the owner, occupant or any person with responsibility for maintenance of such property.
 - (3) Subsequent Offenses: The Municipal Court may impose such fines and penalties as it is authorized pursuant to Municipal Code Section 010.020.080.
- (b) In addition to any other remedies provided by this article, any person violating any of the provisions of this article shall be deemed guilty of a misdemeanor and, upon conviction of the same, shall be punished in accordance with the provisions of Section 010.020.080.



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item:	Application for Mobile Service and Retail Business (Pilot Program): Distinguished Barber Service
Action Requested:	Consideration and approval, approval with conditions, denial, or continuation with a request for additional information necessary to make a decision about the first mobile service application for the new pilot program; Resolution 2024-18, April 18, 2024
Department:	Economic and Community Development
Presented By:	Jim Hardcastle
Strategic Goals:	Provide Efficient and Responsive City Government Generate Sustainable Economic Development
Background Info:	The applicant is applying for the first of two possible 6-month mobile service pilot program permits for a mobile barber salon. Previously, the applicant was eligible for four total 14-day mobile service and sales permits for their service within a one-year period. They have been approved for three such permits in 2024 and have one more renewal available to them; • Thursday March 21st 2024, and Wednesday April 3rd 2024. • Thursday April 4, 2024, through Wednesday April 17, 2024. • Monday May 6, 2024, through Sunday May 19, 2024.
Issues:	There are no outstanding issues that would limit the City Council from approving this mobile service.
Fiscal Impact:	No cost to the City other than staff time processing the associated permit which is captured by the permit fee. Sales tax is collected for all services in the City through the approved Sales & Use Tax License #023874.
Legal Review:	Legal drafted
Staff Recommendation:	Staff recommends Approval of the application for a six (6) month period starting May 20, 2024 and ending November 20, 2024 with the conditions as noted on the Permit.



**APPLICATION
TEMPORARY SALES USES AND/OR STRUCTURES
& COMMUNITY SPECIAL EVENTS PERMITS**

Name of individual completing application: Lori S Osburn Mattox

Mailing address: 438 Osage Circle, Grand Junction, CO 81504

Telephone number: 970-261-3805

E-mail : lori_o_514@yahoo.com

Name of business or entity that the temporary sales use or special events license is to be issued to: Distinguished Barber Studio - Mobile

(Name should be the same as sales and business license accompanying the application.)

Physical location for temporary use: 51659 Hwy 6 & 24, Glenwood Spgs., CO 81601 / Vicco's Charcoal Burger

Dates and hours of operation: 8:00am-8:00pm, mostly Thur-Sat, but possible Sun-Wed as well

Mail address of business or entity: 304 North Ave. Unit 3
Grand Junction, CO 81501

Telephone and e-mail for business or entity: 970-644-5977 business 970-261-3805 Lori Mattox cell
lori_o_514@yahoo.com

Mark the type of permit you are applying for:

- | | | | |
|--------------------------|---|----------------------|--|
| ☐ | SPECIAL COMMUNITY EVENT
(Only for community events that have been approved by the City Manager) | Fee = \$20.00 | Maximum time period is 72 hours |
|--------------------------|---|----------------------|--|

Requested dates and hours for Special Event permit: _____

- ☐ **TEMPORARY SALES PERMIT
FOR READY TO EAT FOOD,
PRODUCE, AND AGRICULTURAL
SALES**
Requested dates and hours for temporary
sales use permit _____

Fee = \$200.00
for each 120 days

Allowed time period
is 120 consecutive
days with two
additional renewal
periods in a calendar
year.

- ☐ **TEMPORARY SALES PERMIT
FOR CHRISTMAS TREE SALES**
Requested dates and hours for temporary
sales permit _____

Fee = \$200.00

Allowed time period
is 30 consecutive
days.

- ☐ **TEMPORARY SALES PERMIT
FOR OTHER THAN READY TO
EAT FOOD, PRODUCE, AGRICULTURAL
OR CHRISTMAS TREE SALES.**
Requested dates and hours for temporary
sales permit _____

Fee = \$50.00

Allowed time period
is 14 consecutive
days.

Type of product that is to be sold: _____

☒ Temporary Service Use Fee - \$500. Allowed time period
Pilot Program May 20 - Nov. 20, 2024 6 months/one renewal
per year.

**THE FOLLOWING ITEMS ARE REQUIRED AS PART OF THE APPLICATION FOR
TEMPORARY SALES USES/STRUCTURES AND SPECIAL EVENT PERMITS.**

CHECK THE ITEMS THAT ARE ATTACHED TO THIS APPLICATION:

- x 1. Written consent of the property owner for the use and all associated structures
to be located on the property.
- x 2. If the applicant is an organization, association, corporation, or other such entity,
Evidence as is necessary to substantiate the existence of such entity.
- x 3. A site plan, drawn to scale, of the property where the use is to be located which
includes dimensions for the entire area that the temporary use will encompass, as
well as the locations and dimensions of any structures that are associated with the
temporary use, such as vending carts, tents, produce stands, etc.

- X 4. A parking plan for the entire parcel/site where the temporary sales use is to be located. Temporary sales uses which will be located in parking areas that are typically used as parking for the primary use on the property will only be allowed where it can be clearly demonstrated that there is still adequate parking for the primary use after accounting for parking spaces that will be displaced due to the temporary sales use.
5. If applicable, a tent permit from the City of Glenwood Springs Fire Department (Contact the City's Fire Marshall at 384-6480 for verification as to whether a tent permit is necessary and for specific requirements.)
- X 6. Copies of City of Glenwood Springs sales and business licenses.
7. Written approval or exemption documents from the Colorado Department of Health for any use that includes food sales.
- X 8. A plan to reasonably address litter or waste associated with the use.
- X 9. Fee for the specific type of permit noted above. Checks shall be made payable to the City of Glenwood Springs.
- X 10. Written description of operations of the temporary use including dates, hours of operation, description of structure, cart or truck and product being sold.

All representations made in this application are true to the best of my knowledge:

Sori Osburn Mattox
Applicant's signature

May 5, 2024
Date

THIS PORTION FOR CITY OF GLENWOOD SPRINGS USE ONLY:

Date received: _____

Application reviewed and approved by: _____

Permit No. _____

**Approved period for temporary sales permit
or special event:** _____

Special conditions:

☐ See attached.

☐ None.

Description of Operations

Hours of operation: Normally Thursday through Saturday, occasionally Sunday or other days of the week, anytime from 8:00 am to 8:00 pm, normally 9-5

Structure: 2010 Ford Econoline Bus, White and Black exterior, License plate BKK509, VIN 1FDFE4F57ADA37936

Product being sold: "Product" is mostly services of a barber: haircuts, beard trims, hot towel facials, face shaves. Any actual product sold is very limited to hair gel and hair/beard oil, which is not sold as retail with tax. We pay retail and just get reimbursed the cost from clients if they want product. Product sales are minimal.

Plan to address waste

Hair is swept after each haircut and dumped into a trash can with a liner, along with neck strips used for sanitary purposes. At the end of the day, trash bags are taken into the barber's personal vehicle and taken home to be disposed of unless permission is given to use trash cans or dumpsters at the parking site.

Parking Lot Use Agreement

This is an agreement between Vicco's Charcoalburger (owner) and Distinguished Mobile Barber Studio. Distinguished is allowed to park their mobile bus on the lot owned by Vicco's Charcoalburger in the area designated by the owner for an undetermined amount of time. (The designated area will be the two oversized spaces on the southwest side of the property, for the bus and up to three customers, still allowing 17 parking spaces for the Charcoalburger Drive Thru Restaurant.) If at any time, for any reason, the owner requests the bus to be moved, it will be moved immediately. The owner is not responsible for any loss of personal property or damage to the bus.

Chris Mattox 4-30-24

Chris Mattox Date

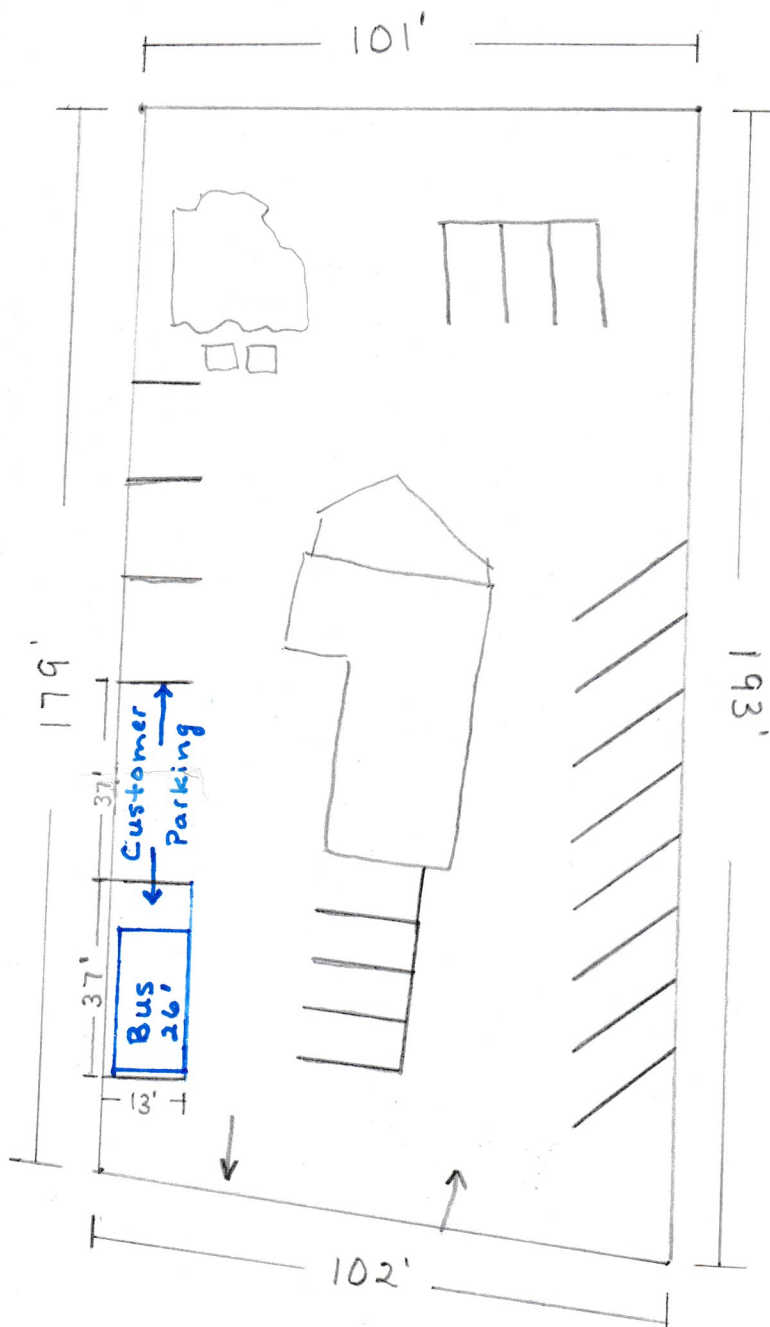
Distinguished Barber Studio

Bart Victor 4-30-24

Bart Victor Date

Vicco's Charcoalburger





Colorado Department of Regulatory Agencies
Division of Professions and Occupations

Office of Barber and Cosmetology Licensure
Distinguished Barber Studio/Mobile

Shop Registration

REG.2000035452	03/08/2024
Number	Issue Date
Active	11/30/2025
Credential Status	Expire Date

Verify this credential at: dpo.colorado.gov

Sam Delp

Division Director: Sam Delp Credential Holder Signature

Colorado Department of Regulatory Agencies
Division of Professions and Occupations

Office of Barber and Cosmetology Licensure

Christopher Bolden Mattox

Barber

BAR.0709681	04/01/2024
Number	Issue Date
Active	03/31/2026
Credential Status	Expire Date

Verify this credential at: dpo.colorado.gov

Sam Delp

Division Director: Sam Delp Credential Holder Signature

Colorado Department of Regulatory Agencies
Division of Professions and Occupations

Office of Barber and Cosmetology Licensure

Joshua McCarty

Barber

BAR.0720781	04/01/2024
Number	Issue Date
Active	03/31/2026
Credential Status	Expire Date

Verify this credential at: dpo.colorado.gov

Sam Delp

Division Director: Sam Delp Credential Holder Signature

Colorado Department of Regulatory Agencies
Division of Professions and Occupations

Office of Barber and Cosmetology Licensure

Lauren Nicole LeFevre

Barber

BAR.0718241	04/01/2024
Number	Issue Date
Active	03/31/2026
Credential Status	Expire Date

Verify this credential at: dpo.colorado.gov

Sam Delp

Division Director: Sam Delp Credential Holder Signature

Colorado Department of Regulatory Agencies
Division of Professions and Occupations

Office of Barber and Cosmetology Licensure

Dannika Sabrina Maurer

Barber

BAR.0721488	04/01/2024
Number	Issue Date
Active	03/31/2026
Credential Status	Expire Date

Verify this credential at: dpo.colorado.gov

Sam Delp

Division Director: Sam Delp Credential Holder Signature

Colorado Department of Regulatory Agencies
Division of Professions and Occupations

Office of Barber and Cosmetology Licensure

Vanessa Perez

Barber

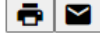
BAR.0722688	04/01/2024
Number	Issue Date
Active	03/31/2026
Credential Status	Expire Date

Verify this credential at: dpo.colorado.gov

Sam Delp

Division Director: Sam Delp Credential Holder Signature

Thank you for your payment



Allow up to seven days for this transaction to appear on your account statement.

An email confirmation was sent to lori_o_514@yahoo.com.

City of Glenwood Springs

101 8th St, Glenwood Springs, 81601-3303

970-384-6455

www.cogs.us

Transaction details

Date: May 05, 2024 03:49 PM MDT

Planning - Permits \$500.00

Email lori_o_514@yahoo.com

Today's Date 05/05/2024

Contact Name Lori Osburn Mattox

Contact Address 438 OSAGE CIRCLE

Job Location Mobile Barber Shop

Phone (970) 261-3805

Type Not Listed

Quantity 1

Subtotal \$500.00

Processing fee \$1.95

Total \$501.95

Payment information

Distinguished Barber Studio/Lori Osburn Mattox

Checking account ending in 4590

Confirmation number: 7665P95XQW

Transaction type: Purchase

Thank you for your payment.

Utilities@cogs.us



[Return to Payments](#)

The City of Glenwood Springs, Colorado

City Hall, 101 West 8th Street, Glenwood Springs, CO 81601

SALES & USE TAX LICENSE

This License is Granted To:

Distinguished Barber Studio
15 Market Street
Glenwood Spgs, CO, 81601

License Number:

023874

Business Type

PERSONAL SVCS: LAUNDRY, SALONS, PHOTOG

Expiration

12/31/2025



2025

Date Issued

3/27/2024

THIS LICENSE MUST BE POSTED AND IS NON-TRANSFERABLE



CITY OF GLENWOOD SPRINGS PERMIT: SHORT-TERM PILOT PROGRAM, MOBILE SERVICE AND RETAIL BUSINESSES

Permit number	Permit No. 24-001
Location	51659 6 & 24 HWY, GLENWOOD SPRINGS, CO 81601
Dates and times	• For 6-months of operation between • <u>Monday May 20, 2024, through Wednesday November 20, 2024.</u> • Operating hours: 8:00 AM and 8:00 PM.
Business	Distinguished Barber Studio Contact: Chris & Lori Mattox 438 Osage Circle, Grand Junction, Colorado 81504 (970) 261-3805
Use	Individual Vendor, Mobile Barber Shop Services & Retail Sales of haircare products.

CONDITIONS OF THIS PERMIT

1. This permitted use is allowed to be in service for the dates and times listed above.
2. Use shall be conducted in accordance with all representations in the application and supporting documents.
3. All debris, contaminated water, hair, and trash produced by the service and sales shall be removed on a daily basis and deposited in a suitable dumpster container off site per representation in the application.
4. Each vendor shall comply with Fire Code requirements for tent structures.
5. Vendor service and sales areas shall be restricted to that which is represented on the attached site plan. Vehicular drive aisles shall be maintained along with clear motorists' sight visibility at ingress and egress points.
6. Vendor can occupy the parking spaces shown in the parking plan agreement submitted in the application. This permit allows the use to operate in the southwestern corner of the address listed above, along the western property line, in an area approximately 74'x13' as designated in the agreement between the applicant and lessor: Viccos LLC, Bart Victor, authorized representative.
7. Signage and banners shall be restricted to that which is permitted by the Glenwood Springs Municipal Code and all necessary permits shall be obtained before signs are placed on the site, where applicable. No flashing or intermittent signage is permitted.
8. Vendor has a current valid sales tax and business license with the City of Glenwood Springs.
9. Vendor has provided written approval from the Colorado Department of Regulatory Agencies (DORA) to operate;
 - a. A mobile salon, REG.2000035452, Valid to 11/30/2025
 - b. No additional approval is required from the Garfield County Health Department, as they do not regulate salons or mobiles uses other than food vendors, as per email dated

*Community Development Department
101 W. 8th Street, Glenwood Springs, Colorado 81601
(p) 970.384.6450 (f) 970.945.8582*

3/7/2024 from Jannette Whitcomb, REHS, Environmental Health Manager, Garfield County Public Health.

10. Please be aware: the certified and licensed barbers listed below hold current Colorado Department of Regulatory Agencies, Division of Professions and Occupations (DORA) authorization which allows them to work under this permit within this mobile location.
 - a. **Christopher Bolden Mattox** BAR.0709681 (expire 3/31/2026)
 - b. **Joshua McCarty** BAR.0720781 (expire 3/31/2026)
 - c. **Dannika Sabrina Maurer** BAR.0721488 (expire 3/21/2026)
 - d. **Lauren Nicole LeFevre** BAR.0718241 (expire 3/31/2026)
 - e. **Vanessa Perez** BAR.0722688 (expire 3/31/2026)
11. Any modifications to this permit must be submitted to the Community Development Department and approved by City Council.

PERMIT APPROVED:

THIS ____ DAY OF _____ 2024.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, Mayor

ATTEST:

Ryan Muse, City Clerk

*Community Development Department
101 W. 8th Street, Glenwood Springs, Colorado 81601
(p) 970.384.6450 (f) 970.945.8582*



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item: Proclamation for Police Week

Action Requested: Proclaim May 12th through May 18th, 2024, Police Week in the City of Glenwood Springs.

Department: City Clerk

Presented By: Ryan Muse

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: NA

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA

City of



Glenwood
Springs

Colorado

PROCLAMATION

By the Honorable Ingrid Wussow, Mayor

WHEREAS, the Congress of the United States has designated May 15th of each year to be Peace Officers' Memorial Day, and the week in which May 15th falls as National Police Week; and

WHEREAS, there are approximately 900,000 law enforcement officers serving in communities across the United States including the dedicated women and men of the Glenwood Springs Police Department; and

WHEREAS, the City of Glenwood Springs wishes to recognize National Police Week 2024 and honor the service and sacrifice of those law enforcement officers killed in the line of duty while protecting our communities and safeguarding our democracy; and

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C; and,

WHEREAS, 282 new names of fallen heroes are being added to the National Law Enforcement Memorial Wall this spring; and,

NOW THEREFORE, I Ingrid Wussow, Mayor of Glenwood Springs, and on behalf of the entire City Council, do hereby proclaim May 12-18, 2024 as

POLICE WEEK IN THE CITY OF GLENWOOD SPRINGS

and publicly salute the service of law enforcement officers in the City of Glenwood Springs and in communities across the nation.

Mayor Ingrid Wussow



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item: Proclamation for Wildfire Preparedness Month

Action Requested: Proclaim May as Wildfire Preparedness Month.

Department: Fire Department

Presented By: Joseph Deras

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: May is National Wildfire Preparedness Month.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA



A PROCLAMATION FOR WILDFIRE PREPAREDNESS MONTH MAY 2024

WHEREAS, Twenty of Colorado's largest wildfires have occurred within the last twenty two years. The five largest fires in state history have occurred since 2018; and

WHEREAS, The most destructive fire in state history occurred just twenty-eight months ago almost doubling the amount of homes lost than the previous record; and

WHEREAS, The top five most destructive fires in state history, measured by homes lost, have occurred since 2012; and

WHEREAS, Warmer temperatures, drought, and continued development in the wildland-urban interface have made wildfire mitigation a top priority for Glenwood Springs Rural Fire Protection District ("District"); and

WHEREAS, Wildfire Preparedness Month is focused on encouraging residents to learn about wildfire safety and take steps to reduce wildfire risk in and around their homes.

NOW, THEREFORE, I, Ingrid Wussow, MAYOR of the City of Glenwood Springs, do hereby proclaim May Wildfire Preparedness Month in the year 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Glenwood Springs, Colorado to be affixed, this 2nd day of May, in the year 2024.

Ingrid Wussow, Mayor
City of Glenwood Springs



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item:	Shoshone Contribution
Action Requested:	This agenda item is on the evening session in the event Council would like to vote on whether, how much and from where it would like to make a contribution to the Shoshone purchase.
Department:	Attorney
Presented By:	Karl Hanlon
Strategic Goals:	Generate Sustainable Economic Development
Background Info:	NA
Issues:	Unknown at this time.
Fiscal Impact:	Unknown at this time
Legal Review:	NA
Staff Recommendation:	NA



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item:	South Bridge Update
Action Requested:	None
Department:	Engineering
Presented By:	Ryan Gordon
Strategic Goals:	Provide Efficient and Responsive City Government
Background Info:	There are not a lot of substantive updates on South Bridge as we are working to get redesign efforts underway. • Working with Jacobs on revised fee and scope for design. • Met with Holy Cross, Jackson Family Ranch, Colorado Department of Transportation, Federal Highway Administration and the Airport board to discuss the project modifications and upcoming ROW processes.
Issues:	None
Fiscal Impact:	None
Legal Review:	None
Staff Recommendation:	None



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item:	Needs Assessment Report
Action Requested:	Opportunity to hear a summary of the needs assessment and ask questions.
Department:	Parks & Recreation
Presented By:	Rod Tarullo
Strategic Goals:	Protect and Preserve our Quality of Life
Background Info:	The needs assessment was completed and recently submitted.
Issues:	NA
Fiscal Impact:	Unknown at this time.
Legal Review:	NA
Staff Recommendation:	NA



CITY OF GLENWOOD SPRINGS

Parks and Recreation Needs Assessment Survey 2024





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- Research Methods
- Key Findings
- Living in the City of Glenwood Springs
- Current Usage
- Communication
- Current Conditions
- Future Needs
- Financial Choices/Fees
- Demographics

INTRODUCTION

- The purpose of this study was to gather community feedback on the City of Glenwood Springs parks, recreation facilities, amenities, future planning, communication, and more.
- This survey research effort and subsequent analysis were designed to assist the City of Glenwood Springs in developing a plan to reflect the community's needs and desires.



Research Methods

1

Statistically Valid (Invitation Survey)

Surveys were mailed to every residential address in the City of Glenwood Springs, with the option to complete online through a password-protected website (1 response per household). The online survey was translated into Spanish, and Spanish surveys were available to pick up at City facilities.



681

Invitation surveys completed
+/- 3.63% Margin of Error

2

Open Link Survey

Later, the online survey was made available to all City of Glenwood Springs stakeholders, including city residents (e.g., commuters, residents of nearby communities)



560

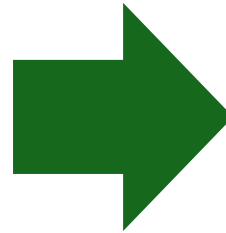
Open Link surveys
completed

1,241
Total
Surveys
Completed

3,722 Surveys Mailed
(516 delivered)

WEIGHTING THE DATA

The demographic profile of the Invite sample is compared to known statistics of the City of Glenwood Springs residents using 2020 U.S. Census Data.



Underlying data from the invitation survey is weighted by the age, gender, and Hispanic ethnicity of Glenwood Springs residents to ensure appropriate representation.

The weighting process changes the results only slightly, but ultimately makes the results more accurate and representative of the population.



| KEY FINDINGS

KEY FINDINGS



There are moderate to high levels of satisfaction with the quality of Glenwood Springs parks, facilities, and programs with 63% of the Invite sample rating their satisfaction as a 4 or 5 out of 5, with 5 being “very satisfied.”



The most commonly used facilities are trails and pathways, City parks, and the Community Center. Open space/parks, trails and pathways, river access and restrooms are the most commonly used amenities at these facilities for the Invite sample.



Overall, the City of Glenwood Springs Parks and Recreation’s communication was rated as somewhat effective with an average of 3.1 out of 5 for the Invite sample. Respondents currently receive information from a variety of channels, but half of the Invite sample prefer email as the primary tool for communication followed by smaller percentages who prefer the activity guide/brochure, local newspaper, the City’s Park and Recreation website, and Facebook.

KEY FINDINGS



Trails and pathways are the most important facility for both samples. Open space/natural areas, community and neighborhood parks, river access, public restrooms, and the Community Center also showed higher levels of importance with averages of 4 and above for both samples.



There are higher ratings of how well the current facilities are meeting the needs of the community with all listed facilities rating at least a 3.1 and above for both samples. The greatest difference in the average meeting the needs of the community ratings and the average importance ratings for both samples are for public restrooms, trails and pathways, and open space/natural areas.



For programs and special events for the Invite sample, special events such as the 4th of July Celebration rated as the most important along with wellness/fitness programs, however these rated slightly lower in terms of meeting the needs of the community.

KEY FINDINGS



The majority of both samples feel that the City should continue to only manage Linwood Cemetery and Rosebud Cemetery. Only 7% of the Invite sample feels that the City should no longer manage these cemeteries and 22% would prefer that the City should acquire new land for the purpose of an additional cemetery.



Parks and hiking trails are the areas in which respondents would like to see the most improvement over the next 5-10 years. For future projects, the Invite sample is most interested in outdoor programs, followed by licensed childcare and a teen space.



The majority of Invite sample respondents (41%) feel that fee increases would limit participation in the City of Glenwood Springs offerings somewhat. When asked how respondents would allocate \$100 on future improvements for parks and recreation in the City of Glenwood Springs, most of the Invite's budget would go to hiking trails followed by expanded Community Center hours and parks.

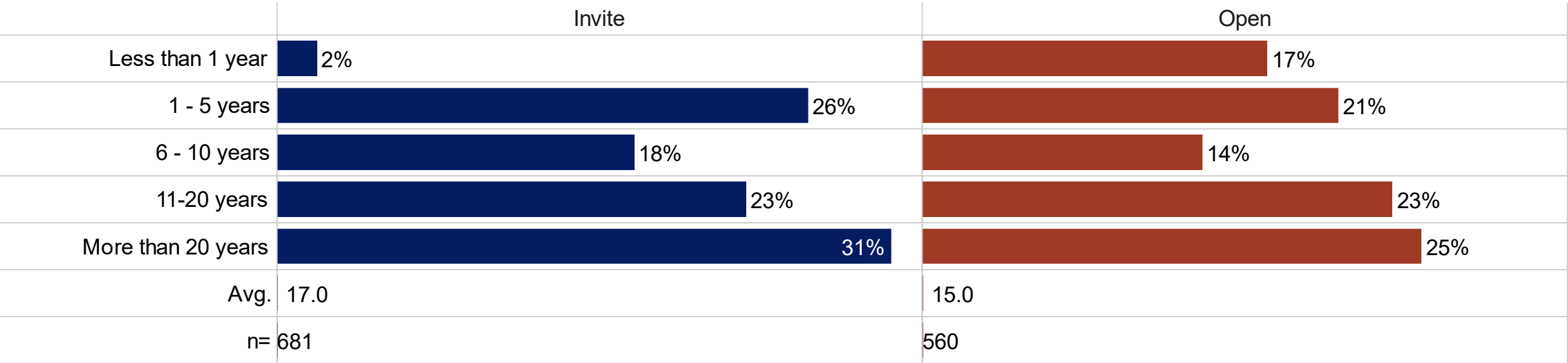


LIVING IN GLENWOOD SPRINGS

LENGTH OF TIME IN GLENWOOD SPRINGS

There are newer residents and long-term residents in both the Invite and Open link samples. About 28% of the Invite sample have lived in the City for less than a year to five years, while 31% have been residents for over twenty years. The average length of time for the Invite sample is 17 years and 15 years for the Open link sample.

How long have you lived in Glenwood Springs City limits? Please enter number: Enter 0 if less than 1 year.



Source: RRC

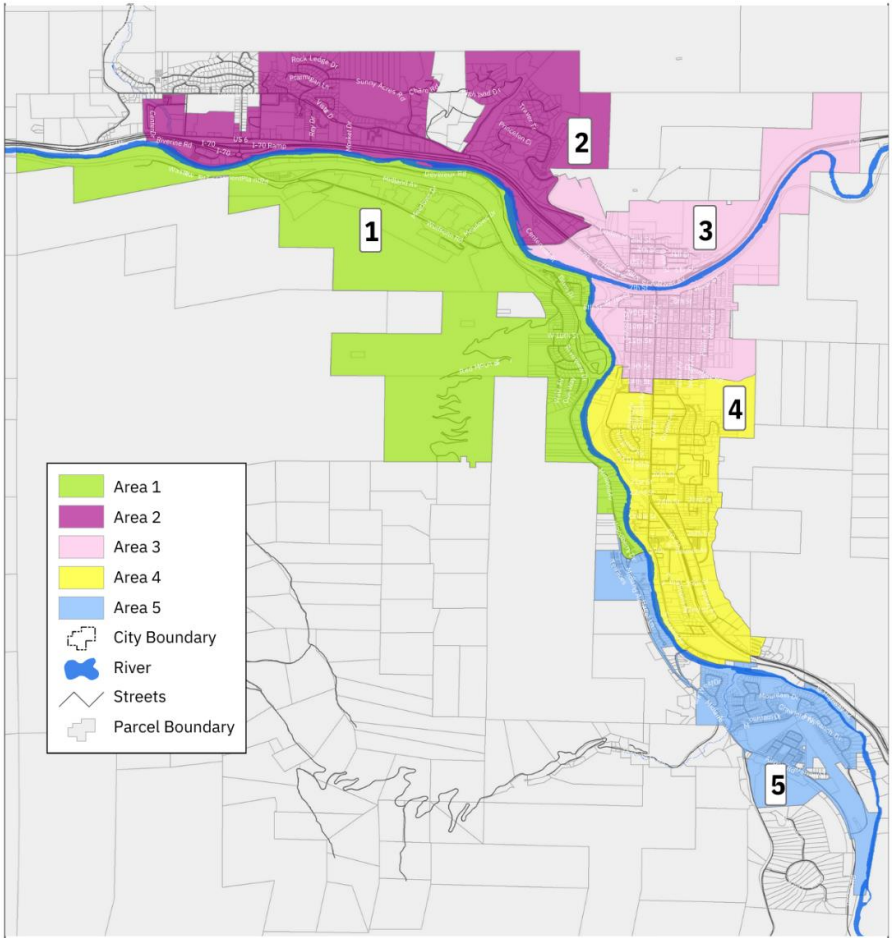
LOCATION IN GLENWOOD SPRINGS

Responses were collected from all areas of Glenwood Springs, with the largest share (27%) from the Invite sample living in Area 2. Slightly more than a quarter of Open link respondents do not live within City limits but responded to the survey, indicating a high interest and nearby residents using City services.

Referring to the map below, which area of Glenwood Springs do you live in?

	Invite	Open
Area 1	20%	14%
Area 2	27%	13%
Area 3	14%	10%
Area 4	18%	13%
Area 5	19%	16%
Other	1%	9%
Outside Glenwood Springs City Limits	0%	26%
n=	671	622

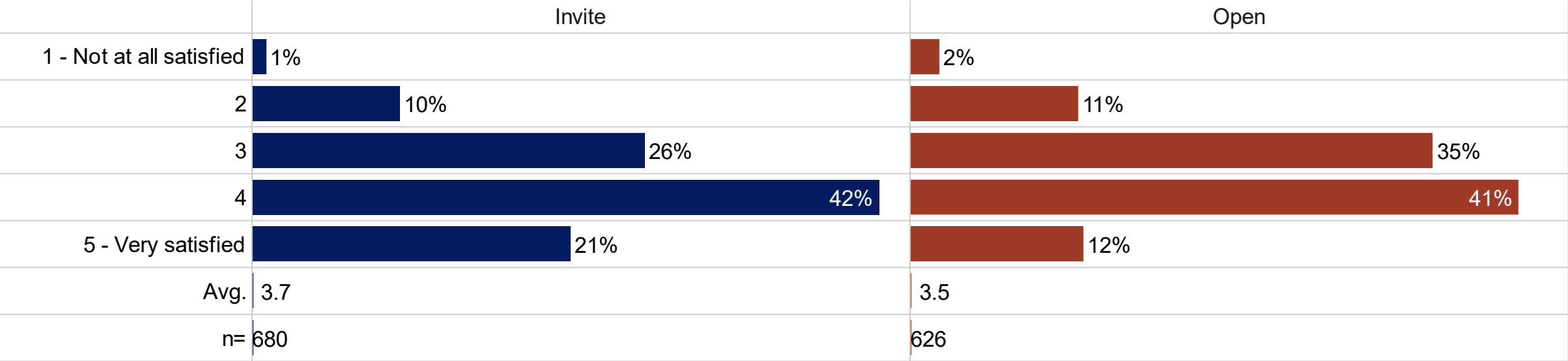
Source: RRC



SATISFACTION WITH PARKS AND RECREATION

About 42% of both samples rated their satisfaction with the quality of Glenwood Springs parks, facilities and programs a 4 on a scale of 1-5 with 5 being “very satisfied.” The Invite sample is slightly more satisfied than the Open link sample, which is common with the different sample types with an average of 3.7 out of 5 compared to the Open link’s average of 3.5.

Overall, how satisfied are you with the quality of parks, facilities, and programs provided by Glenwood Springs Parks and Recreation?



Source: RRC



| CURRENT USAGE

FREQUENCY OF USE

Trails and pathways and City parks are the most commonly used facility for the Invite sample with at least 41% saying they use them at least once a week. The Community Center is also a highly utilized facility, with slightly greater use by the Open link sample. Arts and culture programs and special events are most frequently used a few times a year. More than half of the Invite sample responded that they have not used youth recreation and sports programs (59%).

How frequently do you and/or a member of your household use or participate in any of the following facilities or city services?

			At least once a week	A few times a month	At least once a month	A few times a year	Have not visited
Trails and pathways	Invite n=672		53%	17%	12%	15%	2%
	Open n=530		43%	18%	16%	18%	5%
City parks	Invite n=670		41%	20%	18%	20%	1%
	Open n=522		28%	22%	19%	29%	3%
Community Center	Invite n=651		26%	12%	15%	34%	13%
	Open n=516		31%	11%	13%	36%	10%
Adult recreation and sports programs	Invite n=624		13%	5%	5%	30%	47%
	Open n=514		22%	11%	6%	27%	34%
Youth recreation and sports programs	Invite n=603		9%	5%	6%	21%	59%
	Open n=493		23%	9%	6%	17%	45%
Art and culture programs	Invite n=614		3%	3%	7%	46%	41%
	Open n=489		2%	3%	8%	49%	38%
Special events	Invite n=636		2%	4%	7%	69%	18%
	Open n=508		4%	6%	14%	56%	20%
Other	Invite n=74		39%	10%	9%	7%	34%
	Open n=110		39%	12%	6%	10%	33%

AMENITY USE

- Like the frequency of use, open space/parks and trails and pathways are the most commonly utilized amenity for both samples.
- River access and restrooms were also used by more than half of the Invite sample in the past year.
- A greater share of Open link respondents indicate the use of the ice rink (43% compared to 23%) as well as athletic courts (42% compared to 31%).
- Only 1% of the Invite sample responded that they do not use any of the listed amenities at Glenwood Springs Parks and Recreation facilities.

Which of the following amenities does your household use when visiting Glenwood Springs Parks and Recreation facilities? (CHECK ALL THAT APPLY)

	Invite	Open
Open space/parks	83%	69%
Trails and pathways	81%	73%
River access	66%	59%
Restrooms	64%	51%
Playgrounds	40%	30%
Swimming pool	38%	34%
Athletic courts (e.g., basketball, tennis, volleyball, pickleball)	31%	42%
Park shelters	30%	29%
Indoor gymnasium	29%	27%
Ice rink	23%	43%
Athletic fields (diamonds and rectangles)	20%	20%
Cemeteries	16%	12%
Climbing wall	16%	18%
Skate park	10%	11%
Ceramics Studio	8%	4%
Archery range	7%	5%
Gear Library	6%	4%
On-site childcare	2%	4%
None of the above	1%	0%
Other	4%	7%
n=	693	558

Source: RRC

INCREASING USAGE

- Both the Invite sample and the Open link sample feel that additional facilities and amenities would most help increase their use of parks and recreation facilities, programs, and services followed by improved trail connectivity.
- A greater share of Invite respondents feel that improved communication about offerings, additional class and program offerings, and better condition of parks or facilities would lead to increased use.
- A total of 11% of Invite sample desire additional multilingual offerings.

What are the most important areas that, if addressed by Glenwood Springs Parks and Recreation, would increase your use of parks and recreation facilities, programs, and services? (CHECK ALL THAT APPLY)

	Invite	Open
Additional facilities and amenities	40%	53%
Improved trail connectivity	37%	31%
Improved communication about offerings	36%	20%
Additional class and program offerings	35%	29%
Better condition/maintenance of parks or facilities	34%	29%
Expanded hours of operation	34%	25%
Lower pricing/user fees	26%	19%
Additional lighting (e.g., parks, trails, facilities)	22%	16%
More parking	17%	11%
Improved safety and security	13%	10%
Improved public transit	12%	11%
Better accessibility for people with disabilities	11%	8%
Additional multilingual offerings	11%	3%
Better signage/wayfinding	8%	6%
Facilities closer to where I live or work	6%	7%
Improved customer service/staff knowledge	5%	8%
n=	624	477

Source: RRC

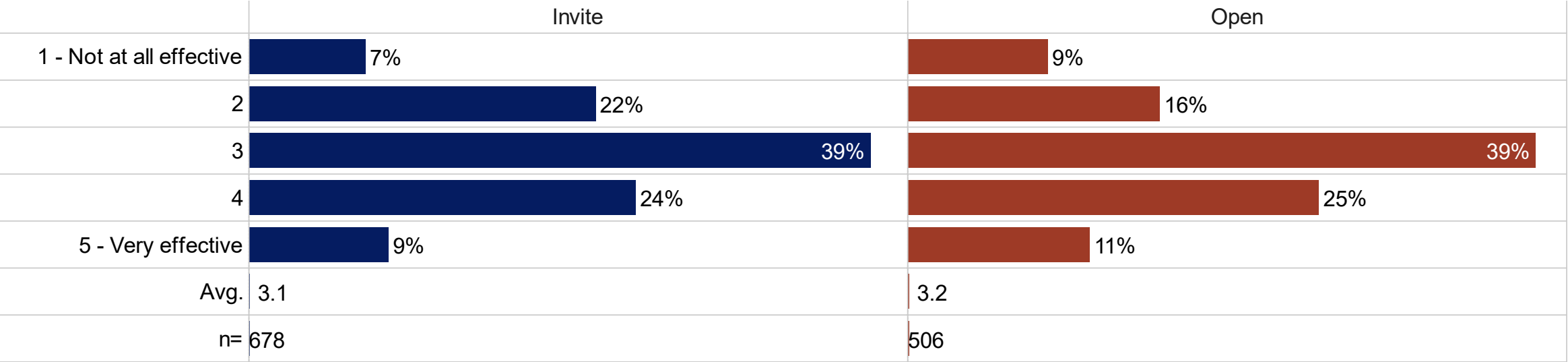


| COMMUNICATION

EFFECTIVENESS OF COMMUNICATION

Overall, the City of Glenwood Springs Parks and Recreation’s communication was rated as somewhat effective with an average of 3.1 out of 5 for the Invite sample and 3.2 for the Open link sample. A third of Invite respondents feel more positively toward how effective the City’s communication is with ratings of 4 or 5.

How effective is Glenwood Springs Parks and Recreation at reaching you with information on parks and recreation facilities, programs, and services?

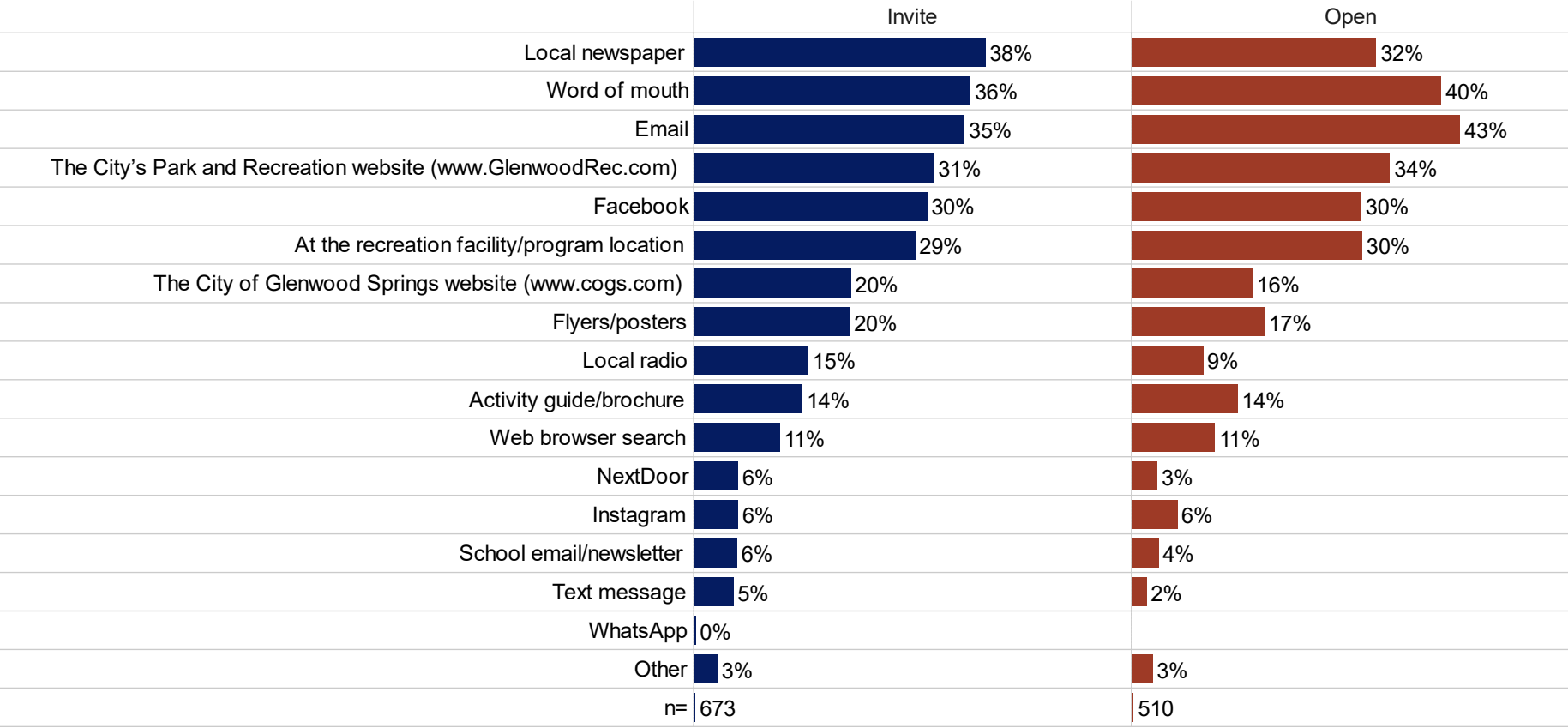


Source: RRC

CURRENT COMMUNICATION METHODS

- Currently, respondents receive communication on parks and recreation facilities, programs, and services through a variety of different methods with the most popular being local newspaper, word of mouth and email.
- Fewer respondents use NextDoor, Instagram, school emails/newsletters, text message and WhatsApp as tools for communication from the City.

How do you currently receive information on parks and recreation facilities, programs, and services? (CHECK ALL THAT APPLY)

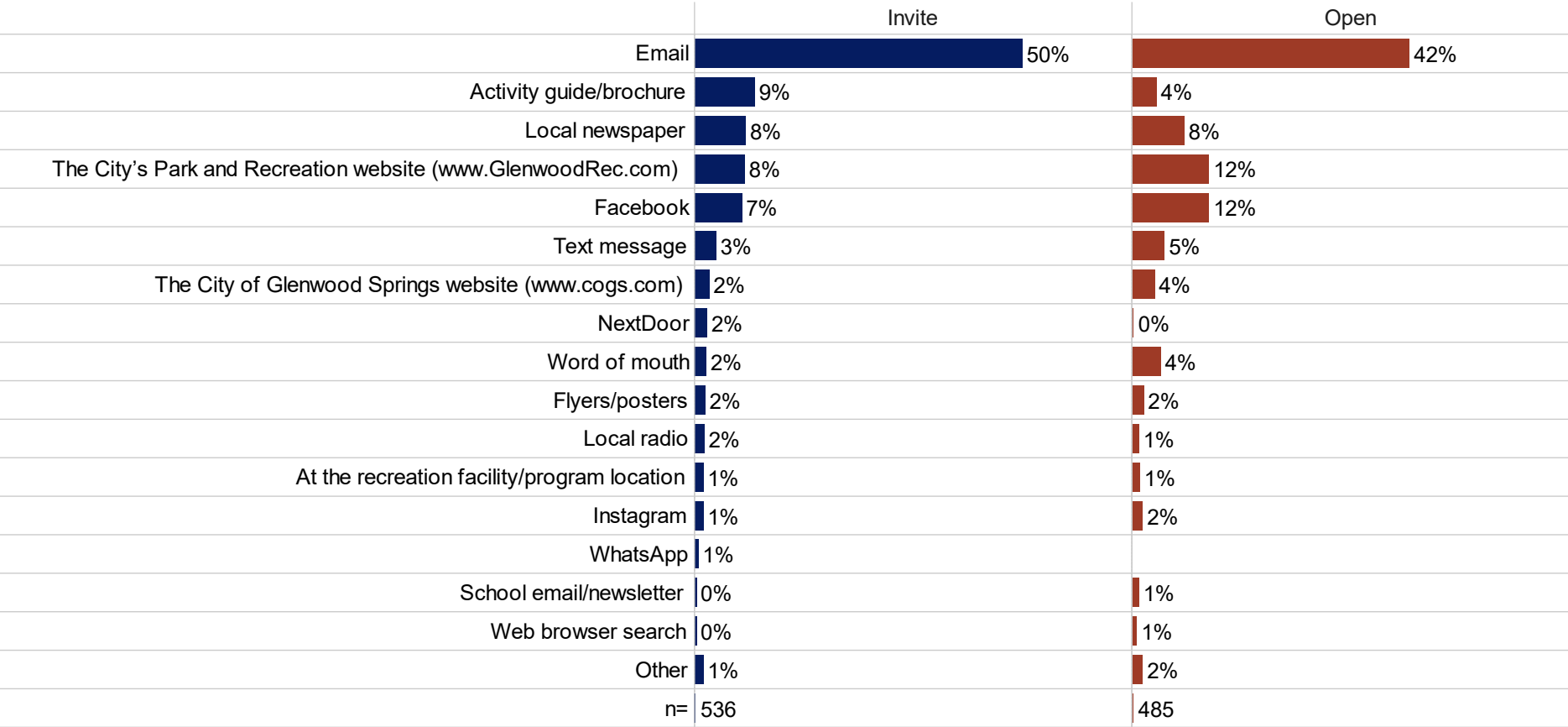


Source: RRC

PREFERRED COMMUNICATION

- Half of the Invite sample and 42% of the Open link sample prefer email as the primary communication method.
- The Open link sample are bigger proponents of the City’s Park and Recreation website and Facebook whereas the Invite sample more strongly prefers the activity guide/brochure.

What is your preferred way to receive information on parks and recreation facilities, programs, and services?



Source: RRC



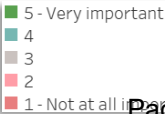
| CURRENT CONDITIONS

FACILITIES – IMPORTANCE

- Trails and pathways are the most important facility to both samples with 92% of the Invite sample and 84% of the Open link sample rating them as a 4 or 5 on a 5-range scale.
- Open space/natural areas, community and neighborhood parks, river access, public restrooms and the Community Center also showed higher levels of importance with averages of 4 and above for both samples.
- The Open link sample finds athletic courts and the ice rink to be of greater importance.
- City-owned cemeteries, the skate park and archery range rated the lowest in terms of important facilities.

Please rate how important the following facilities and services are to your household. Please provide an answer even if you have not used the facility.

				1 & 2		Percent Responding: 3		4 & 5	
Facility	Sample	Avg. Rating	n	1 & 2		3		4 & 5	
				1	2	3	4	5	Total %
Trails and pathways	Invite	Avg. 4.6	n=660	3%	5%	5%	76%	92%	
	Open	Avg. 4.5	n=457	5%	11%	68%	84%		
Open space/natural areas	Invite	Avg. 4.6	n=647	3%	8%	72%	89%		
	Open	Avg. 4.3	n=448	8%	12%	63%	81%		
Community and neighborhood parks	Invite	Avg. 4.5	n=649	3%	9%	67%	88%		
	Open	Avg. 4.2	n=461	7%	15%	53%	79%		
River access	Invite	Avg. 4.3	n=654	6%	16%	59%	78%		
	Open	Avg. 4.3	n=451	8%	11%	57%	81%		
Public restrooms	Invite	Avg. 4.1	n=650	7%	21%	45%	73%		
	Open	Avg. 4.0	n=444	10%	21%	42%	70%		
Community Center	Invite	Avg. 4.1	n=650	11%	15%	53%	75%		
	Open	Avg. 4.1	n=450	10%	17%	52%	73%		
Athletic courts (e.g., basketball, tennis, pickleball)	Invite	Avg. 3.3	n=637	29%	22%	30%	49%		
	Open	Avg. 3.6	n=453	22%	21%	36%	57%		
Public art	Invite	Avg. 3.3	n=635	25%	28%	23%	24%	47%	
	Open	Avg. 3.1	n=423	33%	26%	41%			
Playgrounds	Invite	Avg. 3.5	n=630	29%	15%	36%	56%		
	Open	Avg. 3.4	n=436	28%	21%	32%	51%		
Arts Center	Invite	Avg. 3.1	n=633	32%	31%	37%			
	Open	Avg. 2.9	n=435	38%	26%	35%			
Athletic fields (e.g., baseball, softball, soccer, football)	Invite	Avg. 3.3	n=624	34%	17%	31%	49%		
	Open	Avg. 3.4	n=439	28%	22%	30%	50%		
Dog park	Invite	Avg. 3.3	n=634	23%	34%	17%	34%	49%	
	Open	Avg. 3.1	n=433	25%	37%	18%	30%	45%	
Ice rink	Invite	Avg. 2.8	n=619	27%	44%	27%	29%		
	Open	Avg. 3.5	n=442	30%	14%	44%	56%		
City-owned cemeteries	Invite	Avg. 2.4	n=618	40%	58%	21%	21%		
	Open	Avg. 2.3	n=422	40%	60%	22%	18%		
Skate park	Invite	Avg. 2.3	n=611	41%	56%	25%	19%		
	Open	Avg. 2.4	n=409	39%	55%	21%	24%		
Archery range	Invite	Avg. 1.9	n=628	56%	74%	14%	13%		
	Open	Avg. 2.0	n=441	52%	68%	18%	14%		

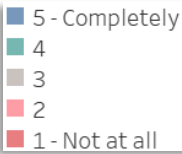


FACILITIES – NEEDS MET

- There are higher ratings of how well the current facilities are meeting the needs of the community with all listed facilities rating at least a 3.1 and above for both samples.
- Respondents are most satisfied with the community and neighborhood parks, the Community Center, playgrounds, and trails and pathways.
- The Invite sample is generally more satisfied with current facilities than the Open link sample.

Please rate how you think the following facilities are currently meeting the needs of the community. Please provide an answer even if you have not used the facility.

				1 & 2		Percent Responding:		3		4 & 5	
Facility	Sample	Avg. Rating	n	1 & 2		3		4		5	
				1	2	3	4	5	6	7	8
Community and neighborhood parks	Invite	Avg. 3.9	n=526	6%		25%	38%	31%	69%		
	Open	Avg. 3.8	n=386	6%		31%	42%	20%	62%		
Community Center	Invite	Avg. 3.9	n=518	12%		17%	42%	29%	71%		
	Open	Avg. 3.8	n=381	7%		30%	41%	23%	64%		
Playgrounds	Invite	Avg. 3.8	n=431	12%		24%	35%	30%	65%		
	Open	Avg. 3.8	n=338	7%		27%	43%	22%	66%		
Trails and pathways	Invite	Avg. 4.0	n=554	5%		23%	38%	34%	72%		
	Open	Avg. 3.8	n=386	6%		26%	43%	25%	68%		
Athletic courts (e.g., basketball, tennis, pickleball)	Invite	Avg. 3.8	n=452	8%		26%	43%	23%	66%		
	Open	Avg. 3.6	n=361	13%		30%	37%	19%	57%		
Athletic fields (e.g., baseball, softball, soccer, football)	Invite	Avg. 3.9	n=422	9%		25%	37%	29%	66%		
	Open	Avg. 3.8	n=324	10%		29%	35%	26%	62%		
Open space/natural areas	Invite	Avg. 3.9	n=520	12%		19%	37%	32%	69%		
	Open	Avg. 3.7	n=380	10%		29%	36%	25%	61%		
Arts Center	Invite	Avg. 3.5	n=364	14%		36%	33%	17%	52%		
	Open	Avg. 3.5	n=240	15%		33%	35%	17%	52%		
River access	Invite	Avg. 3.9	n=517	11%		21%	36%	32%	68%		
	Open	Avg. 3.9	n=375	9%		25%	33%	33%	66%		
Public art	Invite	Avg. 3.6	n=431	16%		30%	30%	24%	54%		
	Open	Avg. 3.6	n=287	12%		30%	36%	22%	58%		
Public restrooms	Invite	Avg. 3.2	n=507	26%		32%	26%	42%			
	Open	Avg. 3.3	n=366	18%	24%	35%	28%	41%			
Ice rink	Invite	Avg. 3.8	n=387	8%		28%	39%	25%	64%		
	Open	Avg. 3.1	n=314	19%	34%	23%	25%	19%	44%		
Skate park	Invite	Avg. 3.2	n=297	21%	29%	30%	24%	17%	41%		
	Open	Avg. 3.4	n=210	22%		28%	30%	20%	50%		
Archery range	Invite	Avg. 3.3	n=214	21%		37%	25%	18%	43%		
	Open	Avg. 3.3	n=145	23%		32%	27%	18%	45%		
City-owned cemeteries	Invite	Avg. 3.8	n=286	18%		19%	24%	38%	62%		
	Open	Avg. 3.6	n=199	17%		29%	28%	27%	54%		
Dog park	Invite	Avg. 3.3	n=433	19%	29%	25%	23%	23%	46%		
	Open	Avg. 3.3	n=285	20%	28%	24%	25%	23%	48%		



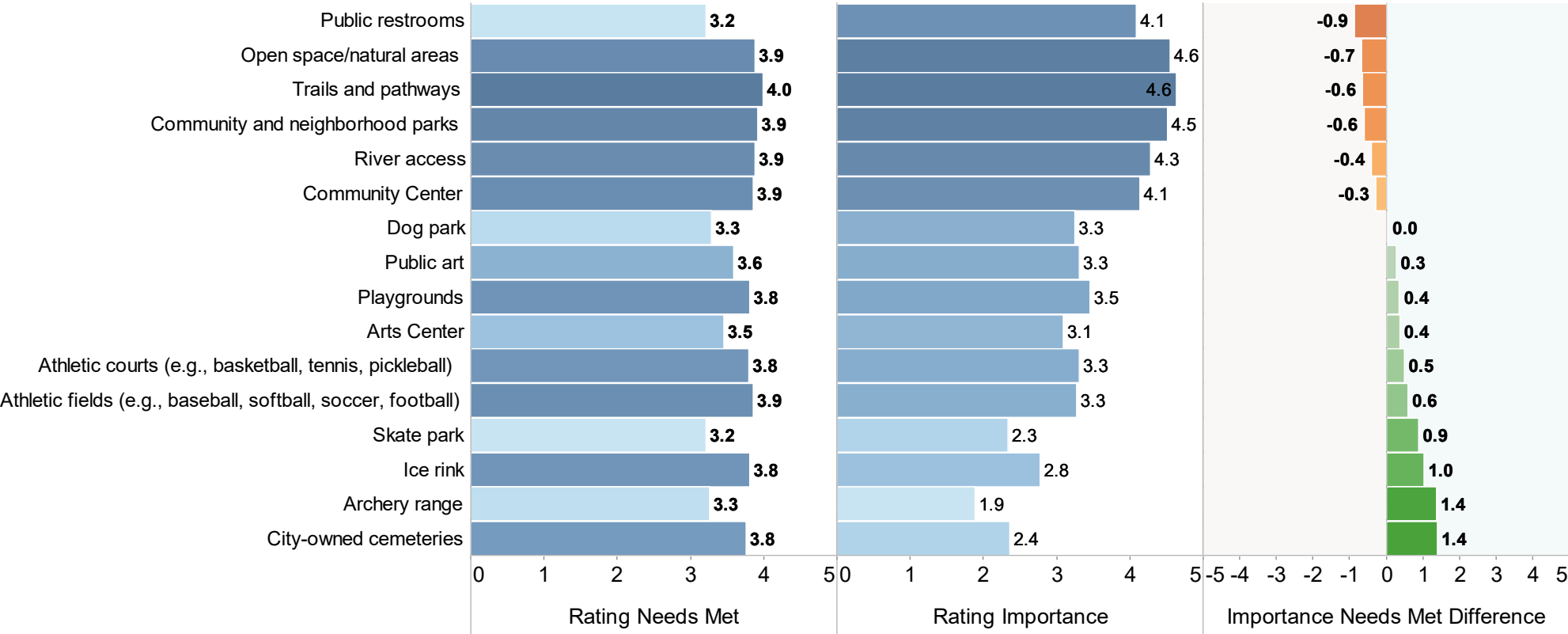
FACILITIES – IMPORTANCE/NEEDS MET MATRIX

INVITE SAMPLE

The graph below highlights the differences between the average rating of meeting the needs of the community and the average importance rating for facilities for the Invite sample. The greatest disparities in average ratings (although small) are public restrooms, open space/natural areas, trails and pathways and neighborhood parks.

Difference Between Average Rating for Meeting the Needs and Average Importance Rating

Facilities
Invite Sample

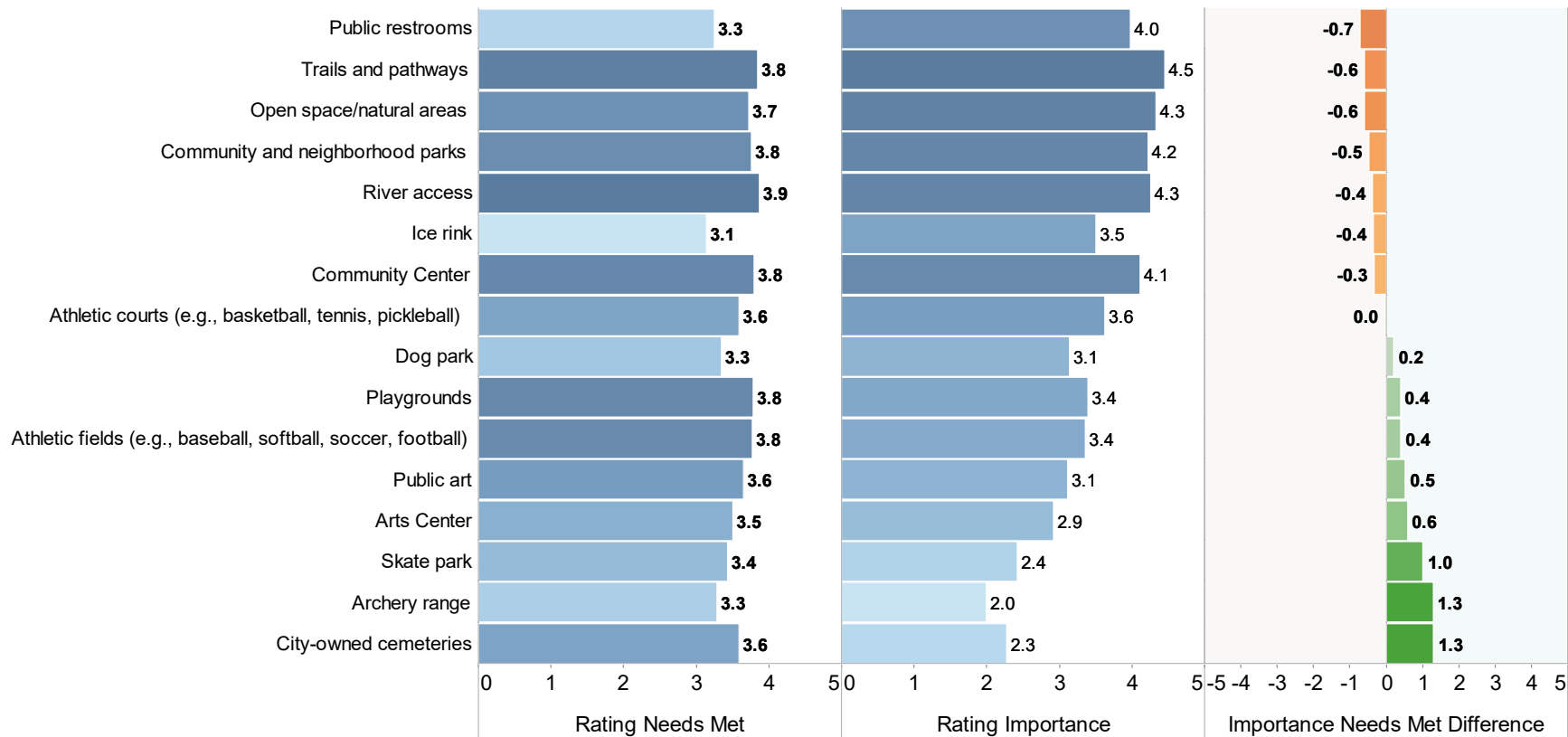


FACILITIES – IMPORTANCE/NEEDS MET MATRIX

OPEN LINK SAMPLE

The Open link sample also feels that public restrooms are facilities in need of the greatest improvement followed by trails and pathways, open space/natural areas, and community and neighborhood parks.

Difference Between Average Rating for Meeting the Needs and Average Importance Rating
Facilities
Open Sample



Source: RRC

AVERAGE IMPORTANCE – PERFORMANCE MATRIX

High importance/ Low needs met

These are key areas for potential improvements. Improving these facilities/programs would likely positively affect the degree to which community needs are met overall.

High importance/ High needs met

These amenities are important to most respondents and should be maintained in the future but are less of a priority for improvements as needs are currently being adequately met.

These “niche” facilities/programs have a small but passionate following, so measuring participation when planning for future improvements may prove to be valuable.

Low importance/ Low needs met

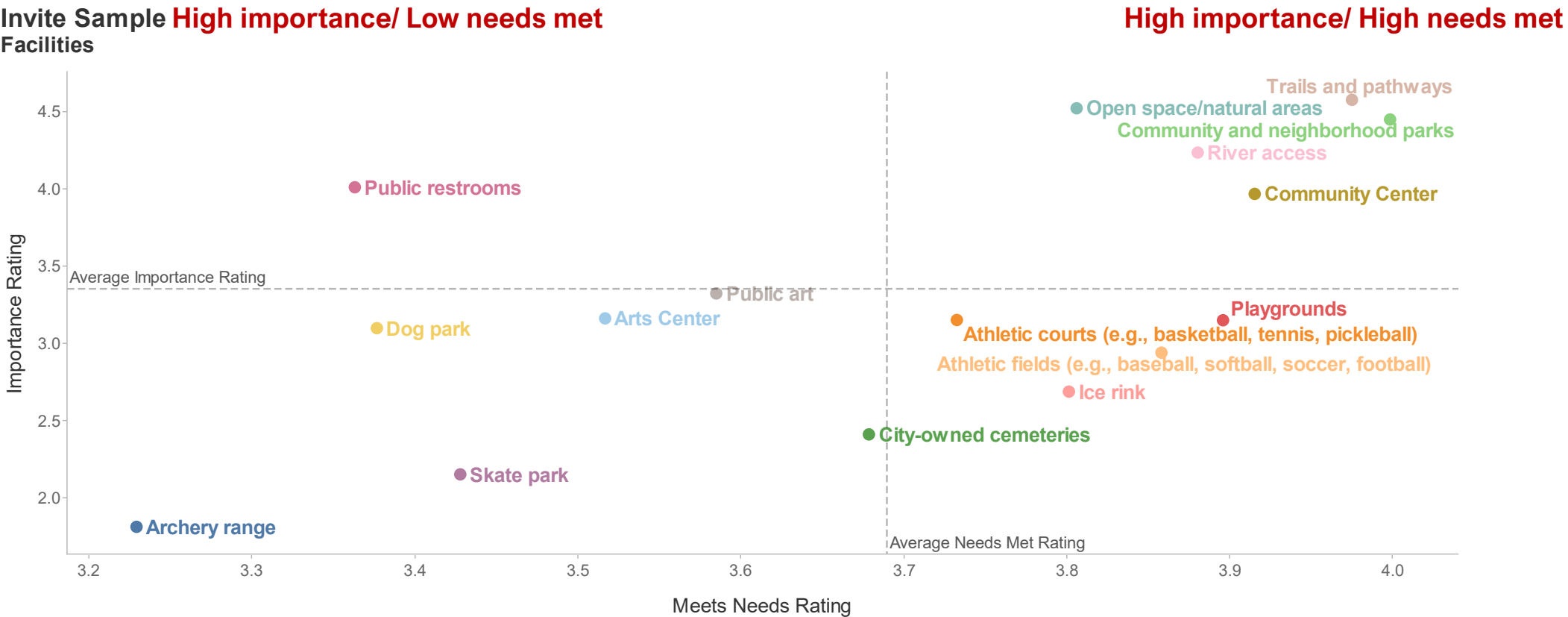
Current levels of support appear to be adequate. Future discussions evaluating whether the resources supporting these facilities/programs outweigh the benefits may be constructive.

Low importance/ High needs met

FACILITIES – IMPORTANCE/NEEDS MET MATRIX

INVITE SAMPLE

Trails and pathways, open space/natural areas, community and neighborhood parks, river access, and the Community Center are all highly important and highly meeting the needs of the community according to the Invite sample. Public restrooms are the one category that feel into the high importance, low needs met category.

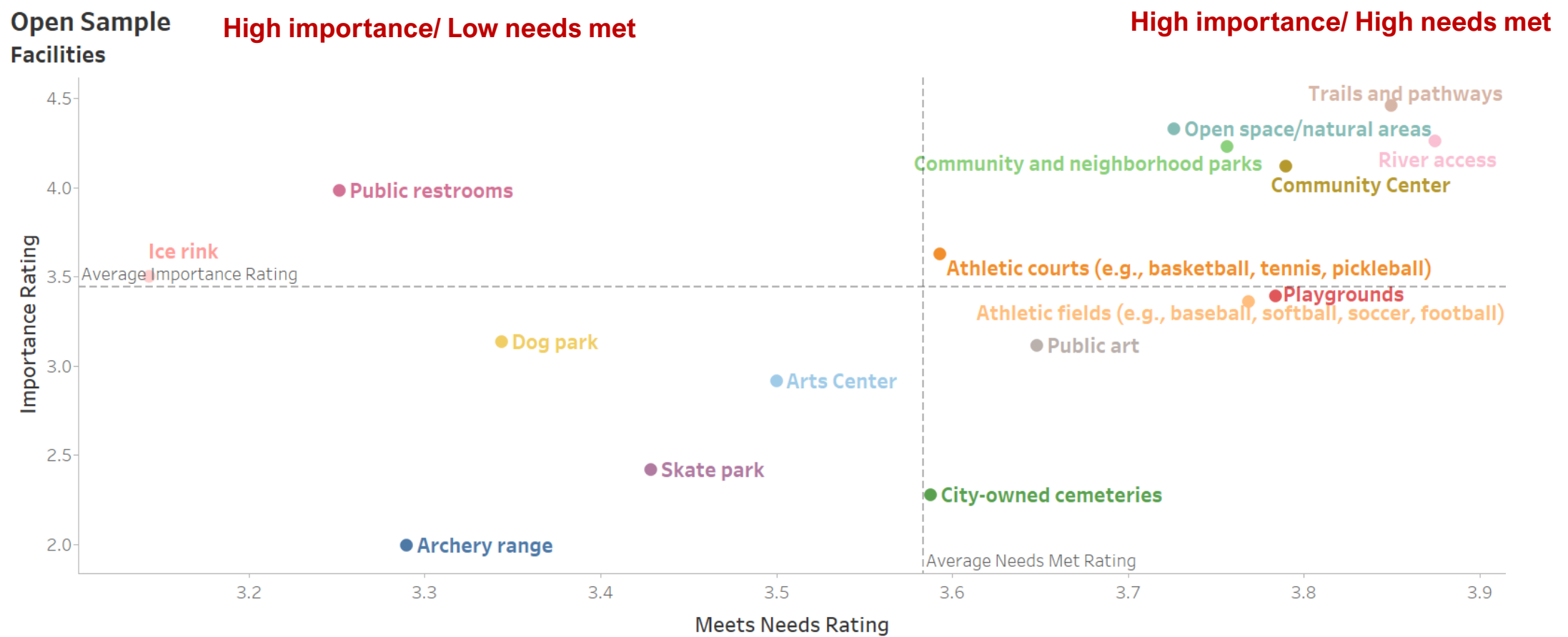


Source: RRC Associates

FACILITIES – IMPORTANCE/NEEDS MET MATRIX

OPEN LINK SAMPLE

The Open link sample also feels that public restrooms could use some improvement to better meet the needs of the community. The Open link sample rated all the same facilities as high importance/high needs met as the Invite sample in addition to athletic courts.



PROGRAMS & SPECIAL EVENTS – IMPORTANCE

- For programs and special events, the Invite sample feels that special events and wellness/fitness programs are of the highest importance with average ratings of 4 out of 5.
- Athletics are of greater importance to the Open link sample whereas the Invite sample places a higher importance on arts.

Please rate how important the following programs and services are to your household. Please provide an answer even if you have not used the program or service.

			Percent Responding:			
			1 & 2	3	4 & 5	
Special events (4th of July Celebration, Music on 7th, etc.)	Invite	Avg. 4.0 n=644	9%	17%	30%	74%
	Open	Avg. 3.7 n=451	17%	21%	31%	62%
Wellness/fitness	Invite	Avg. 4.0 n=642	11%	14%	34%	75%
	Open	Avg. 3.8 n=444	14%	20%	30%	65%
Athletics	Invite	Avg. 3.5 n=607	23%	21%	24%	56%
	Open	Avg. 3.9 n=440	13%	18%	25%	69%
Arts	Invite	Avg. 3.5 n=620	23%	28%	19%	49%
	Open	Avg. 3.2 n=433	29%	28%	22%	43%
Older adults	Invite	Avg. 3.2 n=636	20% 33%	24%	26%	43%
	Open	Avg. 3.2 n=441	18% 30%	23%	21% 26%	47%
Therapeutic	Invite	Avg. 3.2 n=612	33%	23%	23%	44%
	Open	Avg. 2.9 n=423	21% 18% 39%	27%	20%	35%
Aquatics	Invite	Avg. 3.2 n=627	18% 35%	22%	29%	43%
	Open	Avg. 3.3 n=439	18% 30%	21%	20%	49%
Children and youth	Invite	Avg. 3.3 n=633	24% 36%	13%	36%	51%
	Open	Avg. 3.4 n=436	23% 32%	14%	42%	54%
Other: (specify)	Invite	Avg. 3.1 n=46	21% 24% 46%	9%	37%	45%
	Open	Avg. 4.0 n=57	18%	12%	63%	70%

5 - Very important

4

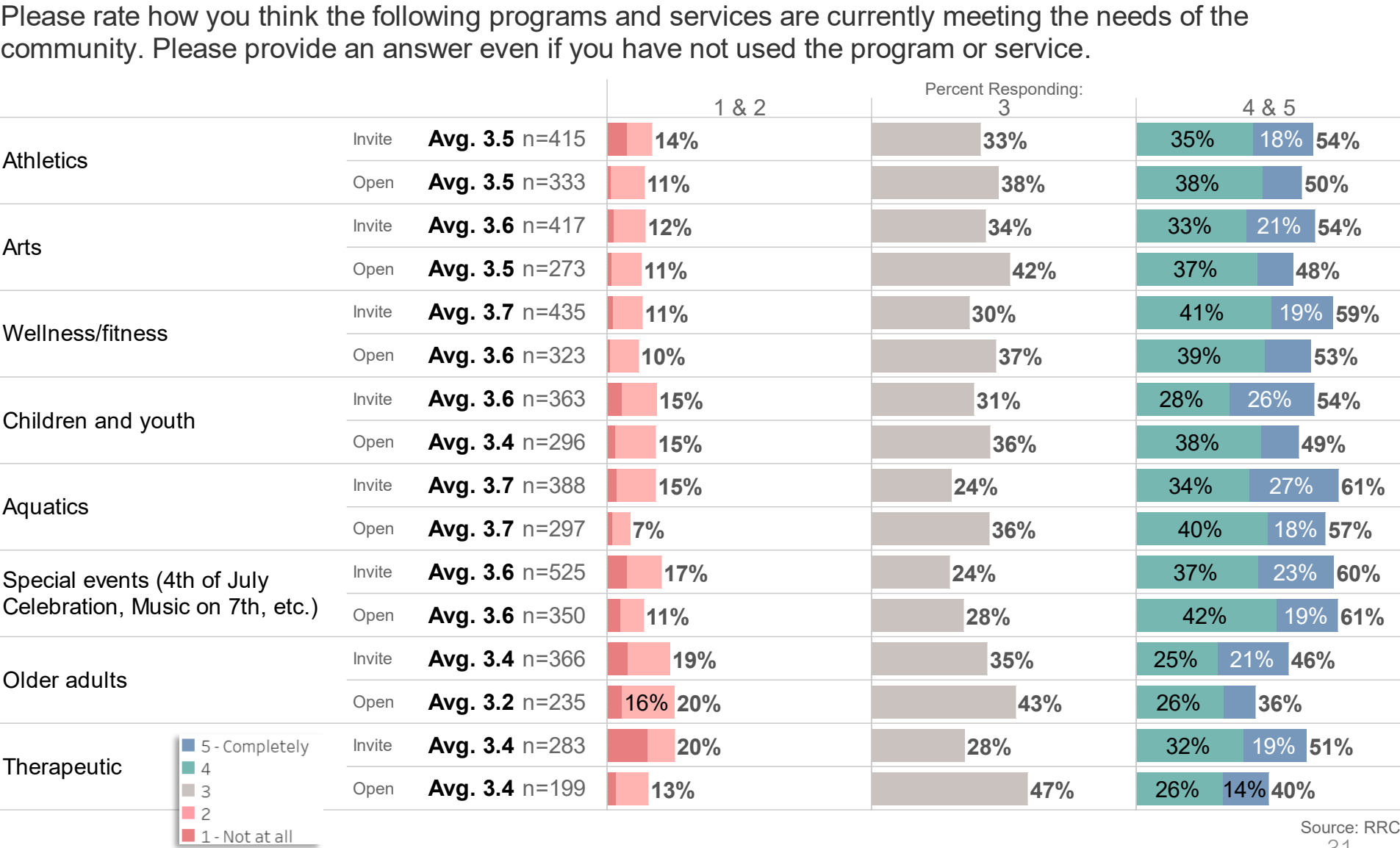
3

2

1 - Not at all important

PROGRAMS & SPECIAL EVENTS – NEEDS MET

- In general, respondents are satisfied with the current programs and special events offered by the City of Glenwood Springs.
- However, special events and wellness/fitness rated lower in meeting the needs of the community than importance for the Invite sample.

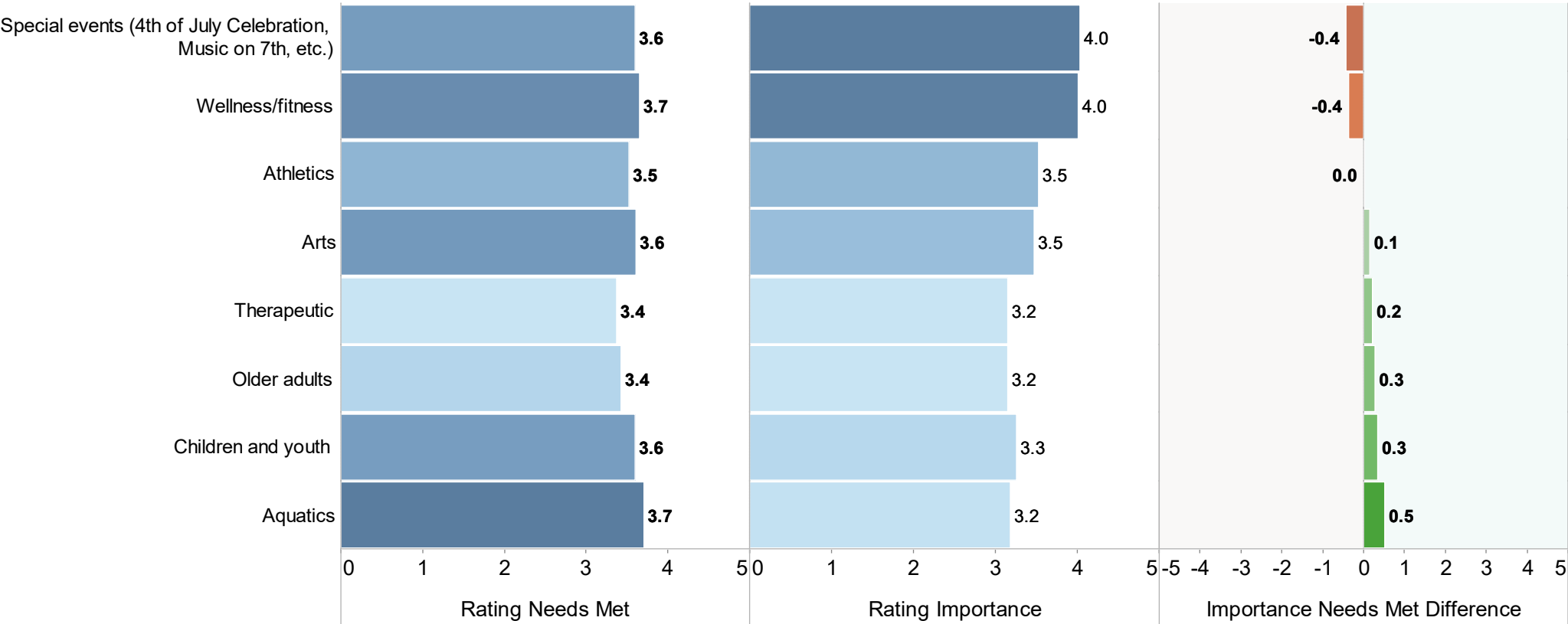


PROGRAMS & SPECIAL EVENTS – IMPORTANCE/NEEDS MET MATRIX

INVITE SAMPLE

There are small differences in average ratings for meeting the needs of the community and average importance ratings of programs and special events for the Invite sample. This shows that the City’s resources are currently being utilized appropriately. However, some special events and wellness/fitness programs showed slight differences in average ratings indicating an area for improvement.

Difference Between Average Rating for Meeting the Needs and Average Importance Rating
Programs and Special Events
Invite Sample

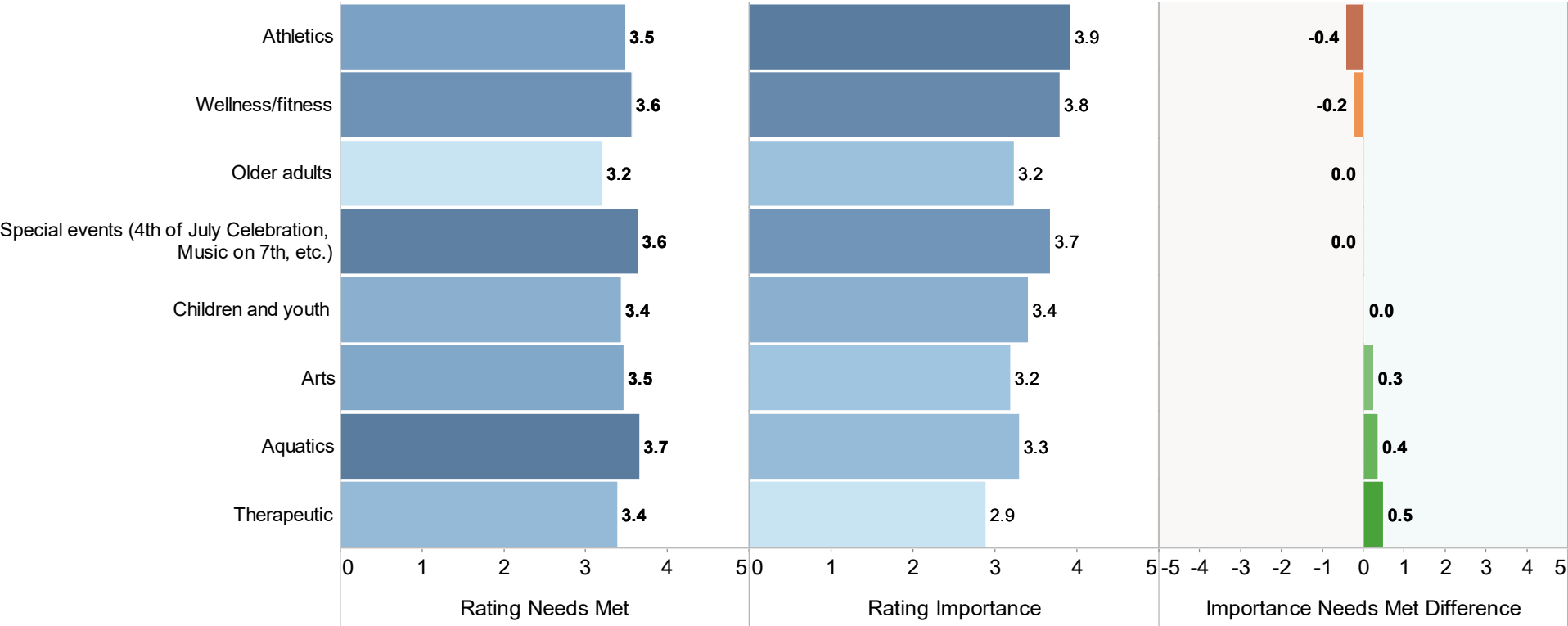


PROGRAMS & SPECIAL EVENTS – IMPORTANCE/NEEDS MET MATRIX

OPEN LINK SAMPLE

Again, there are small differences with average ratings for the Open link sample for programs and special events with the greatest difference being with athletic programs.

Difference Between Average Rating for Meeting the Needs and Average Importance Rating
Programs and Special Events
Open Sample



AVERAGE IMPORTANCE – PERFORMANCE MATRIX

High importance/ Low needs met

These are key areas for potential improvements. Improving these facilities/programs would likely positively affect the degree to which community needs are met overall.

High importance/ High needs met

These amenities are important to most respondents and should be maintained in the future but are less of a priority for improvements as needs are currently being adequately met.

These “niche” facilities/programs have a small but passionate following, so measuring participation when planning for future improvements may prove to be valuable.

Low importance/ Low needs met

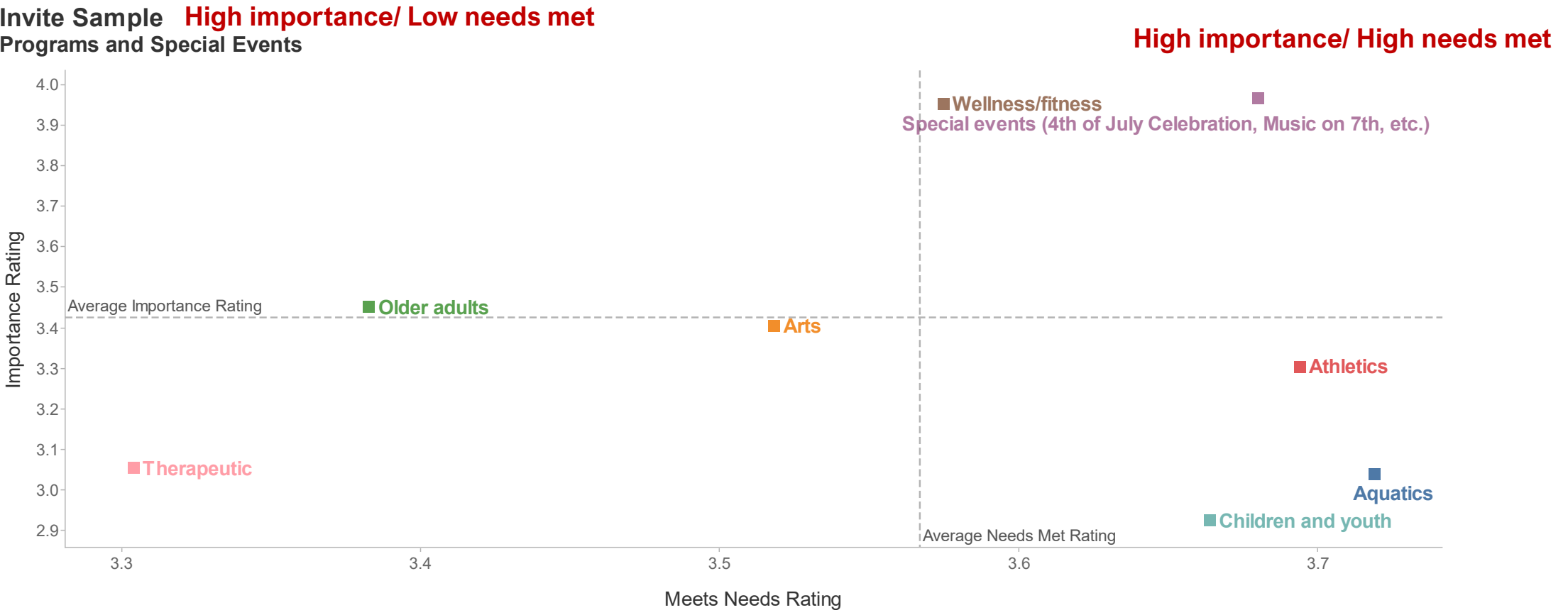
Current levels of support appear to be adequate. Future discussions evaluating whether the resources supporting these facilities/programs outweigh the benefits may be constructive.

Low importance/ High needs met

PROGRAMS & SPECIAL EVENTS – IMPORTANCE/NEEDS MET MATRIX

INVITE SAMPLE

Wellness/fitness programs and special events are both highly valued and highly meeting the needs of the community according to the Invite sample.

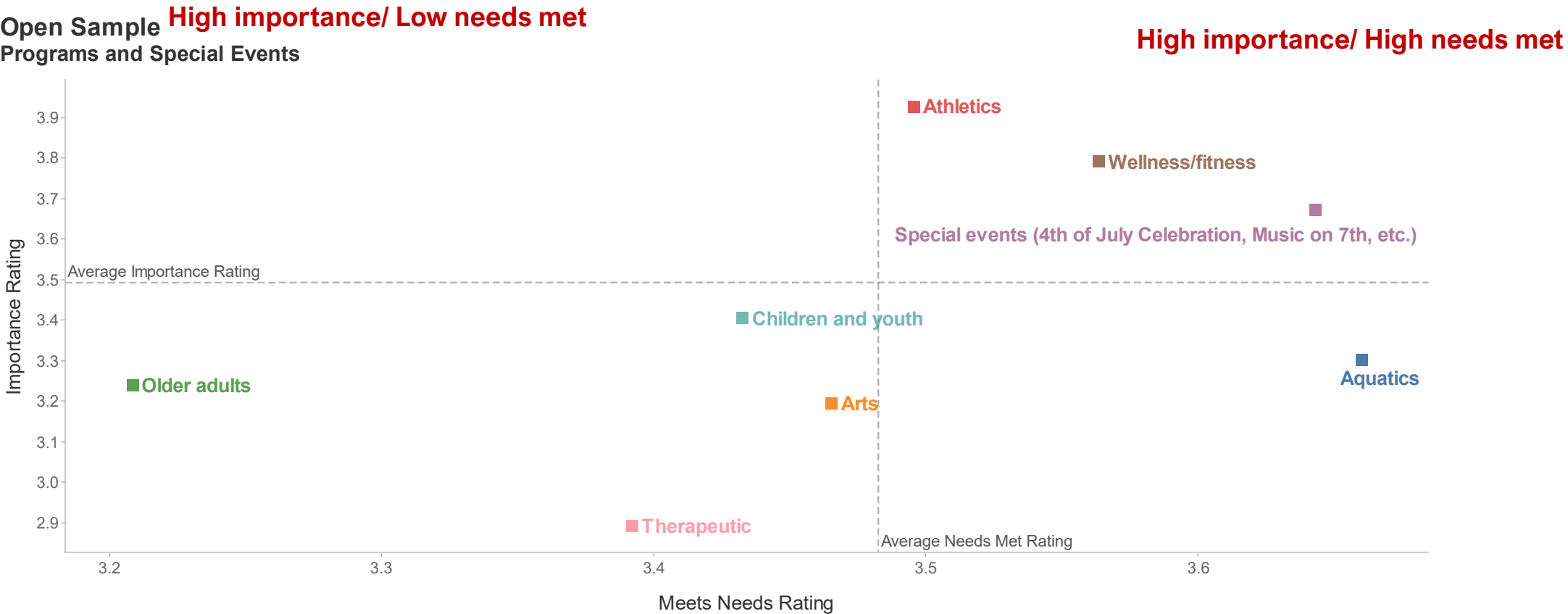


Source: RRC Associates

PROGRAMS & SPECIAL EVENTS – IMPORTANCE/NEEDS MET MATRIX

OPEN LINK SAMPLE

In addition to wellness/fitness programs and special events, the Open link sample also feels that athletic programming is highly important and currently meeting the needs of the community.

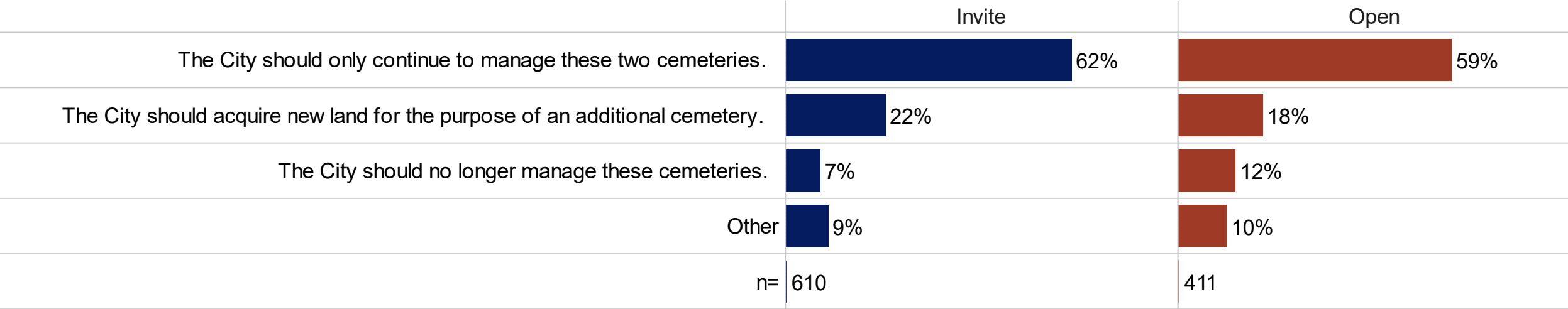


Source: RRC Associates

CITY OF GLENWOOD SPRINGS CEMETERIES

The majority of both samples feel that the City should continue to only manage Linwood Cemetery and Rosebud Cemetery. Only 7% of the Invite sample feels that the City should no longer manage these cemeteries and 22% would prefer that the City should acquire new land for the purpose of an additional cemetery.

The City currently owns two cemeteries, Linwood Cemetery and Rosebud Cemetery. What do you think?



Source: RRC

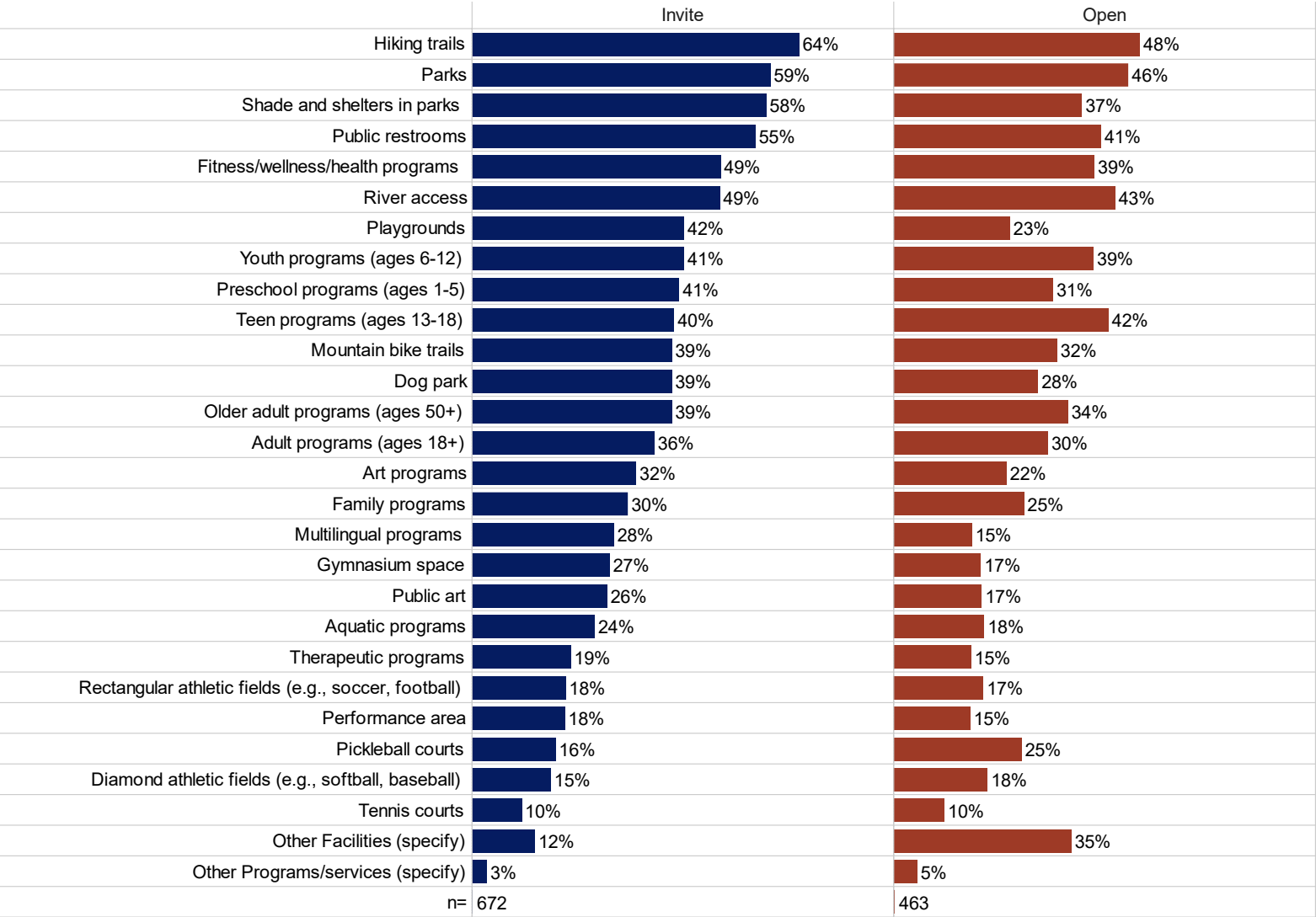


FUTURE NEEDS

FUTURE NEEDS – FACILITIES, PROGRAMS & SERVICES

- Hiking trails and parks are areas in which respondents would like to see the most improvement over the next 5-10 years.
- Over half of the Invite sample also feel that shade and shelters in parks, and public restrooms are of high importance.
- A greater share of the Open link sample would prefer improvements to pickleball courts (25%) compared to the Invite sample (16%).

What are the most important needs for improvement in Glenwood Springs over the next 5 to 10 years? (CHECK ALL THAT APPLY)

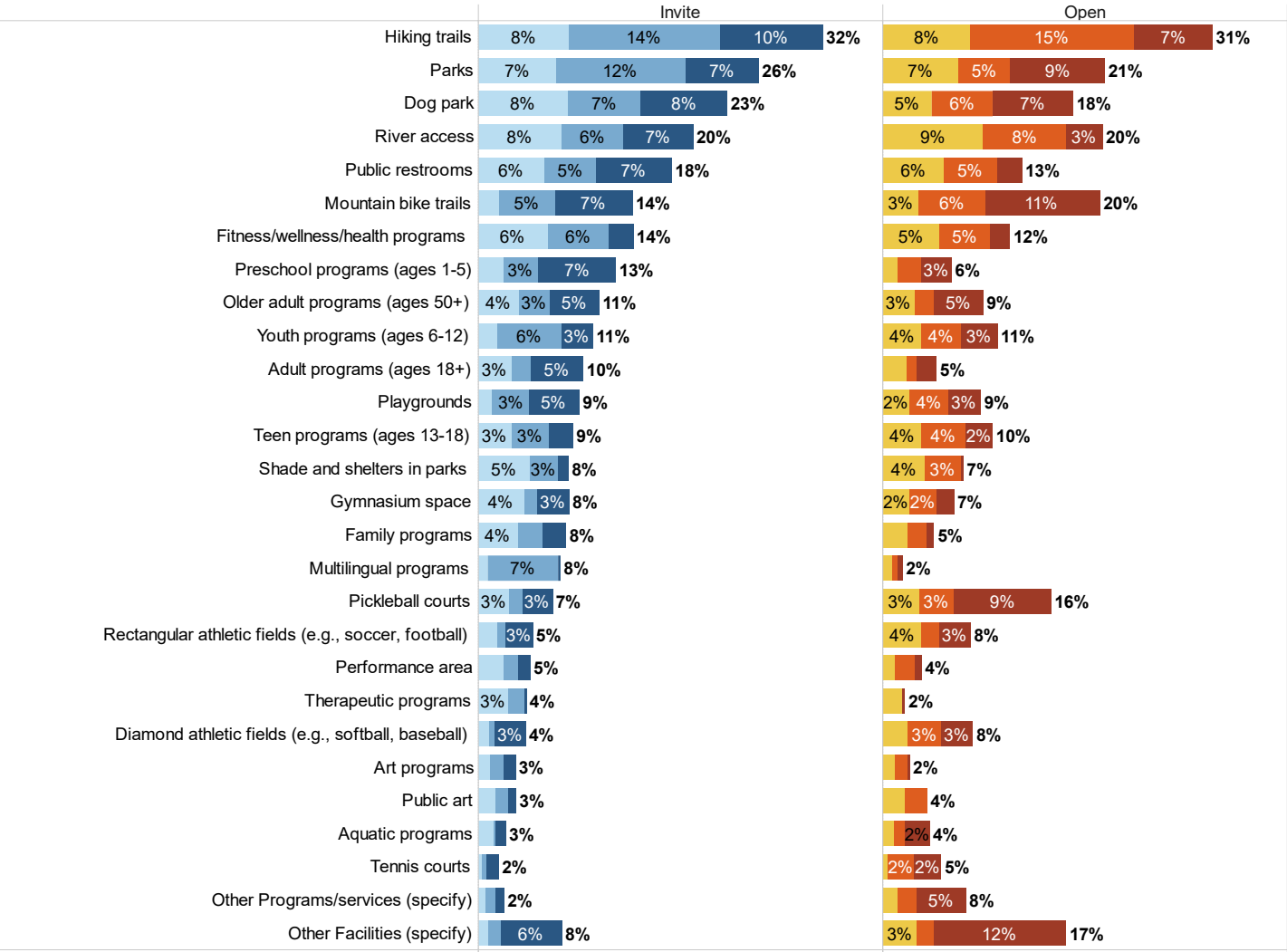


FUTURE NEEDS

TOP 3

- When respondents were asked to select their top three highest priority items to consider for future priorities, both samples agreed on hiking trails being the most important followed by parks.
 - The Invite sample also places higher importance on the dog park, river access and public restrooms.
- The Open link has stronger preferences for mountain bike trails and pickleball courts.
- Items mentioned in the “other facilities” include an indoor ice rink and disc golf.

From the list in the previous question, please select the top three highest priority items for you and your household.



FUTURE NEEDS

- Respondents were then asked to rate the importance of future needs for the City of Glenwood that do not yet currently exist.
- The items highlighted in green show the largest support from the Invite sample with at least half rating it as a 4 or 5 in terms of importance.
- The items highlighted in red, however, show the least amount of support with at least half of the Invite sample rating them as a 1 or 2 in importance.
- The items in the middle were pretty well split between those who find them important and those who do not.
- The Open link sample is more favorable of a year-round ice rink than the Invite sample.

What are the most important needs for Glenwood Springs to add over the next 5 to 10 years?

			Percent Responding:			
			1 & 2	3	4 & 5	
Outdoor programs	Invite	Avg. 3.8 n=560	9% 16%	17%	28% 39% 67%	
	Open	Avg. 3.6 n=358	19%	23%	30% 29% 58%	
Licensed childcare	Invite	Avg. 3.7 n=535	16% 9% 25%	9%	21% 44% 65%	
	Open	Avg. 3.4 n=347	18% 13% 31%	14%	18% 37% 54%	
Teen space	Invite	Avg. 3.5 n=523	12% 24%	23%	21% 32% 53%	
	Open	Avg. 3.5 n=340	14% 26%	18%	26% 30% 56%	
Older adult space	Invite	Avg. 3.4 n=541	14% 24%	25%	20% 31% 51%	
	Open	Avg. 3.2 n=330	17% 17% 34%	22%	21% 23% 45%	
Bike park, pump track, skills area	Invite	Avg. 3.4 n=532	13% 14% 27%	25%	20% 29% 49%	
	Open	Avg. 3.1 n=369	18% 17% 34%	26%	19% 21% 40%	
Splash pad	Invite	Avg. 3.1 n=503	24% 35%	18%	23% 24% 46%	
	Open	Avg. 2.7 n=347	26% 21% 47%	21%	16% 16% 31%	
Indoor playground	Invite	Avg. 3.1 n=520	22% 13% 35%	21%	19% 24% 43%	
	Open	Avg. 2.8 n=351	26% 20% 46%	21%	16% 17% 33%	
Outdoor fitness equipment	Invite	Avg. 2.9 n=544	23% 16% 39%	24%	20% 17% 37%	
	Open	Avg. 2.5 n=364	31% 21% 52%	24%	14% 24%	
Year-round ice rink	Invite	Avg. 2.8 n=532	30% 16% 45%	21%	16% 17% 34%	
	Open	Avg. 3.4 n=376	21% 32%	15%	43% 54%	
Disc golf course	Invite	Avg. 2.6 n=530	32% 18% 50%	20%	20% 30%	
	Open	Avg. 2.6 n=362	33% 18% 51%	20%	18% 28%	
Mini-soccer pitch	Invite	Avg. 2.6 n=448	34% 16% 50%	22%	18% 28%	
	Open	Avg. 2.3 n=311	44% 16% 59%	20%	21%	
Another City-owned cemetery	Invite	Avg. 2.1 n=486	51% 15% 66%	16%	18%	
	Open	Avg. 2.0 n=321	57% 13% 70%	12%	9% 18%	

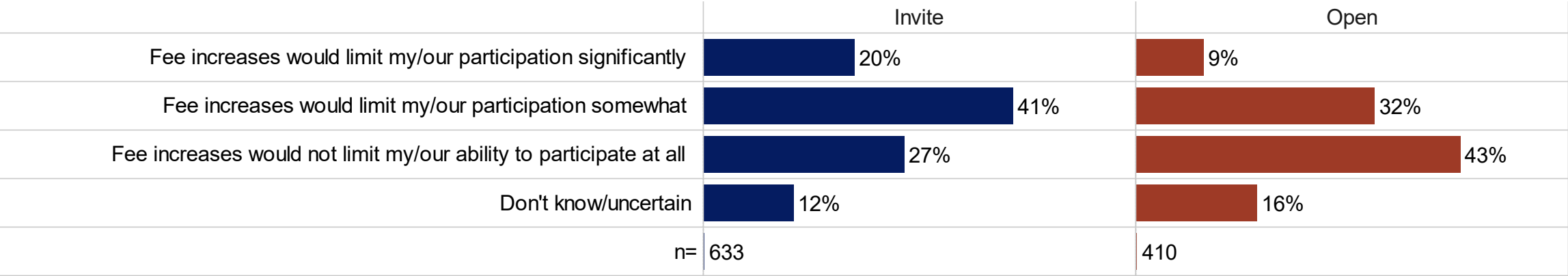


FINANCIAL CHOICES/FEEES

FEES & LEVELS OF PARTICIPATION

Most Invite respondents feel that fee increases would limit participation somewhat (41%) compared to Open link responses who are less sensitive to fee increases with 43% saying that fee increases would not limit participation at all. Another 20% of Invite respondents feel that fee increases would limit participation significantly.

If adjustments to fees were made (due to increasing costs to provide programs, services, or facilities) which of the following best describes the potential impact, if any, that fee increases would have on your current level of participation?



Source: RRC

ALLOCATION OF \$100

- The Invite sample is most likely to allocate funds towards hiking trails, expanded Community Center hours, and parks.
 - Other high priorities for the Invite sample include dog parks, mountain bike trails, public restrooms, and river access.
- The Open link sample is more supportive of a year-round ice rink, pickleball courts, and disc golf courses.
- Another City-owned cemetery, mini-soccer pitch, and tennis courts are lower in terms of priorities for both samples.

Imagine you have \$100 to spend on improving recreation facilities, services and/or programs for the City of Glenwood Springs, how would you allocate that \$100 across the following categories? Please enter numbers in \$5 increments and make sure your allocation totals \$100. You may leave items blank.

	n=640	Invite	n=465	Open
Hiking trails		\$9.58		\$5.81
Expanded Community Center hours		\$6.86		\$4.36
Parks		\$6.30		\$4.23
Dog park(s)		\$5.74		\$5.15
Mountain bike trails		\$5.69		\$6.35
Public restrooms		\$5.62		\$2.79
River access		\$5.21		\$3.89
Year-round ice rink		\$4.70		\$21.45
Indoor playground		\$4.61		\$2.41
Playgrounds		\$4.32		\$2.22
Bike park, pump track, skills area		\$3.94		\$2.99
Splash pad(s)		\$3.38		\$1.86
Older adult space		\$3.36		\$2.19
Teen space		\$3.03		\$2.11
Shade and shelters in parks		\$2.67		\$1.33
Pickleball courts		\$2.64		\$8.02
Public art		\$2.45		\$1.21
Gymnasium space		\$2.34		\$1.65
Multilingual offerings		\$1.99		\$0.64
Diamond athletic fields (e.g., softball, baseball)		\$1.97		\$1.25
Disc golf course(s)		\$1.94		\$7.32
Outdoor fitness equipment		\$1.65		\$0.74
Rectangular athletic fields (e.g., soccer, football)		\$1.60		\$0.92
Performance area		\$1.57		\$1.10
Another City-owned cemetery		\$1.49		\$1.03
Mini-soccer pitch		\$1.43		\$0.73
Tennis courts		\$1.16		\$1.57
Other facility enhancement		\$2.76		\$4.68

ADDITIONAL COMMENTS & SUGGESTIONS

Respondents were offered an opportunity at the end of the survey to provide any additional comments and suggestions for the City of Glenwood Springs. A total of 561 additional comments were received from both samples. Common themes are outlined below, and a list of full responses is included in the Appendix.

Year-Round Improved Facilities



"We really need a second, enclosed ice rink in town, the benefits would be amazing to our community."

"Would love a fieldhouse for year-round activities and athletics."

"I would love to see a multi sports complex, i.e. indoor soccer"

Enhanced and Expanded Youth Programs



"We need to support our tweens and teens with more recreation programs and safe places to hang out"

"I'd like to see the climbing wall open more hours when children are not in school (eg, on Monday holidays). Thanks for the new gravel and shade shelter at the dog park."

Outdoor Recreation Improvements



"With so many cyclists here in town who drive up valley for mountain bike skills area/dirt jump/pump track, we are lacking. Local volunteer help to maintain is a thing in the MTB community."

"Increase access to Lookout Mountain."

Safety and Maintenance of Public Spaces



"Would love to see new adjustable hoops installed at the Veltus basketball courts. Would also like more security/patrol at parks to make the environment safer for children. Too many homeless and people doing/dealing drugs to feel comfortable and safe at times."

"Highway 6 sidewalk needs to be repaired. Indoor play areas would be great for kids and parks like Two Rivers and Veltus."

Accessibility and Inclusivity



"We have wonderful parks and the Community Center is a gift! Preserve open space-make facilities/trails ADA accessible and move parking away from neighborhoods (W. 9th St is terrible)."

"We need an ADA playground, easier access to quiet places in shade along the river. Quit removing riparian vegetation. Plant more trees. Keep the dog poo bags stocked with ones that don't rip"

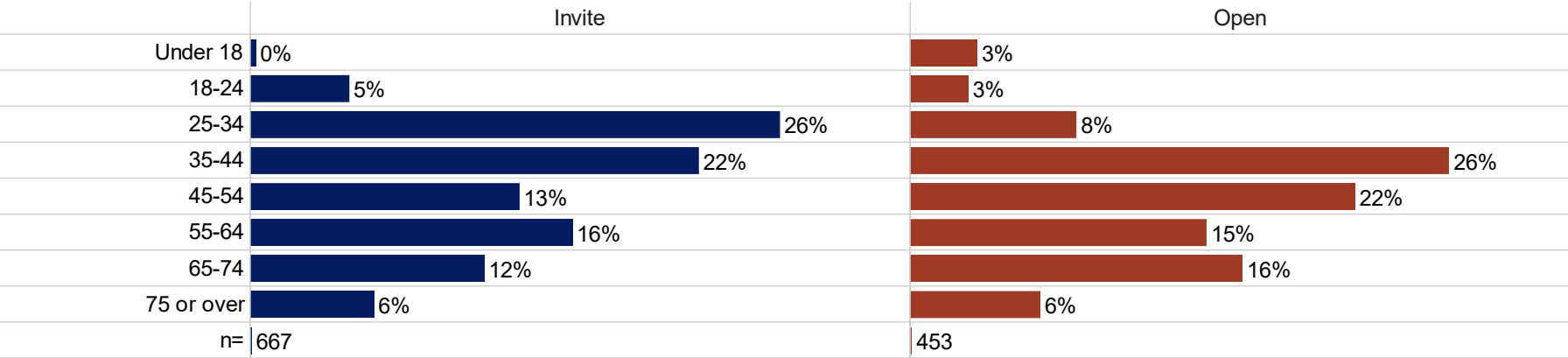


DEMOGRAPHICS

GENDER & AGE

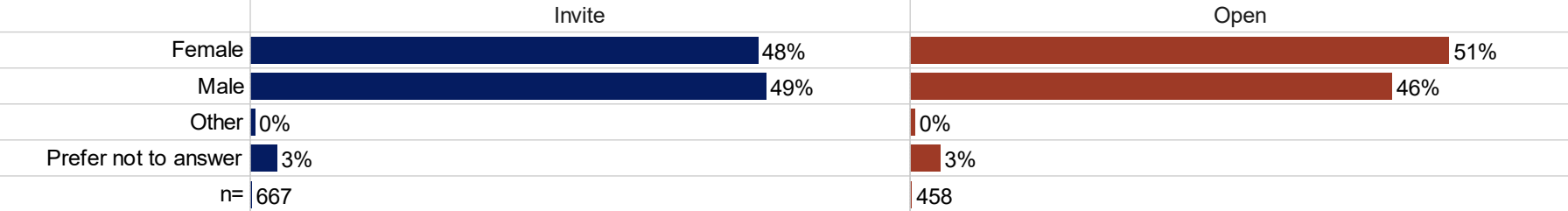
- The Invite sample was weighted by age and gender using U.S. Census data to better represent the demographics of the City of Glenwood Springs.
- The Open link sample skews slightly older and more female.

What is your age?



Source: RRC

Please indicate the gender with which you identify:

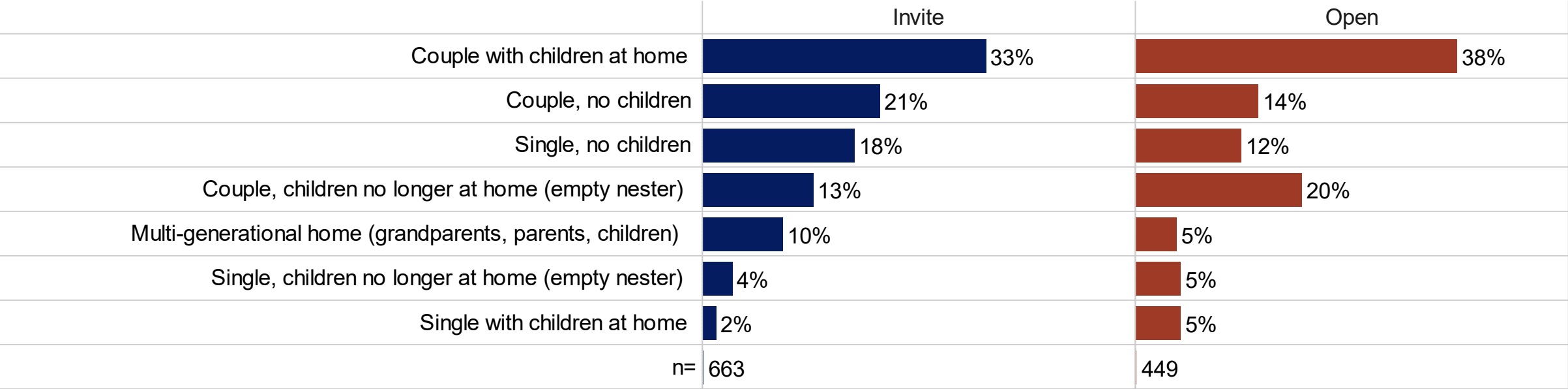


Source: RRC

HOUSEHOLD MAKEUP

Couples with children at home comprise the largest share of both samples. A total of 39% of the Invite sample do not have children.

Which of these categories best applies to your household?

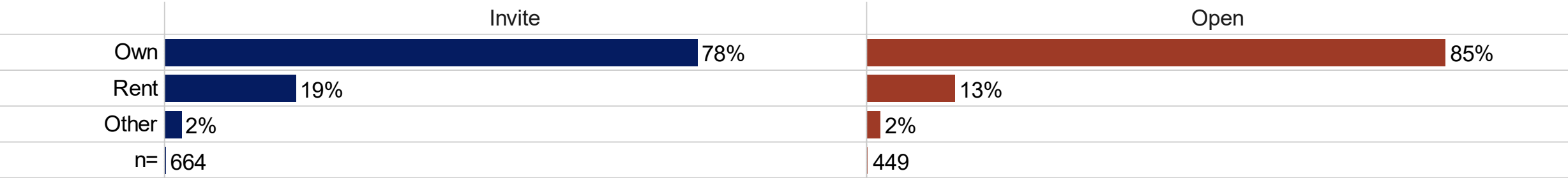


Source: RRC

RESIDENCE OWNERSHIP & ADA NEEDS

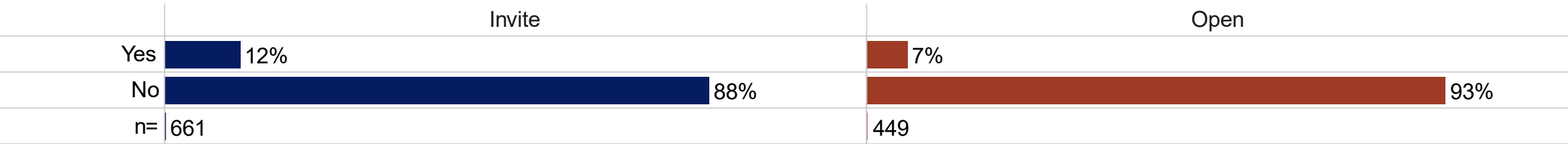
While the majority of the Invite sample own their residence (78%), 19% are currently renting. A total of 12% of the Invite sample does have a need for ADA-accessible facilities and services.

Do you rent or own your residence



Source: RRC

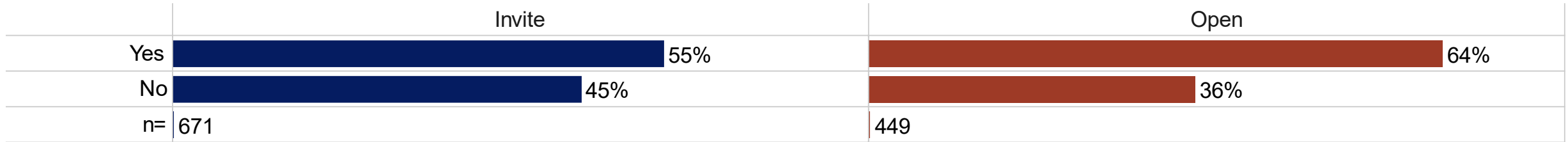
Does your household have a need for ADA-accessible (Americans with Disabilities) facilities and services?



Source: RRC

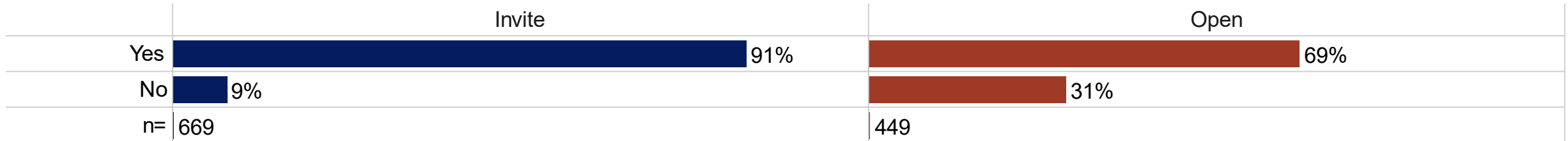
VOTER REGISTRATION STATUS & DOG OWNERSHIP

Do you or a member of your household own a dog?



Source: RRC

Are you a registered voter in the City of Glenwood Springs?



Source: RRC

ETHNICITY & RACE

The Invite sample was weighted by ethnicity to better represent the City of Glenwood Springs.

Are you of Spanish, Hispanic, or Latino origin?

	Invite	Open
Yes	34%	7%
No	66%	93%
n=	654	445

Source: RRC

What race do you consider yourself to be? (CHECK ALL THAT APPLY)

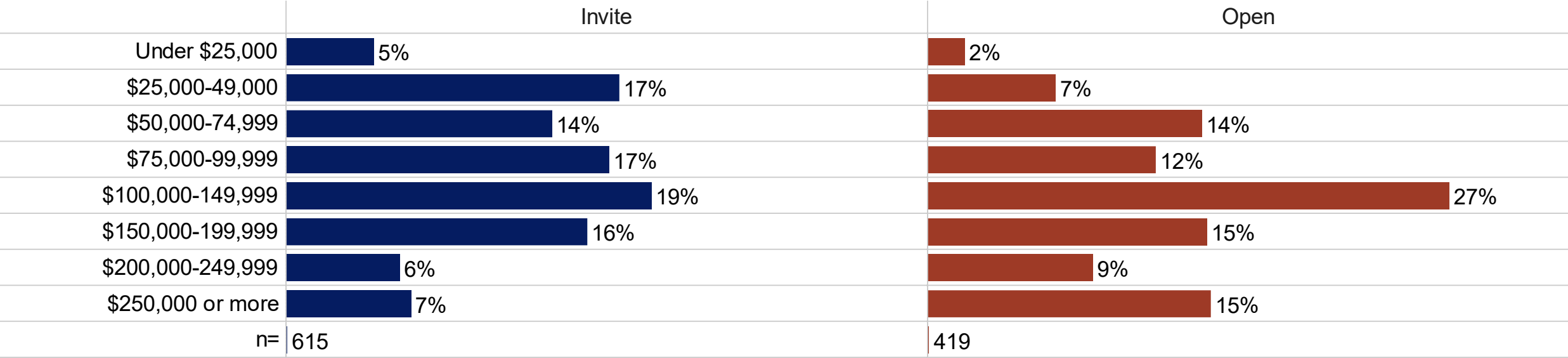
	Invite	Open
White	89%	92%
Some other race	12%	5%
American Indian and Alaska Native	1%	2%
Asian	1%	1%
Black or African American	1%	2%
Native Hawaiian and Other Pacific Islander	0%	1%
n=	644	443

Source: RRC

INCOME

There is a diverse range of income levels within the samples.

Which of these categories best describes the total gross annual income of your household (before taxes)?



Source: RRC



RRC

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Boulder, CO 80303

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CITY OF GLENWOOD SPRINGS

Parks and Recreation Needs Assessment Survey 2024

Appendix A – Open Responses

The citizen comments presented in this document do not necessarily represent the official stance or viewpoint of the Glenwood Springs Parks and Recreation Department.



Glenwood Springs | Open-Ended Responses **Contents**

Question	Question Number	No. of Responses	Tab
Q2: Referring to the map below, which area of Glenwood Springs do you live in?	2	58	1
Q3: How frequently do you and/or a member of your household use or participate in any of the following facilities or city services?	3	71	2
Q4: Which of the following amenities does your household use when visiting Glenwood Springs Parks and Recreation facilities? (CHECK ALL THAT APPLY)	4	44	3
Q5: What are the most important areas that, if addressed by Glenwood Springs Parks and Recreation, would increase your use of parks and recreation facilities, programs, and services? (CHECK ALL THAT APPLY) - Other: - Text	5	136	4
Q8: How do you currently receive information on parks and recreation facilities, programs, and services? (CHECK ALL THAT APPLY)	8	15	5
Q9: What is your preferred way to receive information on parks and recreation facilities, programs, and services?	9	11	6
Q10: Please rate how important the following facilities and services are to your household. Please provide an answer even if you have not used the facility.	10	62	7
Q11: Please rate how you think the following facilities are currently meeting the needs of the community. Please provide an answer even if you have not used the facility.	11	34	8
Q12: Please rate how important the following programs and services are to your household. Please provide an answer even if you have not used the program or service.	12	42	9
Q13: Please rate how you think the following programs and services are currently meeting the needs of the community. Please provide an answer even if you have not used the program or service.	13	34	10
Q14: The City currently owns two cemeteries, Linwood Cemetery and Rosebud Cemetery. What do you think?	14	69	11
Q15: What are the most important needs for improvement in Glenwood Springs over the next 5 to 10 years? (CHECK ALL THAT APPLY)	15	190	12
Q19: Imagine you have \$100 to spend on improving recreation facilities, services and/or programs for the City of Glenwood Springs, how would you allocate that \$100 across the following categories? Please enter numbers in \$5 increments and make sure your allocation totals \$100. You may leave items blank.	19	44	13
Q20: Do you have any further comments about parks, facilities, and services in Glenwood Springs?	20	632	14
Q21: Please indicate the gender with which you identify:	21	3	15

Source: RRC

Q2: Referring to the map below, which area of Glenwood Springs do you live in?	Area	Source	Satisfaction
Area 2 and area 4	Other:	Invite	2
6 years in area 4	Other:	Invite	3
2	Other:	Invite	4
4	Other:	Invite	4
0	Other:	Invite	5 - Very satisfied
Canyon creek	Other:	Open	2
rifle	Other:	Open	2
Snowmass	Other:	Open	2
18	Other:	Open	3
3	Other:	Open	3
32 yrs in glenwood and 4 in new castle	Other:	Open	3
4 mile	Other:	Open	3
9 years nearby	Other:	Open	3
Basalt	Other:	Open	3
Before on 24th, 3 mile and others	Other:	Open	3
Canyon Creek, Glenwood Springs address	Other:	Open	3
New Castle	Other:	Open	3
New castle	Other:	Open	3
Silt	Other:	Open	3
Yes	Other:	Open	3
18yrs outside GW in RFV	Other:	Open	4
5	Other:	Open	4
Basalt CO	Other:	Open	4
Battlement Mesa	Other:	Open	4
Grandjunction Co	Other:	Open	4
in town x6 years, now outside city limits on 4 Mile Rd	Other:	Open	4
Iron bridge	Other:	Open	4
Ironbridge	Other:	Open	4
Just outside but still very close	Other:	Open	4
Marble	Other:	Open	4
new castle	Other:	Open	4
Old Cardiff Bridge (CR 156)	Other:	Open	4
Up 4-Mile road	Other:	Open	4
Up four mile	Other:	Open	4
Aspen	Other:	Open	5 - Very satisfied
Carbondale	Other:	Open	5 - Very satisfied
carbondale	Other:	Open	5 - Very satisfied
Rifle	Other:	Open	5 - Very satisfied

Q3: How frequently do you and/or a member of your household use or participate in any of the following facilities or city services?	Area	Source	Satisfaction
Cemetery	Area 2	Invite	3
Ice Rink	Area 4	Invite	3
aracade	Area 3	Invite	4
Daily	Area 5	Invite	4
Fishing access	Area 1	Invite	4
Library	Area 3	Invite	4
River put in and take outs	Area 3	Invite	4
South canyon	Area 3	Invite	4
We use the open space along the river west of the high school (where the paragliders land) once or more a day to walk with our family and dogs	Area 4	Invite	4
Community garden	Area 5	Invite	5 - Very satisfied
Dog park	Area 4	Invite	5 - Very satisfied
Lone Pine Riverfront open space	Area 4	Invite	5 - Very satisfied
Lone Pine riverfront open space	Area 4	Invite	5 - Very satisfied
River	Area 3	Invite	5 - Very satisfied
Disc golf	Area 3	Open	2
Ice rink	Outside Glenwood Springs City Limits	Open	2
Rink	Outside Glenwood Springs City Limits	Open	2
Disc Golf @cmc	Outside Glenwood Springs City Limits	Open	3
Dog Park	Outside Glenwood Springs City Limits	Open	3
hokey rink	Area 1	Open	3
Linwood Cemetery	Area 3	Open	3
Pickleball	Outside Glenwood Springs City Limits	Open	3
pickleball	Outside Glenwood Springs City Limits	Open	3
Sunlight resort	Area 1	Open	3
Used ice rink	Area 5	Open	3
Benches throughout the city	Area 1	Open	4
Boat ramps	Area 3	Open	4
Disc golf course	Area 2	Open	4
Dog Park/paraglider landing	Area 1	Open	4
Hockey	Other:	Open	4
Hockey Rink	Area 5	Open	4
Mountain bike trails, the dog park	Area 3	Open	4
MTB TRAILS (SC AND WULF SHON)	Area 2	Open	4
Pickelball		Open	4
PickleBall	Outside Glenwood Springs City Limits	Open	4
Skate park	Area 5	Open	4
Sunlight Ski Area	Outside Glenwood Springs City Limits	Open	4
Tennis	Other:	Open	4
Tennis courts	Other:	Open	4
Watch hockey	Area 2	Open	4
Mountain Bike Trails	Area 3	Open	5 - Very satisfied
Mtn bike	Area 2	Open	5 - Very satisfied
Open space - Red Mtn, Community Garden	Area 3	Open	5 - Very satisfied

Q4: Which of the following amenities does your household use when visiting Glenwood Springs Parks and Recreation facilities? (CHECK ALL THAT APPLY)	Area	Source	Satisfaction
Aerobics studio	Area 2	Invite	3
Gun Club Range	Area 2	Invite	3
Music events	Area 4	Invite	3
Open space dog area between high school & river	Area 4	Invite	3
Art Center	Area 5	Invite	4
Dog park	Area 1	Invite	4
Gun range. MTB trails	Area 3	Invite	4
Open space every day	Area 1	Invite	4
River take outs	Area 3	Invite	4
Dance studio	Area 5	Invite	5 - Very satisfied
Garden	Area 5	Invite	5 - Very satisfied
Disc golf	Area 3	Open	2
Pickleball but so hard to get courts	Outside Glenwood Springs City Limits	Open	2
Pickleball courts	Outside Glenwood Springs City Limits	Open	2
weights & cardio @ rec center	Area 3	Open	2
Dog Park	Outside Glenwood Springs City Limits	Open	3
Pickleball	Outside Glenwood Springs City Limits	Open	3
Sporting Clays at South Canyon	Outside Glenwood Springs City Limits	Open	3
Trails	Area 2	Open	3
Arts center, free city bus, downtown plaza, pedestrian bridge over co river I-70	Area 3	Open	4
Disc golf course	Area 2	Open	4
Fitness Rooms and Cardio Deck	Outside Glenwood Springs City Limits	Open	4
gym	Area 4	Open	4
music in the park	Area 3	Open	4
pickleball	Outside Glenwood Springs City Limits	Open	4
tennis courts	Other:	Open	4
Volley ball courts	Area 4	Open	4
Disc Golf	Area 5	Open	5 - Very satisfied
Disc golf at cmc	Area 5	Open	5 - Very satisfied
Dog park, music n park	Area 3	Open	5 - Very satisfied
Parking Areas	Area 3	Open	5 - Very satisfied
Tennis courts	Outside Glenwood Springs City Limits	Open	5 - Very satisfied

Q5: What are the most important areas that, if addressed by Glenwood Springs Parks and Recreation, would increase your use of parks and recreation facilities, programs, and services? (CHECK ALL THAT APPLY) - Other: - Text	Area	Source	Satisfaction
Less homeless encampments	Area 2	Invite	1 - Not at all satisfied
Bathrooms open!!!!	Area 5	Invite	2
I so wish I could take fly fishing class locally. I trim the roses near the metal statue because grounds maintenance said they would not come back. Ps they did and were beautiful last year. I'm 68	Area 1	Invite	2
I so wish I could take fly fishing class locally. I trim the roses near the metal statue because grounds maintenance said they would not come back. Ps they did and were beautiful last year. I'm 69	Area 4	Invite	2
The rec center's weight and cardio area is very mediocre	Area 1	Invite	2
updated skatepark	Area 5	Invite	2
Better run adult sports	Area 1	Invite	3
better softball facilities	Area 2	Invite	3
Enclose the Ice Rink	Area 5	Invite	3
Improve bike paths	Area 2	Invite	3
Keep open space area behind the high school as is, don't convert to sports fields	Area 4	Invite	3
Need better playgrounds	Area 3	Invite	3
people here are uncivilized. example: there is dog shit everywhere.	Area 3	Invite	3
Rec open later	Area 1	Invite	3
Restore our rivers and parks along the rivers.	Area 5	Invite	3
Sun protection - overhead canopy on playground equipment	Area 3	Invite	3
Sunday hours at CC	Area 4	Invite	3
We need a Glenwood version of Crown Mtn Park!	Area 4	Invite	3
Year round ice	Area 4	Invite	3
Ballroom or swing dance classes	Area 1	Invite	4
Improved website	Area 5	Invite	4
Martial arts classes for kids would be amazing and popular	Area 1	Invite	4
More dog bag stations	Area 3	Invite	4
New, better quality playground equipment.	Area 1	Invite	4
The most important thing to our family is protecting the open space west of the high school by the river (where the paragliders land) as open space and continuing to manage it so that we can walk there as a family with our dogs off leash. It should not be turned into a baseball diamond or anything else.	Area 4	Invite	4
Would love to see additional bike trails at South Canyon	Area 4	Invite	4
Better dog park	Area 5	Invite	5 - Very satisfied
Having the Rec center and pool open on Sundays. It is when people have off from work :)	Area 2	Invite	5 - Very satisfied
Open restrooms at parks	Area 5	Invite	5 - Very satisfied
Pickleball courts please!!!! Can we paint them on existing tennis courts?	Area 5	Invite	5 - Very satisfied
The Glenwood Meadows area needs a dedicated trail to downtown that doesn't use narrow sidewalks by busy roads.	Area 1	Invite	5 - Very satisfied
Disc golf	Outside Glenwood Springs City Limits	Open	1 - Not at all satisfied
GWS need dedicated pickleball courts	Area 4	Open	1 - Not at all satisfied
Rec center OPEN on SUNDAYS!!!	Outside Glenwood Springs City Limits	Open	1 - Not at all satisfied
Enclosed Rink	Area 4	Open	2
Expansion of trails, investment in arts and culture	Outside Glenwood Springs City Limits	Open	2
Indoor Ice Rink	Other:	Open	2
Indoor Ice rink	Outside Glenwood Springs City Limits	Open	2
Indoor ice rink	Area 5	Open	2
Indoor rink	Outside Glenwood Springs City Limits	Open	2

More MTB specific trails	Area 5	Open	2
more pickleball courts	Outside Glenwood Springs City Limits	Open	2
More pickleball courts. Better construction management of hwy 82. Very poorly managed.	Outside Glenwood Springs City Limits	Open	2
More trails. Less crowds.	Area 5	Open	2
Pickleball courts !! Wake up !!!	Outside Glenwood Springs City Limits	Open	2
A disc golf course	Area 2	Open	3
A second sheet of ice	Other:	Open	3
Additional ice rink (indoors)	Area 5	Open	3
Better Bathrooms or bathrooms that are open	Area 2	Open	3
Better Dog Park with ADA accessibility	Outside Glenwood Springs City Limits	Open	3
Build an indoor ice rink/event center	Area 3	Open	3
Disc golf course!	Area 4	Open	3
Disc golf courses	Area 1	Open	3
Enclosed Ice Rink	Outside Glenwood Springs City Limits	Open	3
Enclosed ice rink	Outside Glenwood Springs City Limits	Open	3
Enclosed Ice Rink Facility	Area 1	Open	3
Future singletrack trails	Outside Glenwood Springs City Limits	Open	3
Improving dog parks	Area 4	Open	3
Indoor ice	Area 2	Open	3
Indoor ice rink for all year use	Area 5	Open	3
Indoor tennis	Outside Glenwood Springs City Limits	Open	3
Indoor year round ice rink	Other:	Open	3
Less homeless people wondering around on drugs	Other:	Open	3
Make it an indoor rink		Open	3
More Disc golf	Outside Glenwood Springs City Limits	Open	3
More pickleball courts	Area 4	Open	3
need to develop a designed multi field baseball area. Area by Riverview school would be great. There are baseball tournaments looking for a place to go and would love to come to GS area. There is money spent for tennis, pickleball, hockey, basketball etc but nothing for golfers. Support of area courses for citizens, negotiated deals etc would make things more equitable; additional access areas to RF River for fishermen would also attract	Area 4	Open	3
Open space	Area 2	Open	3
Outdoor Pickleball Courts!	Outside Glenwood Springs City Limits	Open	3
Pickleball	Outside Glenwood Springs City Limits	Open	3
Pickleball courts	Area 1	Open	3
river access in many more areas	Area 3	Open	3
Skate Park Update, Year round Ice Rink	Area 3	Open	3
Summer programs that local single parents can afford with hours that allow parents to realistically commute	Area 3	Open	3
We need an indoor ice rink	Other:	Open	3
Year round indoor ice rink	Area 3	Open	3
1. Would like to see better high powered fans in the group class rooms. 2. Would like to have a weighted sled that a person can pull in reverse to strengthen knees and hamstrings. 3 Would love a cold plunge option in the swimming area	Area 1	Open	4
An improved Dog park	Other:	Open	4
An indoor ice rink for year round access and more childcare options (junior rec) on weekends	Outside Glenwood Springs City Limits	Open	4
An indoor ice rink would allow for more programing year round and bring more money into the city with tournaments, clinics, etc.	Other:	Open	4

better playground design	Area 1	Open	4
Better Sand volleyball. Skatepark	Outside Glenwood Springs City Limits	Open	4
CLEANER!!	Area 2	Open	4
disc golf	Area 3	Open	4
Disc Golf Course	Area 1	Open	4
Disc golf course	Area 1	Open	4
Discgolf	Other:	Open	4
Enclose ice rink	Other:	Open	4
Enclosed ice rink for year round use. Maintenance of pool.	Other:	Open	4
Enclosed ice rink!!	Outside Glenwood Springs City Limits	Open	4
Gymnastics! Adding more space for gymnastics	Outside Glenwood Springs City Limits	Open	4
HOURS	Area 1	Open	4
I door ice rink	Area 5	Open	4
improved/updated playgrounds	Area 1	Open	4
Inclose the ice rink	Other:	Open	4
Indoor tennis court	Area 5	Open	4
Keep the dog park	Area 1	Open	4
making it indoor	Area 4	Open	4
More art, local artist appreciation, and most importantly more accessibility for people to express though art in multiple mediums.	Area 5	Open	4
More disc golf courses	Outside Glenwood Springs City Limits	Open	4
More pickleball courts.	Area 1	Open	4
More trails	Area 5	Open	4
More trails in South Canyon and between Boy Scout and Doc Holidays	Other:	Open	4
MTB trail expansion	Area 2	Open	4
Need to enclose the ice rink	Area 5	Open	4
New pickleball net setups	Outside Glenwood Springs City Limits	Open	4
Pickelball		Open	4
Pickle ball courts and league sayer park?	Area 3	Open	4
PickleBall	Outside Glenwood Springs City Limits	Open	4
pickleball	Outside Glenwood Springs City Limits	Open	4
Please make a bike trail connecting to New cAste!	Outside Glenwood Springs City Limits	Open	4
Trail sineage	Other:	Open	4
Combine usage fees	Area 1	Open	5 - Very satisfied
I am very happy with quality of current services	Other:	Open	5 - Very satisfied
More disc golf	Area 5	Open	5 - Very satisfied
More Mtn Bike Features - See New Castle as a great example	Area 3	Open	5 - Very satisfied
More open spaces	Area 3	Open	5 - Very satisfied
More tennis and pickle ball courts	Area 1	Open	5 - Very satisfied

Q8: How do you currently receive information on parks and recreation facilities, programs, and services? (CHECK ALL THAT APPLY)	Area	Source	Satisfaction
doesn't interest me	Area 3	Invite	3
mail	Area 2	Invite	3
Website is difficult to use	Area 3	Invite	4
Rec center website is ancient and hard to use. Update please!	Area 5	Invite	5 - Very satisfied
We don't hear anything about parks and rec.	Area 3	Open	2
My wife	Other:	Open	3
Pickleball/RFPA	Outside Glenwood Springs City Limits	Open	3
This is one area that the Department could really improve on. They are not very good at getting the word out	Other:	Open	3
Visitors center	Other:	Open	3
Email	Area 1	Open	4
I do not. I heard about the survey through the Roaring Fork Mtn Biking Association	Other:	Open	4
Me looking for information	Area 4	Open	4
pickleball	Outside Glenwood Springs City Limits	Open	4
USPS	Area 1	Open	4
www.GlenwoodRecSports.com	Area 4	Open	5 - Very satisfied

Q9: What is your preferred way to receive information on parks and recreation facilities, programs, and services?	Area	Source	Satisfaction
doesn't interest me	Area 3	Invite	3
Mail	Other:	Invite	3
The website could be a good source, but it is clunky. It would be nice to be able to sign up to receive info about programs I like via email or on Facebook or Instagram	Area 4	Invite	4
can't just confine to one area; need multiple methods of outreach	Area 4	Open	3
My wife	Other:	Open	3
RFPA	Outside Glenwood Springs City Limits	Open	3
The rec center relies on that one email for everything which is not sufficient for starting new leagues, etc. there needs to be a greater outreach effort especially in spanish	Area 1	Open	3
Activity guide, Aspen Daily News, Posters/Flyers, you have instagram?	Other:	Open	4
pickleball	Outside Glenwood Springs City Limits	Open	4
Activity guide link via email or text	Area 3	Open	5 - Very satisfied
www.Glenwoodrecsports.com	Area 4	Open	5 - Very satisfied

Q10: Please rate how important the following facilities and services are to your household. Please provide an answer even if you have not used the facility.	Area	Source	Satisfaction
Please keep open spaces. I wish they would enforce leash laws as many dogs run free	Area 1	Invite	2
volleyball sandpits	Area 1	Invite	2
Better, cleaner, and more real bathrooms	Area 2	Invite	3
Gun Club	Area 2	Invite	3
Improve Bike paths	Area 2	Invite	3
Bike park/pump track	Area 1	Invite	4
Indoor tennis/pickleball facility	Area 5	Invite	4
MTB trails and gun range	Area 3	Invite	4
Shooting range	Other:	Invite	4
Swimming pool	Area 4	Invite	4
The most important thing is the open space west of the high school by the river where the paragliders land - for walking and off leash dog use. The summer concert series at Two Rivers is also wonderful.	Area 4	Invite	4
Garden	Area 5	Invite	5 - Very satisfied
More Mountain Biking	Area 3	Invite	5 - Very satisfied
Indoor ice rink	Area 1	Open	1 - Not at all satisfied
Need Pickleball Courts	Area 4	Open	1 - Not at all satisfied
Disc golf course	Area 3	Open	2
Indoor Ice Rink	Other:	Open	2
Non-fee activities that don't drain the general fund	Area 5	Open	2
pickeball	Outside Glenwood Springs City Limits	Open	2
Pickleball	Area 4	Open	2
Safety! I no longer feel safe in glenwood due to illegals. We cannot house & feed our own citizens in glenwood and the valley!	Outside Glenwood Springs City Limits	Open	2
ADA acessibility	Outside Glenwood Springs City Limits	Open	3
Ice time for residents not playing hockey	Area 4	Open	3
More Parks	Area 1	Open	3
Mtb trails	Other:	Open	3
Need an enclosed ice rink for year round use	Area 1	Open	3
Pickleball courts	Outside Glenwood Springs City Limits	Open	3
Pickleball!	Outside Glenwood Springs City Limits	Open	3
Public performance space	Area 2	Open	3
Sporting Clays South Canyon	Outside Glenwood Springs City Limits	Open	3
Upgraded ice rink	Area 4	Open	3
Xcountry ski in town	Area 2	Open	3
Disc Golf Course	Area 1	Open	4
Keeping all city owned property along river for parks and open space, river access	Area 3	Open	4
More pickleball options	Area 3	Open	4
Mountain bike trails	Outside Glenwood Springs City Limits	Open	4
mountain biking trails!!	Outside Glenwood Springs City Limits	Open	4
MTB trails	Area 2	Open	4
Outside classes	Area 1	Open	4
PickleBall	Outside Glenwood Springs City Limits	Open	4
PICKLEBALL COURTS	Area 5	Open	4
pool for kayak clinics	Outside Glenwood Springs City Limits	Open	4
Ski Sunlight Summer	Outside Glenwood Springs City Limits	Open	4
V ball	Outside Glenwood Springs City Limits	Open	4

Disc Golf	Area 5	Open	5 - Very satisfied
Disc golf	Area 5	Open	5 - Very satisfied
Mtn. Bike Skills Park	Area 3	Open	5 - Very satisfied

Q11: Please rate how you think the following facilities are currently meeting the needs of the community. Please provide an answer even if you have not used the facility.	Area	Source	Satisfaction
I didn't even know there was art center. I wish	Area 1	Invite	2
Need an enclosed yearound ice rink	Area 1	Invite	3
Indoor tennis	Area 5	Invite	4
MTB trails and gun range	Area 3	Invite	4
Not sure if you are referring to the fences dog park above or the open space by high school. The open space is critical for dogs. The dog park fenced is very insufficient	Area 1	Invite	4
Shooting range	Other:	Invite	4
The existing trail network is excellent. If there were a way to develop more mountain biking flow trails that would be great - e.g. Above Doc Hollidays graveyard	Area 4	Invite	4
West Glenwood Mall	Area 2	Invite	4
Ice rink	Area 1	Open	1 - Not at all satisfied
Need Pickleball Courts	Area 4	Open	1 - Not at all satisfied
Desperately need another grocery store as I now go to Carbondale city market as our city market is not conducive	Outside Glenwood Springs City Limits	Open	2
Pickleball	Outside Glenwood Springs City Limits	Open	2
ADA Accessibility	Outside Glenwood Springs City Limits	Open	3
Disc Golf	Area 5	Open	3
Ice rink upgrade	Area 4	Open	3
Indoor ice rink	Area 3	Open	3
More MTB trails please	Other:	Open	3
More parks	Area 1	Open	3
pickleball	Outside Glenwood Springs City Limits	Open	3
Pickleball courts	Outside Glenwood Springs City Limits	Open	3
Public performance space	Area 2	Open	3
Disc golf course	Outside Glenwood Springs City Limits	Open	4
Dog park - pro is the City provides a dog area. The cons are the enclosed area has too long of hours allowed at the park causing excessive noise issues for the surrounding residents. City should consider moving it down next to the High School. That's where people run their dogs anyway. And there's no enforcement of the leash law nor picking up after dogs whether in the dog park enclosed area or outside the dog park. We've even witnessed people leaving their dogs unattended at the enclosed dog park. It's becoming a nuisance area for those living along and across from the park.	Area 4	Open	4
Indoor Ice Rink Facility	Area 5	Open	4
Need more rec hours on Sun	Area 3	Open	4
Nice communities have nice dog parks	Other:	Open	4
PickleBall	Outside Glenwood Springs City Limits	Open	4
Art center needs more art, dog park needs native grass, Red Mtn Trailhead needs parking!!	Area 3	Open	5 - Very satisfied
Disc golf	Area 5	Open	5 - Very satisfied

Q12: Please rate how important the following programs and services are to your household. Please provide an answer even if you have not used the program or service.	Area	Source	Satisfaction
Pool kept too cold for swimming. Wish we had wave pool like Aspen.	Area 1	Invite	2
Bringing community together	Area 5	Invite	4
Events for seniors	Area 4	Invite	4
Indoor soccer facility	Area 4	Invite	4
Indoor tennis	Area 5	Invite	4
River access and 3 mile beach area on RF	Area 5	Invite	4
We'd love to have an option for hot yoga similar to Core Power Yoga	Area 4	Invite	4
Open space for mental health	Area 5	Invite	5 - Very satisfied
Ice rink	Area 1	Open	1 - Not at all satisfied
Need Pickleball Courts	Area 4	Open	1 - Not at all satisfied
Disc golf	Area 3	Open	2
Indoor ilce Rink	Other:	Open	2
Our current budget cannot afford special programs. Opportunity for create our own recreation is key.	Area 5	Open	2
Cemetery	Outside Glenwood Springs City Limits	Open	3
Ice rink improvements	Area 4	Open	3
Ice time	Area 4	Open	3
Indoor ice rink	Other:	Open	3
Mental Health	Area 5	Open	3
Mtb trails	Other:	Open	3
Parks	Area 1	Open	3
Pickleball	Outside Glenwood Springs City Limits	Open	3
Pickleball courts	Outside Glenwood Springs City Limits	Open	3
Pickleball!	Other:	Open	3
Summer of music	Area 1	Open	3
Theater	Area 2	Open	3
Xcountry ski	Area 2	Open	3
Childcare	Area 1	Open	4
Disc golf course	Outside Glenwood Springs City Limits	Open	4
Discgolf	Other:	Open	4
Indoor Ice Rink	Area 5	Open	4
kayak clinics	Outside Glenwood Springs City Limits	Open	4
Need recreational ice programming	Area 5	Open	4
PickleBall	Outside Glenwood Springs City Limits	Open	4
Tennis	Other:	Open	4
Other events - pride, oktoberfest, strawberry days, noche latina, latino conservation week	Area 1	Open	5 - Very satisfied
Warm pool water	Outside Glenwood Springs City Limits	Open	5 - Very satisfied

Q13: Please rate how you think the following programs and services are currently meeting the needs of the community. Please provide an answer even if you have not used the program or service.	Area	Source	Satisfaction
Wish there were affordable options for seniors without Medicaid.	Area 1	Invite	2
Teens	Area 4	Invite	3
Indoor tennis	Area 5	Invite	4
Need Pickleball Courts	Area 4	Open	1 - Not at all satisfied
Appropriately managing our budget and community character.	Area 5	Open	2
Disc golf	Area 3	Open	2
Ice Rink	Other:	Open	2
Ice rink	Area 5	Open	2
Openspace	Outside Glenwood Springs City Limits	Open	2
Cemetery	Outside Glenwood Springs City Limits	Open	3
Disc Golf	Area 5	Open	3
Indoor ice rink	Area 5	Open	3
More mtb trails	Other:	Open	3
Parks	Area 1	Open	3
Pickleball	Outside Glenwood Springs City Limits	Open	3
Pickleball courts	Outside Glenwood Springs City Limits	Open	3
Theater	Area 2	Open	3
Disc golf course	Outside Glenwood Springs City Limits	Open	4
Discgolf	Other:	Open	4
Indoor Ice Rink	Area 5	Open	4
kayak pool time	Outside Glenwood Springs City Limits	Open	4
PICKLEBALL	Area 5	Open	4
PickleBall	Outside Glenwood Springs City Limits	Open	4
The community needs an indoor ice rink so there is access year round for hockey, figure skating, curling, etc.	Other:	Open	4

Q14: The City currently owns two cemeteries, Linwood Cemetery and Rosebud Cemetery. What do you think?	Area	Source	Satisfaction
Improve current into space can also be used as public green space, multifunctional use	Area 3	Invite	2
no clue	Area 5	Invite	2
I don't know enough to answer	Area 4	Invite	3
I don't know the need in this category	Area 4	Invite	3
I don't know.	Area 4	Invite	3
I wasn't aware that the city managed cemeteries at all. I've always assumed they are privately owned and managed.	Area 2	Invite	3
Keep them if the city plans to build condos. Stop building!!!!	Area 1	Invite	3
Not sure	Area 3	Invite	3
Why purchase land for the deceased when we should purchase land for the living-ie more parks/open space for people to enjoy	Area 4	Invite	3
Are these the only options, what will happen to the other two if you acquire a third, is there need for a third or land available within town?	Area 4	Invite	4
I don't have an opinion	Area 1	Invite	4
I don't know what the city should do with this	Area 2	Invite	4
I have no idea what it means for the city to own a cemetery, and no opinion about the city owning them.	Area 3	Invite	4
I trust the public servants to make an effective choice in this arena	Area 5	Invite	4
Never thought about it before	Area 5	Invite	4
no opinion	Area 1	Invite	4
The trail access through Lincoln Cemetery and on up the hill, eventually connecting to the Forest Hollow trail and on to the Boyscout trail back to town is important, that is a great loop.	Area 4	Invite	4
I don't know enough about this topic to say one way or the other	Area 3	Invite	5 - Very satisfied
I'm assuming some entity must maintain them, and if it's not the city, then who?	Area 5	Invite	5 - Very satisfied
Not sure. I don't have enough information to have an informed opinion	Area 4	Invite	5 - Very satisfied
IDK	Area 3	Open	2
Most people cremate now.	Outside Glenwood Springs City Limits	Open	2
The city should manage them unless it is financially more responsible to privatize.	Area 5	Open	2
City should be ashamed at the state of these cemeteries	Area 3	Open	3
Don't know	Outside Glenwood Springs City Limits	Open	3
I am not sure	Other:	Open	3
I do not have an opinion	Area 1	Open	3
I don't have a preference on this subject	Outside Glenwood Springs City Limits	Open	3
I don't know	Outside Glenwood Springs City Limits	Open	3
I don't know enough to participate	Other:	Open	3
I don't have enough information to have an opinion on this.	Other:	Open	3
I'm not really sure how cemetery management works from a municipal standpoint, and I don't know if there's need for another cemetery, so I don't feel equipped to answer this question.	Area 3	Open	3
Need more information	Outside Glenwood Springs City Limits	Open	3
There could be some cemetery bike trails	Other:	Open	3
Unsure	Other:	Open	3
Additional land for cemeteries would be extremely difficult, given competing priorities for open land. Additional areas for inurnment could be a solution without having to add more area for a traditional cemetery.	Area 5	Open	4
Cannot comment	Area 5	Open	4
Don't know	Area 2	Open	4
Don't have an opinion	Area 5	Open	4

Hi, I am not aware of the cemetery issues.	Area 2	Open	4
I don't know the cost. I would assume it's a large line item. If it's not expensive, we should keep the status quo.	Area 3	Open	4
I don't really know the background on this subject	Outside Glenwood Springs City Limits	Open	4
I have no idea, is it expensive to maintain, or not the city who runs them?	Area 1	Open	4
I think City should retain both cemeteries as part of commitment to community for existing services. However, I don't think it is always a municipal responsibility to ensure additional cemetery space unless it was part of a larger recreational use area.	Outside Glenwood Springs City Limits	Open	4
I'm not sure	Other:	Open	4
I'm not sure	Outside Glenwood Springs City Limits	Open	4
No idea	Area 5	Open	4
No idea?!?	Outside Glenwood Springs City Limits	Open	4
No opinion	Area 1	Open	4
Running out of room? If so, buy more land.	Other:	Open	4
unsure	Other:	Open	4
Do not support additional land used for cemeteries	Area 2	Open	5 - Very satisfied
I don't know who should manage them without looking into the finances and staffing requirements more fully however I do not think that the City should acquire new land for the purpose of an additional cemetery. The land in GWS is too valuable and should be prioritized for housing living people.	Area 1	Open	5 - Very satisfied
I feel like this is a difficult question to answer. I think questions that pop up that would preclude my answering this are: Are there still plots available? What would be the alternative to the City managing these space? Would the land be sold to a private entity and managed by that company or would the city hold the real estate and outsource management?	Area 2	Open	5 - Very satisfied

Q15: What are the most important needs for improvement in Glenwood Springs over the next 5 to 10 years? (CHECK ALL THAT APPLY)	Area	Source	Satisfaction
Ice rink	Area 4	Invite	1 - Not at all satisfied
Gymnastics/tumbling	Area 2	Invite	2
Places to sit more benches near grass on back of rec center	Area 1	Invite	2
Public outdoor pool	Area 4	Invite	2
Skatepark	Area 5	Invite	2
Trash cans and good dog poop bags	Area 3	Invite	2
trash cans anywhere it is expected to pick up after you rpets. currently there are none.,	Area 4	Invite	2
VOLLEYBALL SANDPITS/HORSESHOE	Area 1	Invite	2
Another gymnasium at CC	Area 4	Invite	3
Auditorium	Area 4	Invite	3
Bike park	Area 1	Invite	3
Bike paths	Area 3	Invite	3
Enclose ice rink - could be more than ice... could be an events center	Area 1	Invite	3
Improve bike paths	Area 2	Invite	3
Indoor courts and fields for volleyball, lacrosse, soccer, tennis etc	Area 4	Invite	3
Indoor ice rink	Area 5	Invite	3
parking	Area 3	Invite	3
Pickle ball!	Area 3	Invite	3
Please enclose the Ice Rink	Area 5	Invite	3
Pump track mountain bike skills trails	Area 3	Invite	3
Theater/Events Center	Area 1	Invite	3
Trees, trees and more trees	Area 4	Invite	3
Year round Ice	Area 4	Invite	3
Benches on trails	Area 1	Invite	4
Better cardio facilities with views or better TVs	Area 3	Invite	4
Enclose the Ice Rink		Invite	4
Enclosed ice rink	Area 1	Invite	4
Indoor soccer facility	Area 4	Invite	4
Indoor tennis and pickleball	Area 5	Invite	4
More soccer fields in central location (Sayre)	Area 3	Invite	4
More trails throughout the city and bridges across the RF river.	Area 5	Invite	4
Open Sundays	Area 4	Invite	4
Protect the open space west of the high school by the river where the paragliders land for walking and off leash dog use	Area 4	Invite	4
Public Track (400 meters)	Area 2	Invite	4
Shooting range	Other:	Invite	4
Splash Park!	Area 1	Invite	4
Upgraded skatepark and expansion	Area 4	Invite	4
Community Center fitness class spaces	Area 5	Invite	5 - Very satisfied
Open space	Area 5	Invite	5 - Very satisfied
The Cardiff community garden has fallen into disrepair and is only used by a few families. This space should be repurposed somehow.	Area 5	Invite	5 - Very satisfied
2nd Sheet of Ice for year round access, multisport facility. It would be greatly beneficial for ice camps, figure skating, curling, and greatly increased economy being able to hold year round events in a multisport facility.	Outside Glenwood Springs City Limits	Open	2
Canchas de basketball con sombra	Area 2	Open	2

Crack down on homeless problems.	Area 5	Open	2
Enclose Ice Rink	Area 4	Open	2
Enclose the ice rink for year round programming. Install artificial turf for baseball/softball field(s).	Area 4	Open	2
Ice rink needs much better management	Outside Glenwood Springs City Limits	Open	2
ice rinks	Area 3	Open	2
Indoor icerink	Area 5	Open	2
Openspace	Outside Glenwood Springs City Limits	Open	2
Outdoor Ice Rink for winter free skating	Outside Glenwood Springs City Limits	Open	2
Year round ice rink	Area 5	Open	2
A year-around enclosed ice rink	Other:	Open	3
ADA accessibility for all outdoor areas	Outside Glenwood Springs City Limits	Open	3
Add curling program.... family recreation	Area 4	Open	3
Add disc golf course	Other:	Open	3
An enclosed second sheet of ice!!!!	Outside Glenwood Springs City Limits	Open	3
Cemetery space for caskets	Outside Glenwood Springs City Limits	Open	3
Community Center	Area 4	Open	3
Covered ice rink with all year access	Area 5	Open	3
Disc Golf Course	Area 2	Open	3
Disc Golf course	Area 1	Open	3
Disc golf.	Outside Glenwood Springs City Limits	Open	3
Enclose ice rink	Outside Glenwood Springs City Limits	Open	3
Enclosed & Additional Ice Rink Facilities	Area 1	Open	3
Enclosed Ice Rink	Outside Glenwood Springs City Limits	Open	3
Hockey rink	Outside Glenwood Springs City Limits	Open	3
Ice Rink	Area 4	Open	3
Ice rink improvement	Outside Glenwood Springs City Limits	Open	3
Ice rink improvements	Outside Glenwood Springs City Limits	Open	3
Ice Rink Needs to be year round	Area 3	Open	3
Ice tink	Area 5	Open	3
Indoor hockey rink	Outside Glenwood Springs City Limits	Open	3
Indoor Ice Rink	Area 3	Open	3
Indoor Ice Rink	Area 2	Open	3
Indoor ice rink & event center	Area 3	Open	3
Indoor ice rinks	Area 4	Open	3
Indoor tennis	Outside Glenwood Springs City Limits	Open	3
Indoor year round ice rink	Other:	Open	3
new community center too much usage- not enough space	Area 2	Open	3
Pool	Outside Glenwood Springs City Limits	Open	3
Rec Center	Area 5	Open	3
Xcountry ski park	Area 2	Open	3
Year round ice for hockey and figure skating	Area 2	Open	3
You need a real gym, not separated by a walking track???	Outside Glenwood Springs City Limits	Open	3
Add Disc Golf Course	Other:	Open	4
Climbing walls !	Outside Glenwood Springs City Limits	Open	4
Closed ice rink	Area 2	Open	4
commuter paths and trails	Area 5	Open	4
Develop the space north of the river on sixth street.	Area 3	Open	4
Disc golf course	Area 5	Open	4

disc golf course at Wulfson	Area 3	Open	4
Disc golf courses	Outside Glenwood Springs City Limits	Open	4
Do not take away tennis courts for pickleball	Other:	Open	4
Dog poop receptacles	Area 2	Open	4
Enclose the ice rink	Outside Glenwood Springs City Limits	Open	4
Enclose the ice rink. Bring in \$ from tournaments!	Other:	Open	4
Enclosed ice arena would provide year round income.	Outside Glenwood Springs City Limits	Open	4
Enclosed ice rink. Space for youth dance and gymnastics	Area 5	Open	4
Enclosing the Ice Rink	Area 5	Open	4
fix up the voley ball and horseshoe courts	Area 4	Open	4
Ice Rink. Needs enclosed and we need another sheet	Area 1	Open	4
indoor ice rink	Other:	Open	4
Indoor rink	Area 5	Open	4
Performance theater	Area 5	Open	4
PICKLEBALL COURTS	Area 5	Open	4
Playgrounds may need updating and expanding to meet therapeutic needs. Playgrounds may need updating and expanding to meet therapeutic needs it appears that when there are clubs or leagues that use the gym, there is no space for anyone else to use the gym, which is unfortunate	Area 3	Open	4
Pool hours	Area 1	Open	4
Sand volleyball. Skatepark	Outside Glenwood Springs City Limits	Open	4
The ice rink needs to be enclosed or a new indoor rink built.	Other:	Open	4
An updated skate park	Area 2	Open	5 - Very satisfied
Disc Golf	Area 5	Open	5 - Very satisfied
Disc golf	Area 2	Open	5 - Very satisfied
Expand the ice and enclose	Area 1	Open	5 - Very satisfied
ice rink	Other:	Open	5 - Very satisfied
Native landscape botanical garden, bee garden, dog park needs grass, shade and benches	Area 3	Open	5 - Very satisfied
Open Space and Natural Areas	Area 4	Open	5 - Very satisfied
Please put in a disc golf course! The community would love it	Area 5	Open	5 - Very satisfied

Q19: Imagine you have \$100 to spend on improving recreation facilities, services and/or programs for the City of Glenwood Springs, how would you allocate that \$100 across the following categories? Please enter numbers in \$5 increments and make sure your allocation totals \$100. You may leave items blank.	Area	Source	Satisfaction
More trash cans/poop cans	Area 3	Invite	2
Pick up dog poop and require leashes	Area 1	Invite	2
Skatepark	Area 5	Invite	2
Another gymnasium at CC	Area 4	Invite	3
Improve bike paths and connections	Area 2	Invite	3
Theater/Event Center	Area 1	Invite	3
Trees	Area 4	Invite	3
Benches on trails	Area 1	Invite	4
Better use of the airport land.	Area 5	Invite	4
Gymnastics	Area 5	Invite	4
Indoor tennis	Area 5	Invite	4
Protecting the open space west of the high school where the paragliders land for walking and off leash dog use	Area 4	Invite	4
Public track (400m)	Area 2	Invite	4
Shooting range	Other:	Invite	4
Skateboard park	Area 4	Invite	4
Hire more fitness instructors	Area 5	Invite	5 - Very satisfied
Open space for mental health	Area 5	Invite	5 - Very satisfied
I've rink	Area 5	Open	2
Community center locker rooms	Other:	Open	3
Game room/ hangout for teens	Outside Glenwood Springs City Limits	Open	3
Hockey rink	Area 5	Open	3
Ice rink	Area 2	Open	3
Indoor Ice rink	Area 4	Open	3
Indoor ice rink	Other:	Open	3
More fitness equipment/room indoors	Outside Glenwood Springs City Limits	Open	3
Open space	Area 2	Open	3
Veltus Basketball court	Area 1	Open	3
yes!	Area 2	Open	3
Art programs	Area 5	Open	4
Better pool for competitive swimming	Outside Glenwood Springs City Limits	Open	4
CHILDCARE	Area 2	Open	4
commuter paths and trails	Area 5	Open	4
Disc golf course	Outside Glenwood Springs City Limits	Open	4
enclosed or indoor ice rink	Other:	Open	4
Gymnastics facility	Area 1	Open	4
High School Turf	Area 4	Open	4
keep all city owned river front areas for parks and public access	Area 3	Open	4
North landing	Area 5	Open	4
Park north of river on sixth street.	Area 3	Open	4
Sand volleyball	Outside Glenwood Springs City Limits	Open	4
Volley ball court and horseshoe pits	Area 4	Open	4

Q20: Do you have any further comments about parks, facilities, and services in Glenwood Springs?	Area	Source	Satisfaction
GWS residents, including Sr/disabled should be much lower prices than out of area people	Area 4	Invite	1 - Not at all satisfied
I'm actually moving away partly because this place is so seriously lacking in free outdoor activities. Build some hiking trails up all the hills around here so people can get away from the horrendous traffic!	Area 4	Invite	1 - Not at all satisfied
No more housing on our parks. Voyeur Park is a park.	Area 3	Invite	1 - Not at all satisfied
Please spend your operational, capital, and programming budgets more efficiently in areas that will produce better outcomes for taxpayers and participants. Focus on feedback from regular users at the point of contact and incentivize staff to meaningfully improve delivery. Levels of service have degraded and cost of services have disproportionally gone up in recent years given the opportunities and infrastructure in place. Please fix this! Such issues are not a problem with properly run facilities and programs. I know we are relatively well funded and poorly(lazily) run. It is not just a 'funding' concern as much as making sound operational, program, and management decisions. As a taxpayer and resident, happy to help and donate my expertise if anyone cares about actually improving outcomes vs investing in more studies!	Area 4	Invite	1 - Not at all satisfied
Public restrooms should be cleaned often, maintain working facility, all components. There are many City-owned areas along street and highways where flowers were previously planted, including roundabout that are not kept up, mowed, weeded. Our town is not beautiful and it should be! Roundabout in Rile, Silt, Eagle, Edwards are manicured and pretty. Wildflowers look unruly and public art should be voted on.	Area 4	Invite	1 - Not at all satisfied
Rifle's community pool makes us look lame. Our kids have no money, no fun. We are not tourists, we deserve better for our kids. Current restrooms maintained better, please. Parking for trails provided, not on Red Mountain. Signage for Community Center trail head parking.		Invite	1 - Not at all satisfied
Roundabouts are poorly landscaped and poorly maintained. Public restrooms should be well lit, clean, and safe.	Area 4	Invite	1 - Not at all satisfied
Stop allowing homeless encampment to ruin and destroy what little public hiking and biking trails are in Glenwood. Seemed to be a meth lab in Wulfsohn area last summer by mud slide near access road to sewer plant.	Area 2	Invite	1 - Not at all satisfied
There are roughly 10 million dogs in the US, Glenwood is terrible on this topic. All public land which remain in Glenwood Springs, must go to a public vote in order to maintain the quality of life in Glenwood Springs.	Area 1	Invite	1 - Not at all satisfied
Two Rivers Park is devoid of birdlife. Too much riparian area massacred. Need more trees and shrubs.	Area 3	Invite	1 - Not at all satisfied
At this time, the focus is very liberal and woke on many programs and art. Drag Queen shows, rainbow stuff celebrated much longer than traditional holidays. WE DON'T LIKE IT!	Area 2	Invite	2
Better restrooms	Area 1	Invite	2
Expanded hours for Community Center- must be open on holidays and weekends is important. Expanded aquatic facilities so scheduling for Master's Swim Team, Sopris, and Glenwood Springs High School practices is not so difficult.	Area 2	Invite	2
Glenwood could be the hub of sports youth tournaments and adult tournaments. Heads in beds and tax dollars.	Area 5	Invite	2
GWS doesn't do much for seniors compared to Aspen, Rifle, Parachute, Battlement Mesa. We need social programs and events for seniors to meet and mingle. Movies, plays, art shows, organized sports, dinners, etc. The website is confusing and not always up to date.	Area 2	Invite	2
I have lived here since 1977, currently right out of city limits, Canyon Creek, BUT 30+ years in town. A bike path from Canyon Creek to GWS. Would be a huge benefit!!!	Area 2	Invite	2
I would also like to see more trash cans and recycle bins all over town. Also, poop trash cans.	Area 1	Invite	2

I'm appalled at how many public restrooms are closed most of the year, causing people to urinate and defecate right next to the door and the bathroom. There have been too many times when I've been running (bridge to bridge) from Glenwood Park around town (on the bike path) and have nowhere to go to the bathroom. It's a disgrace!	Area 5	Invite	2
In addition to expanding facilities, better maintenance and management of current fields, parks, and programs should be a focus of sustained investment.	Area 4	Invite	2
It really seems like our landscaping (trees and bushes) needs attention. We need to be planting younger trees to replace the old. And the bushes around the Sayre park play area are awful.	Area 4	Invite	2
Less elected political forcing their particular political party's interests. Most legal voting citizen's input is generally ignored!	Area 5	Invite	2
Longer community center gym hours, and open it on Sunday. More adult programming. Better gym equipment/more gym workout space.	Area 3	Invite	2
Never buy the light green poop bags again. They were so cheap they broke and poop was on the hands. Also our business had hoped to participate in a Dodgeball tournament supposedly put on by the Community Center/Park and Rec. But the marketing was so poor there were not enough other teams. We talked with several employees who didn't even know about it. Other friends and business owners did not know about it either and said they would have participated. We paid and bought shirts and were very, very disappointed in the cancellation because no one signed up.	Area 3	Invite	2
No city learn to skate, not nearly enough swim lessons, open on Sundays, year round ice, please	Area 4	Invite	2
Overall security needs to be addressed! I have been over the bridge to the high school and have witnessed homeless drunk laying on the bridge. Stop the building, make it affordable for those already here.	Area 2	Invite	2
Pickleball is the fated growing sport in the country. GWS needs courts.	Area 4	Invite	2
PLEASE KEEP THE VOLLEYBALL NETS AND HORSESHOE PIT AT SAYRE PARK. We use them all summer. Also bathrooms need MAJOR updating and better winter options like every other mountain town. And stop tearing up the grass and not fixing it like at 2 Rivers park/we need a better space to stage rafting pre and post river since you guys ripped the space up at 2 Rivers. Nowhere to deflate or wait for shuttles immediately next to river anymore.	Area 1	Invite	2
please provide trash cans in areas in where the expectation is to pick up after your pets. currently there are none at the playgrounds in Cardiff Glen	Area 4	Invite	2
Please resurface the tennis courts at Sayre and Veltus Parks- they are dangerous. With those improved, pickleball could share the courts until space can be secured. This would also help support older adult, adult and youth programming for both tennis and pickleball.	Area 2	Invite	2
Please save land for amenities instead of housing	Area 5	Invite	2
Provide more trips for seniors, such as a play in Grand Junction, a Rockies/Nuggets game, or other sport games, and a trip to Denver Center for Performing Arts.	Area 5	Invite	2
Public outdoor swimming pool Please turn lights off at 10 in parks it's annoying shining in my window all night at Sayre More places for teens to gather that's safe Bigger 4th of July events and no laser show Bring strawberry days back to Sayre park The field behind the high school is not a dog park please enforce	Area 4	Invite	2
Roses near metal statue deserve care too. Your maintenance refused to trim and I spread mulch around the roses after I trimmed. They were beautiful last year and were not killed by wasps as they tried to stay. I grew roses in AZ and knew if they were trimmed they would come back. I have pictures!	Area 1	Invite	2
Seems like what we have in the city is just 'good enough' but not excellent. Whatever you do or have tried to do, please finish it and don't leave it half way done or to a good enough stage.	Area 2	Invite	2

Thanks for having a survey. As a newer(ish) resident I'm a little bummed about the lack of opportunity in team sports for adult recreation. Kickball, pickleball, cornhole, soccer etc would be fun. All I ever see is softball. If these opportunities exist and im unaware, perhaps better marketing? Also, our community center could use a face-lift. Thanks for taking my input!	Area 1	Invite	2
The Glenwood Springs skatepark is extremely outdated and underfunded. We need a new facility that rivals the other towns in our Roaring Fork community. Our family currently has to drive to Carbondale to skate an adequate skatepark.	Area 5	Invite	2
There is a large population of seniors that would benefit from courses	Area 1	Invite	2
We need to preserve as much green/open space as possible. Developments are ruining our town.	Area 2	Invite	2
With so many cyclists here in town who drive up valley for mountain bike skills area/dirt jump/pump track, we are lacking. Local volunteer help to maintain is a thing in the MTB community.		Invite	2
An ice rink would be great for kids. With the rink, they can have special events there, hockey tournaments, girls can ballet skate, etc.	Area 5	Invite	3
An indoor ice rink would help the City financially for events and tournaments that we could have to help bring money into the City	Area 3	Invite	3
As a fourth generation citizen, keeping our history and the small town feel of our community is the most important thing to me!	Area 3	Invite	3
Citizens love their parks, clean and used	Area 2	Invite	3
Communication about services, events, programs, etc. needs improvement. Maybe add communication in the emailed utility bills and add links to other GWS departments with notices of new events and info.	Area 2	Invite	3
Community Center should not be closed on Sundays; no tobacco smoking in city parks; excessive noise ordinance should be enforced	Area 4	Invite	3
Connect the bike trails- Rio Grande, W. Glenwood, Canyon; new bike path along S. Midland, has hazard with guard rail with iron posts too close to path, and concrete rubble edge is a problem	Area 5	Invite	3
Could you please keep the restrooms open in the parks, instead of shutting them down during winter.	Area 1	Invite	3
Develop Confluence as major river park with community theater and tourist amenities. Link above to 7th commercial. Finish the 6th St plan.	Area 3	Invite	3
Dog park needs help and people use paragliding field as off-leash dog park. Playgrounds and a splash pad should be high priorities.	Area 1	Invite	3
Dogs off leash are bad; bike and skaters with people walking don't mix well	Area 5	Invite	3
Driving up to CMC for soccer is really prohibitive for families	Area 2	Invite	3
Enforcement of dog leash on walking/bike paths Better signage/painting of walking paths for bikers and pedestrians Keep public toilets open Parks need shade and better playground equipment (separate areas for under 4 yr old)	Area 3	Invite	3
Expand hours of community center facility for Sunday use even if a week day needed to be lost. Expand gymnasium space for basketball and new baseball/football field space. More space for kids to play sports is important.	Area 1	Invite	3
Front desk people no friendly and not helpful At community center,	Area 5	Invite	3
Funding should be from tourism tax and marijuana sales tax	Area 3	Invite	3
Glenwood Springs is a beautiful area, but it continues to look dirty and run down. There are so many areas that aren't being utilized, even as far as commercial property. It could be SO much better.	Area 5	Invite	3
Glenwood springs needs pickleball courts. A miniature golf course would be nice too	Area 2	Invite	3
I bike nearly everyday and appreciate the maintenance work (especially snow removal) by parks. Thank you!	Area 1	Invite	3
I do not understand why you do not include the Gun Range. Gypsum has a fabulous facility. Ours is an embarrassment. I ham happy to help with this survey. Stop trying to divide and segregate our community. Try uniting us.	Area 1	Invite	3

I have lived in GWS for 30 years and have to go to Basalt, Carbondale, New Castle to play pickleball. GWS just redid 4 tennis courts at the Community Center and still no pickleball courts?!? It's the fastest-growing sport in the US, people!!!	Area 1	Invite	3
I think the skate park could be better and more; bigger playgrounds; more free skate at the ice rink. Always more river access and hiking trails. More events that are free like the 4th, less like Strawberry Days.	Area 1	Invite	3
I think there are ways to compromises with balancing all wants in our community. An enclosed ice rink could serve as a cultural arts/special events facility, as well as expanding youth and adult ice sports opportunities and performing art. A soccer field with a town park on the river that could serves many demographics. Anything that involves engaging our community youth in healthy activities should be deemed a priority, even for households without children. Everyone is getting into pickle ball and we need more designated courts! Thank you!	Area 1	Invite	3
If the community center would offer adult-only swim times in the mornings and evenings, like the YMCAs do, where adults only, no babies, toddlers, teens/tweens...basically anyone under 18, are allowed before a certain time (like the swim team practices, where if you even step foot into the swim pool area just to observe, the coach reams you a new a-hole for stepping inside their sanctuary before your allowed time), giving non-kid adults time to swim in peace, I would gladly get another pass and go swimming. However, as they say: people in Hell want ice water....but that will never happen...so...	Area 3	Invite	3
I'm interested in using and participating at the Community Center! Making time for it and budgeting can limit me. Community spaces are important! Thanks Parks & Rec!	Area 2	Invite	3
it would be nice to have nice softball/baseball fields with perfect lighting, and shade and comfort to go with it.	Area 2	Invite	3
It would be nice to see some outdoor fitness programs for older adults like Tai Chi and strength training- in parks as weather permits	Outside Glenwood Springs City Limits	Invite	3
Keep downtown trash emptied on weekends; ground maintenance at dog park to eradicate thorns	Area 3	Invite	3
Land is important, create more open space and don't build more condensed housing.	Area 5	Invite	3
Love our town and the parks! Please expand everything!	Area 2	Invite	3
Love the parks we have; would like more space and things for kids (adults also) to enjoy outside	Area 2	Invite	3
Maintain the Wulfsohn Trail system better. Replace the wooden bridge that got washed out last year. Paint the lines on the outdoor pickleball court.	Area 5	Invite	3
Missy at the Rec Center has been an incredible asset to the Parks & Rec Dept! Tiffany is also a great asset. Keep up the good work ladies!	Area 4	Invite	3
More Pickleball please	Area 3	Invite	3
More population and car traffic, but corrupt City Council as been approving multiple apartments in every spare real estate. But NO more parks, road maintenance, public services, trails river access added amenities.	Area 4	Invite	3
Need more local fields for sports	Area 4	Invite	3
Need more parks. Stop using Glenwood open spaces for more housing. It's ruining this town. Rec should be open later. Rec fees are too expensive.	Area 1	Invite	3
Need to have outdoor pickleball courts. Expand time for pickleball inside and for new players.	Area 2	Invite	3
No one knows what a mini-soccer pitch is. What is that? I think there should also be topics in here about making parks, more sustainable with limiting lawn, having more drought, tolerant, plantings and irrigation, and maintaining public parks in and spaces and plantings and trees to higher level. Investing and new stuff is great, but we also need to take care of what we have, and have higher maintenance and care standards for the investments we have already made.	Area 3	Invite	3
No.	Area 2	Invite	3
Nope :)	Area 4	Invite	3
North Landing needs trees both to buffer I-70 and to provide shade. It's only going to get hotter!	Area 3	Invite	3

Number of parks should increase. Number of trees planted should increase. Recreation Center fitness area is filled with the smell of chlorine from the nearby swimming pool, so I cannot use it.	Area 4	Invite	3
Open Rec Center on Sunday and until 9 pm on weekdays		Invite	3
Open Rec Center on Sundays!	Area 5	Invite	3
Open South Canyon shooting range for public use. Feels like it is run by a private club. Improve access for people with disabilities, add safety programs, shooting competitions, and more hunter education.	Area 2	Invite	3
Open the Community Center on Sundays. Offer more swim lessons. Parks & Rec could support independent athletic programming by helping promote/allowing on-site promotion. Add youth ice programming - learn to skate, figure skating, camps, clinics, etc. massive gap. Put in year round ice - the demand is here and would promote tourism as well as residency with good programming.	Area 4	Invite	3
Open the Rec Center work out facilities on Sunday!!! Also, later weekday and Saturday hours.	Area 1	Invite	3
Our youth are at a disadvantage because we do not have indoor facilities for sports over the winter. We also have a great location for hosting indoor sports events, which would bring a great deal to the local economy. Volleyball courts which can also be used for pickleball, indoor and outdoor soccer fields, lacrosse fields. Crown Mtn Park is gorgeous and such a nice community area- we need something like that! Indoor space - perhaps in old Safeway location?	Area 4	Invite	3
Parks/facilities need to be clean, homeless camps not allowed or accepted at night, monitored for illegal activity	Area 3	Invite	3
Pickleball, tennis, bathrooms (clean and convenient). Take care of locals/residents.	Area 2	Invite	3
Places are built with no play areas. We need open spaces for people to play on.		Invite	3
Please DO NOT even consider taking spaces that already have a designated purpose- i.e. The GSHS Discus Field	Area 2	Invite	3
Please do not give land away- example- to Habitat for Humanity or other. Keep our small town a small town.	Area 3	Invite	3
Please don't develop the open space behind the high school football field. And please maintain the existing dog park. There's no grass and hardly any shade.	Area 4	Invite	3
Please extend Community Center hours to be longer and opened on Sunday	Area 2	Invite	3
Please give us pickleball courts	Area 4	Invite	3
Please keep the outdoor space and river access area behind the high school undeveloped. It's great for dogs and for paragliders. Thank you for putting dog bags and a trash bin down there.	Area 4	Invite	3
Please maintain the skate park	Area 5	Invite	3
Please open the community center on Sundays when kids are out of school and many adults are off work and therefore could use it on that day.	Area 2	Invite	3
Please work on Gregory Park and make the Community Center more affordable	Area 2	Invite	3
Rec Center fee is too high for working people. I moved here 8 years ago from Durango and your fee is double that of Durango's.		Invite	3
Rec Center not open on Sundays is why I don't join!	Area 5	Invite	3
Replace the glass at the ice rink! It sucks to watch games with all the puck scuffs! And get a better PA system too. Also, hang the hockey banners!	Area 3	Invite	3
Restore, enhance, and protect our rivers corridors!	Area 5	Invite	3
Sayre Park tennis court can easily become pickleball courts. More courts can be built. Increase picnic areas.	Area 3	Invite	3
Several restrooms are always locked, even during daylight weekend hours. Understand the homeless issue, but I peed in a bush at Two Rivers.	Area 5	Invite	3
Shooting range open to public, not just club members	Area 5	Invite	3

Since Covid, I see many improvements at the community center, and within our parks and recreation department. There are lots of hard workers elevating the programs and services the city offers. As a growing community and one that serves several communities, we do need to think about growth, and how we will serve the community while protecting Spaces that bring emotional, mental, and physical health.	Area 4	Invite	3
Since I am 90, I don't do a lot of outdoor activities	Area 4	Invite	3
Some control of young ice skaters during open skate, sometimes it's pure chaos	Area 1	Invite	3
Stop trying to make everyone happy. Do what makes sense.	Area 1	Invite	3
Texter bench in the weightroom, so texters don't text on the workout equipment! Get self flushing toilets in the locker rooms.	Area 2	Invite	3
THANK YOU for the AWESOME improvements to the Tennis Courts. For the Ice Rink, adding a second sheet of ice doesn't make as much sense as simply enclosing and moderately expanding the facility that already exists. We also need much more learn to skate and youth recreational (non-travel) options on the ice rink to get the community more interested in the awesome asset the ice rink is for this community.	Area 5	Invite	3
Thank you!	Area 2	Invite	3
The baseball fields over by Sopris were a complete mess last year. The grass was rarely cut and the ground was so uneven it had to be dangerous for players to play on the fields.	Area 5	Invite	3
The bathrooms need updating; soccer should not be allowed on tennis courts; pickleball courts are need to be separate from tennis	Area 5	Invite	3
The community center should be open 7 days/week. It used to be open on Sundays. Understanding some holiday closures, it seems to be closed for days when kids are out of school and people are looking to swim or use their pass on a day off. It closes for 2 weeks when it is hot and we want to swim. Two weeks is excessive when you are already closed on holidays. It would be nice to have more fitness classes after 6 for working people. West Glenwood needs a park people can walk to. Imagine having a community park in west glenwood. Glenwood's parks are not big enough for the population. Keep the open space below the high school open The current dog park is hot ,dusty and poky Hiking trails that allow dogs and are not marketed to tourists More shade in parks would help We have A LOT of baseball diamonds. Need Recycling in the parks. The trails above the community center are great. Can you do that elsewhere where it's still wild and has shade ? Like the Walmart side? Update facilities in parks. Look at what Eagle County does to learn about parks. They are really well planned.	Area 2	Invite	3
The community needs a public outdoor pool, the GWS Rec Center needs to be expanded due to the increase of population in GWS. The fitness area is too small, needs it's own space.	Area 5	Invite	3
The connectivity of our bike paths is terrible. The bike path along 6 & 24 is embarrassing. We need to spend our money where it helps the most people. Stop trying to hide staff mistakes like the ped bridge at 14th st.	Area 2	Invite	3
The dog park has not been improved in 30+ years. Grass and water are needed. The bike paths are DANGEROUS for walkers, dogs, children, those with disabilities. Bikers do not and should not have the right of way and should not go as fast as they want. It's no the Grand Prix. Simple walking recreation should not be life threatening!	Area 1	Invite	3
The dog park needs a shelter and benches. A Senior Center open every day with activities and daily lunches is needed.	Area 4	Invite	3
The dog park needs to have a surface that doesn't hurt dog paws and also doesn't need to be watered	Area 1	Invite	3
The first we heard of Two Rivers, they were going to close and re-do. NO meeting, info, requests for input at all. Then they unveil a park that is ONLY for boaters and baseball or maybe a mild walk. NO access to river, especially for handicapped or otherwise not able to use stairs. Two Rivers makes me cry, it is such a terrible park.	Area 3	Invite	3

The Glenwood Golf Course currently serves a wide demographic, at the most affordable price, at virtually no cost to the city	Area 2	Invite	3
The most important thing is the outdoor spaces- hiking trails, mountain bike trails, river access, and parks (including dogs)	Area 4	Invite	3
The pool at the Community Center for lap swim for non competitive swimming. It would be nice to warm it up!	Area 2	Invite	3
The swimming pool should be privatized or closed because spending a loss of one million dollars a year is completely a waste of taxpayer money for a few whom use it.	Area 1	Invite	3
There are virtually NO activities for people who are not athletic. I wonder what young people can do on a date- no movies, no bowling, etc.	Area 4	Invite	3
There should be more rec sports teams for school aged kids, specifically we would love to have girls volleyball for 2nd grade and older. Also tennis teams. A swim team?	Area 5	Invite	3
They are expensive and don't have early morning gym access for those who want to work out before 5:00 am, there are also not enough weights.	Area 2	Invite	3
We have been very disappointed in the youth/teen programming. The fact that we are relying on Mike Picore and team to save our parks is tragic!	Area 5	Invite	3
We need less tourists, people and businesses- over crowded	Area 2	Invite	3
We need programs and means to teach people civility. We need driver's education programs, space sharing programs (how to use and share public space, for example, how to appropriately walk around and use a shopping cart in the grocery store), responsible dog ownership programs, etc. We are backsliding as a society and becoming more like wild animals and less like an intelligent species.	Area 3	Invite	3
We need to enforce the leash law for the protection of cyclists and children. Pets off leash in non-designated area is a hazard to the general population.	Area 1	Invite	3
We use the open space behind the high school at least weekly and love that is a place we can go with our dogs for exercise and interaction with other dogs/ people. We would be devastated if it was taken away.	Area 4	Invite	3
When planning improvements, ensure maintenance fee/costs are included, so you don't disappoint the public.	Area 2	Invite	3
Why can't we keep park restrooms open year-round? The porta potties are not an acceptable substitute and are not maintained. Developers must be required to dedicate land for parks and public recreation. Do not allow building on land the City owns, especially park land!	Area 1	Invite	3
Wish there was youth gymnastics	Area 1	Invite	3
With the increase in population we need more parks	Area 4	Invite	3
Would like to see list of parks, i.e. Two Rivers trails, i.e. Jeannie Golay services?	Area 5	Invite	3
Year round ice rink would be fantastic. A large portion of the ice hockey community is midvalley to glenwood and would very likely use that space more instead of commuting to Aspen.	Area 2	Invite	3
Years ago an event was hosted down by the Parkwest River AccessPoint at cemetery Rapids. It's really an atrocity how disgusting that spaces and it's sad that the city has let it go to the point that it is all they do is throw in a porta potty in the summer. There was such a great community effort to get our input and then absolutely nothing happened.. they really needs to be a lot more offered for teens in the community. A bike park would be super cool, especially in that wasted space just to the north of the dog park on the trail by the high school. Given how epically cool our area is there really should be more hiking and mountain biking trails.	Area 5	Invite	3

You must admit the public restrooms are a joke ! Im mainly talking about 2 Rivers Park and Downtown. You either have them and keep them up or dont do it at all. In the past, the ones at 2 rivers are Horrible ! I know alot of Fishing guides, and its totally embarrassing that their clients, who spend alot of money in this valley, mind you, haveing to use them, if theyre even open. Dont build them, if you dont have anyone to clean them ! And the Guides have to pay to use the ramps! They should just be kept up ! I dont get it.	Other:	Invite	3
You should work with the Historical Society to improve Linwood Cemetery.	Area 2	Invite	3
A safe place for roller skating!		Invite	4
Although I haven't lived here long, I think you guys have been doing a wonderful job. I have no complaints. I love visiting the parks and all the hiking trails around town. Every place is always well kept. Thank you for your hard work; it is appreciated.	Area 3	Invite	4
Assessment survey is way too long!	Area 2	Invite	4
Better access to purchase of a cemetery plot at Rosebud or a new cemetery if developed	Area 5	Invite	4
Bilingual programs will be exponentially more important in the next 10 years	Area 5	Invite	4
Build more trails; the whole community benefits from trails	Area 4	Invite	4
Cemeteries won't make it high on your survey, but at age 70 we checked out what GWS has and current plots are pretty poor	Area 1	Invite	4
Cemetery	Area 1	Invite	4
Community Center has done amazing with new programs, but hours need to be restored to pre-Covid times and day. One day on weekend open is ridiculous for families and Friday night time extended for people working up valley.	Area 5	Invite	4
Conservancy Park needs a shelter and toilet facility	Area 2	Invite	4
Create a 'necklace' of parks along the Roaring Fork. Improve the area below the high school. Make a large dog park.	Area 3	Invite	4
Dog parks need water, summer shade (check with Basalt), new fencing, restrooms, checked regularly for upkeep. Maybe another dog park in West GWS	Area 4	Invite	4
Fix the potholes on Blake between 21st St and McDonalds, and make two-way traffic there again! Traffic thru town is terrible because of this!	Area 4	Invite	4
Flood a small space for outdoor ice rink (like rink in Carbondale). Website is not easily navigated. More public art.	Area 5	Invite	4
Friday nights and Sunday afternoons need to be open to the public. Hire more staff.	Area 2	Invite	4
Glenwood is supposed to be a low-lighting community, don't add too much and screen downward. Confluence will be a great river park, please pursue that- Two Rivers and Vertus are iconic, smart decision of prior city leaders and Confluence is a fantastic park, only (no retail, etc.) for the city. upgrade parking at Red Mountain trailhead and add sand buckets in winter. Thanks!	Area 1	Invite	4
Glenwood Springs does a really good job with what they have. They'll never have the funding that Aspen does, but I think the citizens really get bang for their buck!	Area 4	Invite	4
Glenwood Springs still needs a quality concert venue (indoors). This was in the plan for the community center when voters approved it 20+ years ago, but keeps getting postponed or ignored. :(	Area 1	Invite	4
Good job!	Area 2	Invite	4
Graffiti needs to be removed immediately. Branches on trails need to be removed. Restrooms open year round. Hotline to call for maintenance.	Area 1	Invite	4
Great job! Just seems to be lacking senior classes compared to Irvine, CA, where my mom lives. Also, there's almost no weekend fitness classes for adults. Should pay the instructors more to work weekends.	Area 3	Invite	4
Great place to live	Area 2	Invite	4
Highway 6 sidewalk needs to be repaired. Indoor play areas would be great for kids and parks like Two Rivers and Veltus.	Area 2	Invite	4

I didn't even know you had a gear library! So cool! I'd love to participate in adult classes, but I have a hard time finding info. Perhaps better advertising/marketing of all that you guys do would benefit. We need to know! Clearly, you do a LOT for our community!	Area 4	Invite	4
I didn't know we had an archery range	Area 2	Invite	4
I have lived in Glenwood for 9 months. I am 77 years old. A lot I have not yet explored. Not sure that I'm a great person to county my answers.	Area 5	Invite	4
I have signed up multiple times for city info via email, without ever getting one email!	Area 3	Invite	4
I know its hard but some way to keep the dog feces from being left all over the hiking trails.	Area 3	Invite	4
I really appreciate how Glenwood Rec Center caters to our citizens and not tourists. The private rec companies have made it financially impossible to use. So, thank you!	Area 2	Invite	4
I really think Glenwood does a good job with parks and recreation. The more spent on almost any area of this is a net positive for the town. One big thing it seems we are missing here in my opinion is a skills/pump track for bikes.	Area 4	Invite	4
I think everyone who works for parks and rec is doing a great job, keep it up!	Area 2	Invite	4
I think it would be nice to have a Curling Club in Glenwood Springs, similar to Aspen	Area 1	Invite	4
I think that expanding mountain bike trails is a good idea. If the ice rink would open year round that would be nice as well	Area 2	Invite	4
I wish the rec was open on Sundays for limited hours, gym and pool for teens	Area 4	Invite	4
I would like a bathroom put somewhere by current dog park, that side of town	Area 1	Invite	4
I would like to see permanent pickleball courts and be able to sign up for a time to play! I would also like a cemetery so my husband and I could be buried here! It would need to be affordable!	Area 4	Invite	4
I would like to see the Strawberry Days parade back on Grand Ave, and the festivities at Sayre Park	Area 1	Invite	4
I'd like to see the climbing wall open more hours when children are not in school (eg, on Monday holidays). Thanks for the new gravel and shade shelter at the dog park.	Area 1	Invite	4
I'm surprised that the skatepark is not listed or regarded as an impt training location for competitive athletes both land and snow. The facility is dangerous and in need of repair.	Area 4	Invite	4
Identify OHV routes to the flat tops	Area 3	Invite	4
Increase access to Lookout Mountain	Area 3	Invite	4
Increase soccer facilities for our youth. Otherwise, parking is limited, traffic is awful, housing is too expensive!	Area 5	Invite	4
Is there anyway you have influence over the Hot Springs Pool for city residents? Their prices are sky-high! Residents should have a better discount in pricing like we used to. Please fix, once and for all, the jets at the Hot Tub at the Community Center. We pay to use it, but without the jets working.	Area 1	Invite	4
It would be amazing to have an indoor soccer facility. I think it's under appreciated how many people play soccer in glenwood and the valley and how strong the demand would be for a soccer facility like Edwards has. People travel from aspen to play there every week! Such a facility in glenwood would be booked every night.	Area 4	Invite	4
It would be great to have more gymnastics and all day kid camps	Area 2	Invite	4
Keep them clean, trash dumped more often		Invite	4
Keep up the good work	Area 5	Invite	4
Keep up the good work GWS!	Area 2	Invite	4
Keep up the good work!!	Area 1	Invite	4
Keep up the great work!!	Area 1	Invite	4
Less is more. Free, open outdoor spaces bring people together and support/attract visitors. We're a tourist town and a community, embrace both. Also, we need to support families with young kids AND our Latino community.	Area 3	Invite	4

Let's not add to what we have. We already have homeless persons taking over hiking trails/biking trails. Our parks are in good shape, we don't need to spend money on another cemetery. There is a good reason to update the ice arena for full year access for school sports as well as adult leagues. There are a lot more problems that need to be solved before making more river access, new trails, outdoor workout areas, or adding pitches that we don't need.	Area 2	Invite	4
Love Grand staff MHO trails and bike paths	Area 3	Invite	4
Love the people across the parks and rec staff. Always friendly and it's clear they care a lot. I support efforts to transition decorative turf areas to water smart landscaping. As much as possible, I support intergenerational activities and spaces/events/programs where community can gather together. I would like to see prioritization of maintenance and improvement of existing facilities over new amenities. Please consider gaps in service over vocal special interest groups (ex: west Glenwood needs more outdoor rec space more urgently than elite special projects like year-round ice rink). I'd be interested to see unique offerings even if they are as one off experiences/events/workshops - rodeo/lasso workshop, tabletop roleplaying series (like Dungeons and Dragons), stained glass, woodworking, improv. Perhaps there is a way to have a "propose a class" option for community members where ideas can be shared for classes and parks and rec could do mini-polls on social media or at the rec center to gauge interest, once a class meets a certain threshold (like 200% of ideal class size say yes they're interested), then resources can go into actually hosting the event, have some mechanism in place to also pay those community members for their time or exchange for some value of services, like credits to attend other programs/use the community center. I would also like to see some fitness/wellness classes geared to bigger/full bodied individuals with more size-inclusive staff if possible. Existing staff are great instructors and people, but as a fat lady, it can be uncomfortable learning from folks who are very lean and thin or to share classes with predominantly thin folks. For climbing wall, I can only imagine there is a weight limit on that, but can't seem to find that on the website. Love the better together art pieces. I say "yes" to more public art. Consider opportunities for sliding scale pricing across facilities and programming. I also support continued partnerships w	Area 1	Invite	4
Monies need to be spent on purchasing MORE open space, such as the land between Thunder River Market and Aspen Glen. Should purchase with county and Carbondale for bike trails, river access, and sports center.	Area 1	Invite	4
More open space/parks, a nice dog park and a botanical garden would be nice.	Area 2	Invite	4
More senior programs; semi annual flyer	Area 5	Invite	4
My grandkids in Denver visit ALL the parks/playgrounds and there are some very creative equipment, features beyond swings and slides. We LOVE the open dog park below football field- use it daily!		Invite	4
Need better enforcement for dog rule violations (leash laws); more leash required areas	Area 5	Invite	4
Need more handicap access to water, rivers, pools	Area 4	Invite	4
Need more services to keep homeless out of the parks, bathrooms, and trails. Camping or prolonged loitering needs to be made illegal, but shelter needs to be provided.	Area 5	Invite	4
Need to move Strawberry Days (Queens) signage and monument to Two Rivers Park before next Strawberry Days!	Area 2	Invite	4
New skatepark	Area 5	Invite	4
Nice job with Sayre Park basketball court. Please keep it up!	Area 3	Invite	4
No	Area 1	Invite	4
Open space is jeopardized. I would love to get to use the ice rink, but it has been taken over by hockey; I am a figure skater, public sessions are inadequate and unsafe.	Area 1	Invite	4
Open the Rec Center of Sundays!	Area 5	Invite	4
Overall very happy with services in GWS	Area 3	Invite	4
Overall, I think Parks and Rec does a good job- maintaining current spaces, keeping vagrants out of those spaces and allocating money to obtain/preserve open space around GWS from development	Area 3	Invite	4

parks are good. Public bathrooms in parks need much better maintenance.	Area 1	Invite	4
Parks frequented by unhoused folds need more attention to cleanliness and safety concerns	Area 3	Invite	4
Plant more trees	Area 4	Invite	4
Plant native flowers/grasses at cemetery so it doesn't have to be moved/watered	Area 3	Invite	4
Please emphasize keeping sidewalk connections plowed and open. Please connect snow clearing from Sopris Elementary to Cardiff area. This should not be the responsibility of the Cardiff HOA's.	Area 5	Invite	4
Please enforce the dog leash laws in city parks, Wulfsohn trails, and bike path. Not everyone wants to meet your dog. At Two Rivers in particular, there is dog poop all over the grassy areas because people let their dogs off leash and then don't pick up their poop. The park is meant for multiple uses and is not an off-leash dog park.	Area 4	Invite	4
Please get new gym equipment at the Rec Center, it's old! We need better boat ramp at Iron Bridge! More activities/play area for kids during winter.	Area 1	Invite	4
Please keep and maintain Sayre and Voyeur Park tennis courts. Do not sacrifice these for pickleball.	Area 4	Invite	4
Please protect the open space west of the high school where the paragliders land for walking and off lease dog use. This is a local treasure that so many residents, families and visitors use daily, it is one of the best things Glenwood has! It should not be changed into a baseball diamond or anything else. If you truly need a baseball diamond, use the ones at two rivers, or redevelop Sayer park, or use the land north of Glenwood Springs elementary school. Thank you for all that you do.	Area 4	Invite	4
Please put more blue recycle bins in parks. Often there are Many cans and plastic left on ground near picnic areas and athletic fields.	Area 2	Invite	4
Please restore Vogelaar Park as a functioning park. Please make a plan for river accessible natural shoreline park on the RF at 12th St, where City owns 7.43 acre and 750 ft of shoreline currently leased to private parties.	Area 3	Invite	4
Please thank your crew for the COMPLETE removal of the homeless trash I assembled at the Linwood Cemetery last fall. Please layout your new fencing to preclude motorized access to the Doc Holliday hiking trail.	Area 3	Invite	4
Programs that mix age groups would be very enlivening and healing...organizing such activities as art or community building projects		Invite	4
Provide public with there is anywhere they access a 400 meter track.	Area 2	Invite	4
RE: Community Center: 1) Keep cardio track. A gem! Heavy use by adults of all ages. 2) Cardio deck needs more coat storage and seating. Solution: gain space by cutting into west side of lobby.	Area 2	Invite	4
Rec Center staff is excellent! Good job on the Family Ball!	Area 2	Invite	4
River corridors need to be protected from development and enhanced for natural habitat and use for education and the citizenry.	Area 3	Invite	4
Since I am 80 years old, and not very mobile, I very seldomly use our parks and facilities anymore. I used to a lot when I was younger and could get around better.	Area 3	Invite	4
Sorry I couldn't answer better. I'm 85 years old and mainly stay at home- interesting questions though!	Area 3	Invite	4
Stop killing signature large trees, like the willow near the funeral home and cottonwoods near Community Center. Plant more trees and shrubs and extend parks at the old sewage plant area. Move the funeral home and evangelical church and extend the parks into those areas.	Area 3	Invite	4
Stop spending money on development to buy open space	Area 2	Invite	4
Thank you for all that you do and are trying to do!	Area 3	Invite	4
Thank you for all the hard work you do. Improving local access to more trails throughout town to increase ability to move throughout town without a car would be greatly appreciated.	Area 4	Invite	4
Thank you for getting our feedback! GWS Parks & Rec is wonderful and constantly adjusting to our city's diverse needs. We need more resources for our teens!	Area 4	Invite	4
Thank you for the hard work you do!	Area 1	Invite	4
Thank you for this survey, outdoor activities and spaces are important in many ways!	Area 1	Invite	4

Thanks for all you do . I love south canyon mountain biking !!! It is so great	Area 4	Invite	4
Thanks for all you do. We think there's great facilities and river access, parks, playgrounds, etc.	Area 3	Invite	4
Thanks for the survey and for taking the time to seek community input.	Area 2	Invite	4
The Adult Ice Skating (as well as the program for youth) is dwindling. We could make this so much more lucrative by enclosing the rink, allowing year round skating (income of money) and the ability to host tournaments to bring in more money. If you include a bar for parents, this is also going to be a money maker. The front-range rinks like the one in Superior, or South Suburban Ice Rinks are great examples.		Invite	4
The airport, as is, is a waste of public space. It serves a select few, many who aren't even residents/tax payers of Glenwood Springs. The town is changing and the argument that it is historic is not progressive or beneficial to those that actually live and work here and are the tax paying, voting citizens. I would like to see it developed for open space, affordable housing and ball fields. It's crucial that the city government serve the majority of Glenwood Springs residents.	Area 5	Invite	4
The city does a good job in maintaining our current parks and trails	Area 4	Invite	4
The City should NOT give the open space below the high school to the high school for athletic field development- it is too valuable as a community resource area!	Area 4	Invite	4
The classes offered at the Community Center are great! And the instructors are wonderful!	Outside Glenwood Springs City Limits	Invite	4
The community center needs to open in weekends and needs more equipment.	Area 1	Invite	4
The confluence area should be a park, outdoor performing arts, open space, river access. Developed south Canyon very carefully with the locals consideration at the forefront. Do not develop it into a campground. Keep and upgrade the shooting range. Continue to make the city streets, more biker, friendly, and less about commuter traffic. Thank you for doing the survey, I would be interested to see the results.	Other:	Invite	4
The Glenwood Springs airport should be turned into a park that more residents can use	Area 5	Invite	4
The lawns in parks could be swapped for less water-intensive grass, could have native plant area and gardens for habitat, etc. (more permaculture design)	Area 5	Invite	4
The most important thing is investing in activities that engage youths in the local outdoors as they are vital in ensuring that these ideals are preserved	Area 4	Invite	4
The rapid and very quick push of housing complexes has me worried our Park & Rec doesn't have the resources and time to care for the ever growing needs	Area 3	Invite	4
The rec center is a huge problem- what a great asset with potential to give tweens, teens, and young adults a healthy place to be. Yet the hours are terrible and don't cover any times we would need to help teens make healthy choices and stay out of trouble. And to be closed on Sundays? A family day off to play? Surely some people want work. Closed too early at night, especially for teens and late workers. Also closed parts of it a lot for repairs and swim meets. We don't buy passes anymore because the cost is way too high for all the limitations, including tweens not being able to work out in or go in the hot tub.	Area 5	Invite	4
The rec center offers some great adult leagues. Better communication may increase their utilization.	Outside Glenwood Springs City Limits	Invite	4
The restroom at 2 rivers park should be open throughout the winter during daylight hours. It's ridiculous to have a nice facility and to have to use portable potties in the winter.	Outside Glenwood Springs City Limits	Invite	4
There is stagnant water in the ditch near the Three Mile Creek river access beach that could support mosquito breeding: Fix ?? Thanks!!!	Area 5	Invite	4
This survey was way too detailed and long. I bet most didn't do it because of this.	Area 5	Invite	4
Three points of further emphasis: 1) Continuation of LoVa trip to South Canyon. 2) More facilities for soccer, and 3) More pickleball facilities.	Area 2	Invite	4
Trash cans along the Rio Grande Trail system should be emptied out more frequently, especially during the summer.	Area 1	Invite	4

Unlike the negative comments often seen in our local newspaper, I really like a lot of the improvements made by the Parks & Rec. Notably, the 7th Street improvements, the round-a-bouts, the trails, etc. But we really need to take care of those new amenities, for example, some of the round-a-bouts look terrible, some of the public bathrooms, most specifically the one t 3-Mile and RFR are overflowing in summer months. The huge numbers of people using the river and river trails is likely to rise and it would be good to keep an eye on the problems associated. The commercial rafting and fishing companies are often very aggressive at take outs, put ins, and the bathrooms- more enforcement needed by Parks & Rec. P& R- thanks for all you do!	Area 5	Invite	4
We appreciate you.	Area 2	Invite	4
We are expecting our first child in June. Looking forward to raising our family in this wonderful town!	Area 5	Invite	4
We have appreciated being able to rent athletic fields for bike polo tournaments. Thanks!	Area 5	Invite	4
We have wonderful parks and the Community Center is a gift! Preserve open space- make facilities/trails ADA accessible and move parking away from neighborhoods (W. 9th St is terrible).	Area 1	Invite	4
We live in such an amazing community. Thanks for polling the community. I trust this group to keep up the phenomenal work. Thanks for all you do.	Area 5	Invite	4
We need a movie theater or a live theater. This town needs more things to do. Make more bike/hike trails instead of housing.	Area 5	Invite	4
We need some pickleball courts, or adapt some of the tennis courts to do both	Area 4	Invite	4
We need to support our tweens and teens with more recreation programs and safe places to hang out	Area 5	Invite	4
Website is not user friendly. Since COVID, front staff is not as friendly!	Area 3	Invite	4
What are the plans for a gymnastics program in GWS?	Area 3	Invite	4
What is a splash pad? Older adult space?	Area 3	Invite	4
Why are bathrooms locked al winter? Glenwood Springs residents run and hike ALL YEAR and need to use the bathroom! It's SO frustrating!	Area 3	Invite	4
Why are homeless pitching tents in parks and in open spaces? They should be removed from these areas.	Area 2	Invite	4
Would like to see improvement and expansion of public spaces along river corridors, and better connectivity between all of them. Especially the confluence area where sewage treatment plant used to be, and the area below/west of the high school, such a great open space amenity - keep it open!	Area 3	Invite	4
Would love to see the open field behind the high school stay open space. A few more access trails to river in that area would be great.	Area 4	Invite	4
You guys are doing great! Rec Center should be open on Sundays.	Area 5	Invite	4
Your programs are very affordable compared to the local soccer league. I wonder if you could make a financially and culturally accessible soccer opportunity for youth? Thanks for all you do for our community!	Area 3	Invite	4
A better off leash dog park please.	Area 1	Invite	5 - Very satisfied
Add free weights at Rec Center, set of dumb bells 12.5 to 30 lbs.; expand hours to include Sunday	Area 5	Invite	5 - Very satisfied
Bikes on the trails by the river are very rude, do not let you know they are coming!	Area 1	Invite	5 - Very satisfied
Continue craft fairs		Invite	5 - Very satisfied
Doing a good job	Area 5	Invite	5 - Very satisfied
Education, art, music, sports in that order	Area 3	Invite	5 - Very satisfied
Glenwood does a great job overall. We would just like a little better bike and trail connectivity to West Glenwood / Glenwood Meadows area to downtown without having to walk on narrow sidewalks with busy traffic.	Area 1	Invite	5 - Very satisfied
Glenwood Rocks! You do a great job already!	Area 1	Invite	5 - Very satisfied
Grateful for the amenities. Linwood needs upkeep/improvement. Northeast corner of Sayre ready for renovation. May reno 11th St Ditch Trail/underpass. Don't let homeless camps/population on unregulated space.	Area 3	Invite	5 - Very satisfied

I absolutely LOVE the Community Center!	Area 1	Invite	5 - Very satisfied
I feel it is good as is.	Area 1	Invite	5 - Very satisfied
I hear there are plans to develop the Lone Pine open space area (between Coach Miller Drive and the Roaring Fork River). I am opposed to such action, as it is a constantly used space by myself and other members of the community who walk through the space and access the river for fishing.	Area 3	Invite	5 - Very satisfied
I think the City of Glenwood Springs is doing a great job to make GWS a great place to live	Area 1	Invite	5 - Very satisfied
I think the parks department does a great job. An updated or additional skate park would be nice. Some feedback on the survey: it's way too long and asks similar questions several times in different ways. I think you will not have very much participation because people get worn out partway through completing the survey. I wanted to do a good job and be helpful on the survey but it's too long and I have other things to do.	Area 5	Invite	5 - Very satisfied
I was pleased to see there are a few additional youth sports organized for the summer. Until last week I didn't know there were any youth sports leagues in Glenwood (soccer, tee ball, football). We have a 5 year old who we'll enroll and we're so happy to see those programs. It seems like we need more of those programs. I know there are things at the rec center but it seems like unless you go to the rec center and talk to someone about upcoming stuff it's tough to get information. It's also difficult to get enrolled. Swim lessons were very difficult to get into as they seemed to be full. It seemed like there was more demand than supply and I totally get that. But as we're looking where to spend money I think priorities 1, 2, and 3 should be hiring additional personnel where needed (that wasn't an option in the survey). Thanks for your consideration!!	Area 3	Invite	5 - Very satisfied
I would like to see pedestrian access tunnels (Grand at 12th, railroad @ 7th) be cleaned and painted (art?)	Area 3	Invite	5 - Very satisfied
If there continues to be a full community center maintenance closure every year, I'd like to see more functional improvements - i.e., working, oscillating fans in the dance studio (some have not worked for years), towel dispenser or dryer at the sink in locker room that doesn't have one, tiles above showers replaced. Would like to see a return of Sunday hours to the rec center. Supplements to the already great schedule of fitness classes with more instructors. Maybe a space of 5 minutes between every class to help with the transition.	Area 5	Invite	5 - Very satisfied
It is unfortunate that teenagers from YAMPA come by and take up space in a disrespectful way- they don't have manners and loiter in the gym. They get in the way of people working out...	Area 3	Invite	5 - Very satisfied
Just keep them in good shape	Area 3	Invite	5 - Very satisfied
Keep up the good work! The parks in GWS. I like that they are serviced 7 days a week. There needs to be more open space and park areas in GWS. No more apartment buildings!!!	Area 4	Invite	5 - Very satisfied
Keeping the Community Center open later would be nice; more high-intensity vinyasa classes would be good; overall, you guys are doing a great job	Area 3	Invite	5 - Very satisfied
More bike trails please	Area 3	Invite	5 - Very satisfied
Necesitamos más parques para niños y adolescentes.	Area 2	Invite	5 - Very satisfied
Nick Adams is amazing! We had concerns about the youth sports program prior to his arrival. He has elevated youth programming for our community and we couldn't be happier!	Area 5	Invite	5 - Very satisfied
Nick is doing a wonderful job with youth sports programming! Thank you!!!	Area 5	Invite	5 - Very satisfied
none	Area 5	Invite	5 - Very satisfied
Parks Dept does an outstanding job! Quality people = Quality facilities!	Area 1	Invite	5 - Very satisfied
Please leave the space below the high school as native open space. I know there has been a push to develop the last remaining parks parcel in Glenwood by many competing entities. I urge the parks dept to do a full inventory of the parks system and allocate resources to improvements of existing facilities. A baseball and soccer field or pump track shouldn't even be considered for Lone Pine open space until the existing baseball and soccer facilities at two rivers, Sopris elementary and Sayer park actually get used. The notion that kids don't have facilities is quite ridiculous.	Area 3	Invite	5 - Very satisfied

Please protect the lone pine open space. It's very important to have open space accessible in town where you can bike or walk to it. We need this last open space to be protected for the mental health of our community. Please do not fence it or turn it into ballfields.	Area 5	Invite	5 - Very satisfied
Please protect the Lone Pine riverfront open space in between the high school and the Roaring Fork River. This area should not be taken up by ballfields and fences, but should be left open, so that everyone can walk, bike, and enjoy the wild open space. It is currently utilized heavily by the community. It would be a shame to have it paved over and fenced off for ball fields. We already have many ball fields in Glenwood that have good access and parking. The Lone Pine riverfront open space is important for the mental health of our community, as it gives residents an opportunity to enjoy nature and get outside in a natural setting without having to drive out of town. It also provides critical habitat for deer, raccoons, bears, and many bird species, including blue herons and bald eagles. If this area is fenced off and turned into ball fields, it will not be used by as many residents, and will sit empty a majority of the time. In addition, wildlife will be completely shut out of the area.	Area 4	Invite	5 - Very satisfied
So far, I think there are great parks around Glenwood; more accessible for disabled would be nice	Area 1	Invite	5 - Very satisfied
Staff is amazing especially Tiffany, Missy, and Laine.	Area 5	Invite	5 - Very satisfied
Thank you so much for putting this survey together and caring about the concerns and needs of our community	Area 3	Invite	5 - Very satisfied
The bandshell at Two Rivers Park needs repair and refurbishing!	Area 4	Invite	5 - Very satisfied
The cemeteries are a waste of space		Invite	5 - Very satisfied
The Glenwood Hot Springs Pool and facility are gems. There needs to be a wall between I-70 highway and the facility to keep the noise out. There needs to be Longhorn Sheep crossing signs for sheep safety as well as deer crossing safety.	Area 2	Invite	5 - Very satisfied
The Rec Center should be proud of their diversity of members, classes, and staff	Area 2	Invite	5 - Very satisfied
They are usually very well maintained. A splash pad would be incredible as the river is obviously usually too cold/dangerous for little ones.	Area 4	Invite	5 - Very satisfied
We have enough parks, trails, access; no more development for recreation	Area 2	Invite	5 - Very satisfied
We have great parks and trails that are well maintained and I feel very lucky to live close to Sopris Park, Sullivan Park, and the Atkinson trail. My dog and I go to Sopris Park at least once a day. One suggestion I have is to make the poop bag stations and the trash cans in the same spot in the parks. I've also noticed at Sopris Park (because I live right across the street) that the landscaping crew can't really use the riding mowers on the "tree lawn" section of the grass adjacent to the street so they use weed whackers to "mow" huge sections of grass. It's just very loud for a long period of time and I wonder if there's something else they can do. It would be nice to have the dog park re-vamped with more grassy areas. I'm also not entirely sure how to access it by car since it seems like you can't park at Safeway. The other thing that I think could be improved is parking options for Veltus Park, especially for trailers for rafts. Thank you for the opportunity to provide feedback!	Area 5	Invite	5 - Very satisfied
We need a second grocery store to come back where Safeway used to be;)	Area 4	Invite	5 - Very satisfied
With the closure of Monkey House in Carbondale, RFV urgently needs a REAL climbing gym. The climbing walls at the Community Center and CMC are not adequate. If you built a real community climbing or bouldering gym, lots of people would use it! The city should also build outdoor man-made climbing boulders in the city parks. See Bozeman, MT for example.	Area 5	Invite	5 - Very satisfied
Would have spent more than \$100, but ran out of money!	Area 3	Invite	5 - Very satisfied
An 18-hole golf course would be nice, instead of more apartments/condos. City-owned hot springs in South Canyon would be more affordable for residents.	Area 2	Invite	
Do not allow development, particularly real estate	Area 1	Invite	
Most items I chose referred to grandchildren visiting and for some items having to go to another town for access	Area 3	Invite	

Road crossings are unsafe, car 'blow' stop signs and do not yield, improve crossings across Main St at Sayre Park and Midland and 13th St please!		Invite	
Thank you for all you do. Keep doing what you can to maintain and improve the quality of life in Glenwood. I would like to see a youth golf program.	Area 2	Invite	
The cemeteries only have historic significance	Area 5	Invite	
We have nice parks in Glenwood Springs and are grateful to have them. Improvements are always appreciated and encourage families to utilize them. Parking is often an issue.	Area 4	Invite	
Why do you not fix these deplorable streets before worrying about all of the fun things? This city now is a mess. They do not sweep the streets and make the town presentable. Keep Rosebud Cemetery watered and mowed. What did it cost to send these surveys??		Invite	
Would love a fieldhouse for year-round activities and athletics		Invite	
A few comments. Glenwood Springs Trail system for mountain biking and hiking is pathetic. All along the I 70 Corridor towns and cities have invested a ton of money in their trail systems that bring in tourists that bring dollars. Why is it that Glenwood Springs does not do anything about hiking and biking trails? If you say that there are trails near the ice rink, then I would say those trails are the worst mountain biking and hiking trails along the I 70 Corridor . Have you ever seen the movie with Kevin Costner Field of dreams. Build it and they shall come. You build these trails and you will get tourists coming here with lots of money to spend on local services. Which means tax dollars for the city of Glenwood Springs. This is simple economics 101. have you seen the trails in the Roaring Fork valley. I live in the roaring Fork valley. I never mountain bike or hike in the Glenwood Springs area. Why? because they're pathetic. I go everywhere else in the roaring Fork Valley when I want to use trails for mountain biking and hiking. We don't need a year-round Ice Rink. That is a complete waste of money. Have you seen the numbers for enrollment in the ice hockey program in Glenwood? It is way down. The Rink in Glenwood is fine. You don't need to do anything more about that Rink. A year-round rink will not increase enrollment numbers. People don't want to be inside ice-skating during the warm weather months. Plus, Aspen has an indoor rink. You will not be able to recoup costs by building an indoor rink for many reasons. Once again, the existing rank in the time we use it is fine. Have the hockey program go out and write proposals and get money to build a rink on their own. Once again, this will be a complete waste of money for the city of Glenwood Springs.	Area 2	Open	1 - Not at all satisfied
Attention needs to be on existing park security, lighting, cleanliness before spending money on new facilities. Homeless have become an issue in parks and its no longer safe. Trash receptacles are often overflowing and bathrooms are in disarray.	Area 1	Open	1 - Not at all satisfied
Few comments. 1.) COGS should be ashamed of themselves in their mountain bike trails. They stink. All thru this valley and I70, communities have invested in awesome mountain bike trails. It is an investment as it brings people to the areas and they spend money. Economics 101. COGS have by far the worst trails. The trails by the ice rink stink. What first grader designed that trail system? 2.) I have heard rumors about allocating money to another sheet of ice. Serious???? What a waste. We have a nice sheet of ice used by a few. Why should we invest more money in a sport used by few. BTW mountain bike trails can be used by many 3.) Fire the city council. They find it more important dealing in national issues by hosting anti semitic groups such as CEASEFIRE RFV then conducting city business. COGS only city in CO to pass a resolution for a ceasefire in Gaza. Since when did my local tax dollars go to dealing with national issues. Plus it appears the COGS city council and it Mayor are anti semites. Learn facts before speaking. Dont be ignorant. 3.)	Area 1	Open	1 - Not at all satisfied
GWS need dedicated pickleball courts	Area 4	Open	1 - Not at all satisfied
Rec center OPEN on SUNDAYS!!!!	Outside Glenwood Springs City Limits	Open	1 - Not at all satisfied

The dog park by the high school is pathetic at best. No grass, no water, old and very unkempt. There needs to be a much larger area, like part of 2 Rivers Park, that is gated. 3 different sections - 1 for small dogs, 1 for larger dogs and 1 for senior dogs. At the dog park in Carbondale - there seems to be lazy owners and/or lazy dogs that just go in and sit - don't play - and want to be left alone. The big dog park in Grand Junction has 3 sections as well as a splash pad, water area for dogs to play and all 3 are gated. It's a shame with how many dog owners/lovers there are in this community, as well as tourists visiting with their animals, there is no where to take them. One park I went to back east had a 4th section with a pinpad, that you could reserve per half hour and reserve online. It worked fantastic with multiple pets, aggressive dogs, etc., that allowed them to play alone and not with other dogs. I think I paid \$5 per 30 minutes after paying an annual fee of \$50. It was a fantastic opportunity! It had a waterfall that ran into a stream that the dogs could play in. Was one of the most beautiful facilities that I have ever seen for dogs. People came from all over to use these facilities, especially that pay for play with multiple/aggressive dogs.	Outside Glenwood Springs City Limits	Open	1 - Not at all satisfied
You have some of the best hockey teams in the state in the valley. Ever since I was a kid, we have to use Aspen facility during the off-season, which does not give our kids the leg up they need on practice for the season. Please add a year-round ice facility.	Area 1	Open	1 - Not at all satisfied
A year round Ice rink/multi sports ice rink is dramatically needed. We draw from a huge area that could provide not only hockey, but figure skating, curling, money making public skates, etc. Grand Junction is killing it with their rink. We can't host anything, let alone support and host our high level high school teams, and now with girls hockey in high school, we need it please!!	Outside Glenwood Springs City Limits	Open	2
Consider opening the community center on Sundays. Especially in winter, parents really need somewhere indoors to take their kids. Having it closed on Sundays doesn't make much sense for the user group. Maybe it could be closed on a weekday instead.	Area 4	Open	2
Disc golf is the second fastest growing sport next to pickle ball. I'm a 45 year veteran of disc golf and have designed many courses including the ones here in the valley. Let's talk. Tj2172@hotmail.com	Area 3	Open	2
Es una encuesta algo confusa, pero en vez de tanta pregunta creo que saben que tienen que incrementar las mejoras en áreas recreativas para todas las edades, pero en especial para los jóvenesy adolescentes, que no tienen muchas opciones en la comunidad y eligen perderse en los	Outside Glenwood Springs City Limits	Open	2
I hope there is some follow up after the results	Area 3	Open	2
I think a combination Seasonal mailers (GWS residents), Text, email and radio (KDNK) would get more participation and contributions towards these activities, Spaces and services. I get city road work and GWSPD announced via text so the city has residents contact info. I get it's not that simple. Just my thoughts.	Area 4	Open	2
if playgrounds are redone, separate spaces based on ages would be appreciate to keep toddlers safe from tweens and teens running around	Area 2	Open	2
Indoor ice rink is the most needed thing in glenwood right now, it would bring so many people to the valley and bring more money into Glenwood	Area 1	Open	2
Install turf on baseball/softball field(s). Many mountain communities have turf fields to allow players to get on a field.	Area 4	Open	2
It would be wonderful to have an outdoor skating rink in winter that we could be used for free skating any time somewhere in Glenwood. The free skate times offered at the rec are not adequate, and do not work with many schedules during the day. Plus, what cool thing to have for visitors in the winter. We would love to see more summer activity offerings for the 12-14 age range, boys especially. Maybe outdoor survival camps, or something that would be interesting to teen boys. Also, why is the rec only free to use for children that go to Glenwood Schools? Many kids live in Glenwood, but go to school elsewhere. Could this be changed to if you have a Glenwood address?	Outside Glenwood Springs City Limits	Open	2

Library is the best asset followed by rec center and trails. Traffic is a nightmare especially construction. No more illegals! We cannot take care of our own citizens! Aspen should house their workers, not Glenwood! Taxes are oppressive with new assessments and greed has overtaken our ability to responsibly manage resources. Fire preparedness w exit from the valley should be a priority. Also water security.	Outside Glenwood Springs City Limits	Open	2
Make an indoor ice rink or a whole new ice rink if we have two sheets we can hold tournaments which I turn will bring more money to the city and all businesses	Area 5	Open	2
More directional (one way) mountain bike trails.	Area 5	Open	2
More pickleball	Area 4	Open	2
More pickleball, indoor & outdoor.	Outside Glenwood Springs City Limits	Open	2
Need to use our tax base to promote he's and all sporting activities for residents and guest , no large scale improvements in last 20 years	Other:	Open	2
Our community needs a large theater space. The high school is currently the only such facility, and their needs for the space often preclude use by the community.		Open	2
Please build an indoor year round ice rink.	Other:	Open	2
Poor management needs to be addressed.	Area 5	Open	2
Rather than concern about a year round ice rink, I feel you should be much more concerned about the attendance (or lack of it) for the current ice rink. I have participated in hockey since this facility opened and I have seen the decline of participation over the years, especially the past 2-3. It seems as if the management has no idea how to run an ice rink and the quality of the recreational leagues and drop in sessions has deteriorated significantly over the years. I no longer am interested in league play mainly because there is no point. The quality and organization of the league structure is a joke and the management seems to think that just because they have a rink, they do not need to put any effort into creating competitive leagues or being the slightest bit creative in how they structure the leagues. Hockey in Glenwood Springs is dying because of this. There is no recruitment of youth in the leagues and the fact that all of the hockey is dependent upon goalies and building interest in hockey in the community is lost upon the management. There are literally about six goalies who play for every team in all leagues. They are getting older and without them there would be no hockey. The rink needs to find a way to get new people involved in goaltending. I have heard that management even eliminated playoffs this season in the rec leagues which defeats the purpose of even having them. Additionally, the drop in sessions are unrealistic for most people who work normal jobs. There are three sessions available- Tuesday and Thursdays at noon and sometimes Fridays starting at 3, 3:30, or 4:00pm. How does management expect people who work from 9-5 M-F to participate with these absurd hours? There should be set drop in sessions a couple of evenings each week. Perhaps starting around 7:00pm that occur on predictable nights so people can plan to attend. I think they had a drop in session on Sundays this year but that makes no sense since the leagues happened on Sundays and	Outside Glenwood Springs City Limits	Open	2
Stuff or places to do for kids birthdays.	Area 4	Open	2
surrey is way to long, especially that last worthless question about allot money in \$5 increments,	Outside Glenwood Springs City Limits	Open	2

The Community Center was, no doubt, funded by a municipal bond. When that bond issue went to vote, it almost certainly described what it would provide. This was, in effect, the contract made with the people of Glenwood Springs. I find it very difficult to believe that what is happening at the Community Center now matches what was promised to the people of Glenwood Springs for their funding. As much as I want children to thrive, I am already funding children significantly through my taxes and mill levy overrides. If we need more youth programs or places for youth activities in addition to what we're already paying for in our funding for the schools, then that is an issue that needs to be addressed separately. Absolutely, the school systems will slough off any program they can to the City/Community Center, but the City must take the difficult position of holding the line against this. Already the High School is directly using the pool and tennis courts for their team sports. Was this assumed as part of the Community Center concept? If not, then the taxpayers are being cheated. We all want our children to thrive, but the adults must thrive as well. Almost certainly the Community Center was primarily presented as an adult oriented facility. I believe it's the City's obligation to significantly reduce the number of youth programs that are currently occurring there and force the schools to make their own difficult decisions. There will never be "enough" money. Blindly accepting that youth programs should take precedence over adult programs or facility access at the Community Center is probably not actually healthy for the community but is almost certainly a betrayal of the contract you have with them.	Area 3	Open	2
The playgrounds are dismal. They are in need of updated equipment. In particular, the playground at 2 Rivers should be pulled out and a new one should be located behind the bandstand. A playground should be added to the open space below the high school that enhances the space. When children are engaged in play at a structure, parents and caregivers can enjoy the outdoors. A playground could be adjacent to the community garden so that it enhances that space. Central Park in Denver is such a great example of bringing structure and water features to open space. It seems like the play areas in Glenwood are an after thought instead of an anchor thought. Please spend money on this important community space.	Outside Glenwood Springs City Limits	Open	2
We need an indoor ice rink.	Outside Glenwood Springs City Limits	Open	2
We need year round ice rink	Area 2	Open	2
Without good pickleball courts you are in the dark ages !!!	Outside Glenwood Springs City Limits	Open	2
- There are limited cycling classes in a community that loves biking. Having a few pelatons in the gym would significantly increase my use of the facility. - Would love to see some bike programs for younger kids. "Learn to ride 2 wheeler, biking camps/groups." - childcare center is not open during times with team sport activities, ie. pickup basketball and Sunday adult hockey league. Would love to see some overlap there. - There is no changing table in the men's bathroom in the ice rink. There is one in the women's. Dads can change diapers too... - Riverview School is the only one in the city that is not provided transportation to Wednesday programming. They are also the most resource limited school in the city in terms of after school programming. - We love the rec center and are thankful for what you already do and offer. Thank you.	Area 5	Open	3
A disc golf course would be a perfect improvement to the city, it is a very affordable sport for youth and adults, low impact on the land, and there is a local disc golf club that would be happy to take on the design/installation/maintenance of the course	Area 1	Open	3
A fully enclosed ice rink would allow the growth of important youth and adult ice sports, in addition to a potential special events facility and economic growth. Take EPIC in Fort Collins with the heat exchange with indoor pool. Makes it very cost efficient.	Area 1	Open	3
A year around ice rink facility that serves as an event center or expanded rec center would bring more revenue to the community with so many youth hockey games and tournaments. I am a high school hockey coach and biased, but also aware of the positive impact an indoor facility brings to communities like Aspen, Vail, Steamboat, & Breckinridge to name of few that already have this.	Area 3	Open	3
B Please build a second sheet of indoor ice,	Area 3	Open	3

Before adding more lets take care of what we have now Keep it up to date and in good working order	Area 4	Open	3
Better communication of Rec Center services and/or changes. Better communication service/response from Rec & Parks.	Area 2	Open	3
By and large, Glenwood offers an excellent variety of recreation opportunities! In terms of what our household personally uses most often, I think it'd be great to see a little more TLC given to the dog park (the rocks/gravel to prevent mud at the entrance this winter was AMAZING, it'd be great to see more attention paid to inside the gate). Generally speaking, there's been a real problem this winter with people not picking up after their dogs around town and in parks. I'm not sure what recourse there is to address that, if education and signage works, but it's been probably the biggest bummer of our outdoor recreation experiences.	Area 3	Open	3
City needs year round state of art ice rink	Area 4	Open	3
Continue to give discounts to locals and certain organization, such as school employees	Area 4	Open	3
Disc Golf Course!!!	Area 2	Open	3
Disc golf!	Area 4	Open	3
Do whatever it takes to get an enclosed Ice Rink!	Area 5	Open	3
Enclose the ice rink so I don't have to drive to Grand Junction and take money out of my community	Outside Glenwood Springs City Limits	Open	3
Extend the hours of operation at the rec center to include Sunday.	Other:	Open	3
Fence off spaces for dog parks in all the parks	Area 5	Open	3
For as much as were charged to use the community center it would be nice to see some Updates in the locker rooms and cardio balcony	Other:	Open	3
Glenwood needs a full-time Senior Center that provides lunch, programs, and trips	Area 4	Open	3
Glenwood needs more parks NOT more housing!!! I was really upset to hear that a park was not going in between youth zone and GSES! We need a big park in West GWS! Need more space for families.	Area 1	Open	3
GWS has such an opportunity to become a western slope mecca for mountain biking. It's central location would draw hundreds of MTB riders from all the mountain towns in lieu of them driving all the way to Fruita, Grand Junction or Moab. GWS can do more trail development around Lookout Mountain, Flat Tops and connecting Grandstaff with South Canyon.	Outside Glenwood Springs City Limits	Open	3
GWS needs an indoor ice rink. This would allow for year round programming & additional programming. It would allow for year round tournaments & clinics. Bringing income to the town	Other:	Open	3
Having a disc golf course is a great place for family's to get together for family fun and physical fitness	Area 2	Open	3
Hockey is such a popular super, and teaches teamwork, discipline, balance, agility, and also improves skiing skills. Driving up to an hour each way for indoor ice in non-winter ice is dangerous and makes hockey inaccessible for low income or single parent families. Please prioritize building indoor ice.	Area 4	Open	3
I am a single parent in Glenwood. My son is 11, so too old for the free summer school and too young to stay home. One income with rent is absolutely unsustainable, even as a registered nurse, to pay for programs for him while meeting bills while I work in Basalt, and would have to cut hours to get to and from work in time to get him to and from a program I can't afford.	Area 3	Open	3
I think Glenwood does an amazing job for a town of its size with its parks and recreation facilities. My one beef is everything is about children and seniors. They are important groups that deserve services for sure, but they are not the entire town. The community center is a great facility, but the hours are atrocious for anyone except children and seniors. As a working adult who commutes out of town I find it very frustrating. Classes start too late in the morning and too early in the afternoon for me to take advantage of them. There are no Saturday morning or Sunday hours. The pool has no early morning hours unless you want to pay extra for masters and is constantly occupied by the swim team and/or swim lessons anytime except the middle of the day when it's empty. Very frustrating.	Area 5	Open	3
I think Glenwood Springs needs a year-round ice rink and a disc golf course.	Outside Glenwood Springs City Limits	Open	3

I think what we have is very nice, however with the cost of living skyrocketing I do think we should have a few more nice parks. Disc Golf should be a top priority as it's a very good way to get people outdoors and moving around. Red Mountain would be a great spot.	Area 1	Open	3
I would like to see a dramatic increase in aquatic programming for kids, getting them into swim lessons is a nearly impossible race. An indoor playground and a splash pad are also both phenomenal options for all the children in Glenwood. I would also like to see better communication around programs at availability for the rec center, including aquatics, and tennis. I would love to know about it more ahead of time, but once tennis clinics and swimming lessons are posted, there's really no announcement... The best way is to check Web track every single day and that can be exhausting.	Outside Glenwood Springs City Limits	Open	3
If a disc golf course gets voted to be in the plans, please reach out to the nonprofit organization Roaring Fork Disc Golf Club (RFDGC). I would love to help plan a layout or introduce people to the sport.	Area 2	Open	3
Indoor Ice rink with multi use NEEDED. Our outdoor rink is outdated and does not support the COGS needs nor the GSHS needs.	Outside Glenwood Springs City Limits	Open	3
It is astounding there are no outdoor pickleball courts in Glenwood Springs. Completely amazed by this lack of outdoor courts. A whole complex down by the river would be fabulous. 12 courts would easily be packed during nice weather.	Outside Glenwood Springs City Limits	Open	3
Keep up the good work. Parks and Recreation is one, if not the most important, part of a healthy community.	Area 2	Open	3
Less homeless drug addicts, more mtb trails please	Other:	Open	3
Let's get some disc golf in!	Area 1	Open	3
Make the ice rink year around	Outside Glenwood Springs City Limits	Open	3
Not everyone is cremated, for many reasons, and since the city is the only option for cemeteries the city should provide options for burial of caskets in our cemeteries. I would prefer to be buried where I lived and not to have to buried in another community.	Outside Glenwood Springs City Limits	Open	3
Open Rec Center on Sundays. Clear tennis courts of snow during the winter. Make sure the Rec Center changes have at least 24 hour web notice.	Area 2	Open	3
Open restrooms all year, no excuses. Open community center on Sunday and holidays (longer hours.. open ice time for residents (not all hockey league s)... Add family recreation clinics. ie. Curling tournament,disc golf...create tourism revenue... Take care of what we have.	Area 4	Open	3
Open/green space is critical to the health and well being of a community.	Area 3	Open	3
Outdoor pool would be amazing; compete with Basalt and Carbondale	Area 5	Open	3
Overall they do a good job.	Other:	Open	3
Parking to access no name is poor. Bags and educational for dog Pooh could be increased	Area 2	Open	3
Parks and playgrounds do not feel safe due to homeless. Public space is unusable because of cleanliness. Homeless sleep on the river path in Veltus Park. Half of the restrooms/facilities at Two Rivers Park are never open and smell. Please work on improving current space and security of current space before expanding services.	Area 1	Open	3
Pickleball is the fastest growing sport for ALL ages and we have none. All cities around us are year ahead of us!!!	Area 3	Open	3
Pickleball!	Outside Glenwood Springs City Limits	Open	3
Please do not develop the open space below Coach miller drive that is used for walking etc. I heard rumor this is getting developed- that would be awful!!!! Please leave this space as it is	Area 4	Open	3
Please don't get rid of the unfenced dog park/paragliding spot/river access by GSHS. It is a well loved and used area for walks and open space. If you turn it into a sports field, the parking & traffic on Coach Miller drive would become terribly congested.	Area 4	Open	3
Please expand community center hours and offer classes outside of business hours. It's nearly impossible for working people to use the facilities.	Area 2	Open	3

Please improve ADA access. When Two Rivers Park sidewalk/trail is plowed, there are large piles of snow left in the trail like speed bumps, chairs can not go over these. The current dog park is in pathetic condition, broken glass, weeds, thorns and with no ADA parking nearby. HC parking should be improved at all parks. As our city keeps growing, the need for parks, trails and wild open spaces is only going to increase. Not all ADA trails need to be paved, the new gravel path along the river at Two Rivers park is wonderful. We need more of these types of trail for equal access for everyone. The City's leash law also needs to be better enforced on the trails, in the parks and around town.	Outside Glenwood Springs City Limits	Open	3
Please maintain the current skate park	Area 5	Open	3
Public restrooms are very important and they need to be maintained better.	Outside Glenwood Springs City Limits	Open	3
Should work with local businesses to provide continued discounts to residents for use. Also, please expand your hours of operation and be open on Sundays, this significantly limits abilities to work out in the evenings. In the winter there is little to do for families with very small children and having limited weekend hours has impacted our ability to be active.	Area 3	Open	3
So many of the children's classes fill up instantly. Specifically the gymnastics offering and swim lessons. I would love to see additional offering for these classes.	Area 1	Open	3
Thanks	Outside Glenwood Springs City Limits	Open	3
The community center needs to be rebuilt into something modern, the gym area is too small in the community center for the amount of people that live in town	Area 4	Open	3
The Community Center should be open 7 days a week. Sundays would be very active. It was open 7 days in past years.	Area 5	Open	3
The current dog park does not have grass, so it is either dusty or muddy. It is also too far from parking and you must walk your dog along a busy bike path to get to it. This is difficult for people with limited mobility who NEED places to exercise their dogs.	Area 2	Open	3
The current weekend hours of operation are the biggest frustration. Limited Saturday hours and closed on Sundays doesn't seem to be customer friendly only employee friendly.	Area 1	Open	3
The expansion of Disc golf in our valley is important for the growth of the sport. A very healthy and low impact sport for the youth and adults alike. Family fun sport that should be focused on.	Area 3	Open	3
The Glenwood Springs Golf Course is a great affordable 'blue collar' facility serving all ages. It should be preserved, protected, and enhanced at any opportunity.	Area 2	Open	3
The Ice Rink has been in discussions to be upgraded to year round for as long as I have been playing hockey (2005), and it is beyond time for the Ice Rink to be updated to be year round. The hockey community in Glenwood has always been a great resource of exercise and fun for adults and youth alike, and would be of great use for year round service.	Area 3	Open	3
The Ice Rink needs a "hockey guy" to run it AND schedule it. Two 3-week gaps between games in a single hockey season is not a hockey season. Either shorten the season or schedule more games. A blank schedule in the middle of the hockey season is also not acceptable. This is ALL new within the last couple years.	Outside Glenwood Springs City Limits	Open	3
there seems to be no correlation for kids aged 5/6 there is no young programs that correlate with the 7/8 programs	Area 2	Open	3
This region has a lot of terrain that needs no improvement whatsoever. Keep it that way. The terrain that has already suffered human exploitation should probably be utilized by the public at large for park space and recreation. The homeless population has desecrated a lot of public property, along with the wanna be gang bangers. A night time, walk through patrol from the police or community volunteers is probably a good idea to protect public property. Seeing as everything government does is top dollar from tax payer funds, you probably owe it to us to protect our investment.	Area 5	Open	3

This survey does not pertain to me at this age now. I feel Glenwood Springs does not have enough facilities for kids and teenagers. No bowling alley, no movie theater, no miniature golf. Only pools that cost a lot to go to. We need an enclosed ice rink and facilities mentioned above. All they care about is housing.	Area 3	Open	3
Trail running series likevail has	Other:	Open	3
We desperately need an indoor ice rink. We would be able to host hockey tournaments throughout the year, which would boost local economy with out of town teams staying at hotels and eating at our restaurants and going to our hot springs. It would generate funds within our community	Area 5	Open	3
We gave input on parks especially Sayre Park years ago and nothing has been done. Same with 3 mile beach river area. I don't know why you are considering new or more things when we can't follow through on what we promise. My kids are getting too old for the playgrounds but it is embarrassing how much they break - we need new ones and that should be a basic priority. Why aren't we doing the Sayre park plan as promised? You got a lot of input - don't make us do it again .	Area 1	Open	3
We need a disc golf course	Area 3	Open	3
We need a fun space for teens to hang out. The rec center does not fill this need. A game room/arcade would be nice. Think bowling alley with food and arcade.	Outside Glenwood Springs City Limits	Open	3
We need a second sheet of ice. This would allow for tournaments to be played in Glenwood!	Area 5	Open	3
We need additional ice to support all the teams in this community.	Outside Glenwood Springs City Limits	Open	3
We need an ADA playground, easier access to quiet places in shade along the river. Quit removing riparian vegetation. Plant more trees. Keep the dog poo bags stocked with ones that don't rip	Area 3	Open	3
We need an indoor ice rink	Outside Glenwood Springs City Limits	Open	3
We need an indoor ice rink please	Other:	Open	3
We need indoor tennis courts.	Outside Glenwood Springs City Limits	Open	3
We need to enclose the ice rink and build a 2nd outdoor rink. The demand is there. There is not enough ice time.	Outside Glenwood Springs City Limits	Open	3
We really need a second, enclosed ice rink in town, the benefits would be amazing to our community.	Area 1	Open	3
Western slope athletics have an uphill battle competing with Denver metro athletics due to availability to sports all year round. We have a high school hockey team that has made it to the final four two years in a row and still have to practice in other towns due to only having ice part time. When we go to Denver to compete in tennis, baseball, we compete with teams that have indoor rec areas for practice when we are unable due to weather. We need to do better to support our athletes.	Area 4	Open	3
When the community center was built, it was known that it wouldn't produce enough income to cover its expenses, that's why private business hadn't built one. Charging at all, defeats the purpose of meeting its need. Reducing hours because of cost defeats its purpose. The city should budget for its operation.	Area 4	Open	3
Would love to see new adjustable hoops installed at the Veltus basketball courts. Would also like more security/patrol at parks to make the environment safer for children. Too many homeless and people doing/dealing drugs to feel comfortable and safe at times.	Area 1	Open	3
You need a indoor ice rink		Open	3
A year round ice rink would be amazing and is a needed facility in our community!	Area 5	Open	4
An enclosed ice rink would provide the opportunity to offer summer adventure camps for families and benefit the local hockey families as well	Area 1	Open	4

An indoor ice rink has been needed for several years, but planning has never really got off the ground. If the City of Glenwood Springs does not step up and do something, the indoor rink will be built in the County by a private party outside of Carbondale. The GSHS hockey team will not be in GWS it will then be in Carbondale. While that may not matter to some in the GWS area, there is no way this will ever be hockey town USA without an indoor rink. For crying out loud Aspen has two indoor rinks and and outdoor rink in the winter. The GSHS home playoff game this year was held at the Aspen Rec Center. That's how far behind we are here in GWS. Hockey is growing in this valley thanks to Colorado Extreme and the City of GWS should grow with it.	Outside Glenwood Springs City Limits	Open	4
An indoor playground, and/or many more indoor activities are necessary. The city should look into purchasing/leasing the old Kmart space and turn in into indoor mini golf, go kart track, bowling, arcade, laser tag, and maybe even a movie theater. Sadly, there is so little for kids and teens to do in Glenwood on winter days, or inclement weather days. When I was growing up here we had so much to do indoors.	Area 4	Open	4
As a coach for Glenwood Highschool, we need to get rid of the grass fields, please replace the grass fields with turf	Area 4	Open	4
Before adding additional facilities, programing, and/or responsibilities under Parks & Rec, the City needs to concentrate monies on deferred maintenance and staffing needs to keep and maintain what we currently have.	Area 3	Open	4
Consider offering pickle ball lessons in the evening or weekends for working people	Area 5	Open	4
Disc golf course would be great. It is a healthy sport all age groups and ability levels can participate in.	Outside Glenwood Springs City Limits	Open	4
Ditch the ice rink and put in a 9 hole disc golf course on that ground. Have many many more special events, more concerts in the park and/or concerts anywhere. Up at sunlight there needs to be many more parties and concerts. DO NOT GET RID OF THE DOG PARK BEHIND THE HIGH SCHOOL - MOST IMPORTANTLY!!!	Area 4	Open	4
Do not take away tennis courts for pickleball. Although the pickleballers are louder than us, there are very active and enthusiastic tennis league players, and we are always fighting for court time. Pickleball needs there own courts, not to just take away ours. Our state league rules do not allow official matches to be played on tennis courts with pickleball lines painted on them. It is also very hard to play unofficially with all those lines. While I am sympathetic to picklballers needs for more playing spaces, sacrificing tennis courts, ehich generate income, is not the answer	Other:	Open	4
Enclosed ice rink would more than pay for itself in a reasonably short amount of time.	Other:	Open	4
Fitness instructor at Streeter is awesome!	Area 5	Open	4
Glenwood needs a year round hockey rink.	Area 4	Open	4
Great asset to community. Glad we have rec center	Outside Glenwood Springs City Limits	Open	4
Honestly, I find it crazy that the Rec Center is closed on Sundays. If only one change/improvement was made, for me, it would be that the facilities are open on Sundays (even if it meant limited hours).	Outside Glenwood Springs City Limits	Open	4
Hours of Glenwood Community Center are very limited to the public. I see cars park when hours listed say closed. Also feel it should be open on Sundays.	Area 3	Open	4
I advocated making a bike trail to connect to New Castle and endorsing the LOVA trail system.	Outside Glenwood Springs City Limits	Open	4
I feel a year-round ice rink would be beneficial to so many athletes around the area given that the high school team in our town continues to grow stronger. Therefore I believe that they should have access to a year-round ice rink for year round practice without having to travel inappropriate distances.	Area 5	Open	4
I really would like to see a disc golf course	Area 1	Open	4
I think an indoor ice rink would be a huge benefit to a struggling hockey program!	Area 4	Open	4

I think City does a pretty good job offering services for parks and recreation. Even though I don't have kids, I think focusing on 12-18 year old offerings is extremely important in this community. Having healthy alternatives for kids in that age range helps them develop good lifelong habits and staying out of trouble. I wish the town I grew up, which was comparative in size to Glenwood Springs, had half the recreation opportunities and offerings.	Outside Glenwood Springs City Limits	Open	4
I think the staff do a great job with what they have to work with. Space and dollars are the biggest issues keeping Glenwood from offering first class facilities and services. It's hard to see communities around us developing much better facilities and parks and I feel these are essential amenities needed for keeping Glenwood attractive to the residents.	Area 2	Open	4
I think we definitely need gymnastics at the rec center. Look at the facilities in Gypsum, they are super nice. But also we need more basketball and open gym time, so maybe we need to expand? Also the kayaking at the pool is great, keep doing that. Would be AMAZING for the City to have access to the river around the confluence area, near the rec center, just a thought.	Outside Glenwood Springs City Limits	Open	4
I think your maintenance people are doing an amazing job a the parks! Thanks for all the hard work keeping them beautiful.	Area 4	Open	4
I would be happy to financially support sturdy exercise equipment at 2 Rivers Park. Some equipment would be an excellent addition to the park. Please let me know how I can help.	Area 3	Open	4
I would like the City to try to encourage Sunlight Ski Area to get the cows off the area in the summer and expand their summer Recreation in the summer	Outside Glenwood Springs City Limits	Open	4
I would like to see disc golf and mountain bike trails being prioritized	Area 5	Open	4
I would love to see a multi sports complex, i.e. indoor soccer	Area 1	Open	4
Ice rink year round would be amazing. But even if not year round having some kind of space for figure skating or non-hockey lessons and non open skate. There is nowhere for anyone to learn/practice/perform without going to Aspen or Vail.	Outside Glenwood Springs City Limits	Open	4
In general, my 2 kids and I (ages 3-5) have enjoyed participating in Rec Center activities. The facilities throughout GWS meet our needs. Maintenance and upgrades are needed to keep this high level of service. Kudos to Parks and Rec for a valuable service that adds to our quality of life!	Area 2	Open	4
In my experience, MTB trails in this valley are well travelled. The trails with the most use appear to be the ones with easy, pedal friendly, access directly from town. (Carbondale's Prince Creek and New Castle's Colorow system are great examples) This type of access is not only good for the riders, but also good for local businesses that are available for patronage from the riders pre and post-ride. (Think bike shops, pubs, restaurants...) In this context Glenwood has a unique opportunity with Red Mountain, and the Wulfshon trail system. These trails are truly 'in-town' trails with incredible access and potential. If I could build on the current design of these two areas I would focus on: 1) cleaning up existing trails; 2) adding an uphill MTB singletrack route to serve Grandstaff; and 3) expanding the Wulfshon system to include additional uphill, downhill and traversing trails. South Canyon is Glenwood's Prince Creek. The geography couldn't be better for MTB-specific trails and the proximity to town is pretty much perfect. Obviously the issue is pedal-friendly access. Again, if I could design things, they'd look like this: 1) The City of Glenwood would step up its support of LOVA and help complete it's trail to South Canyon by summer 2025; 2) Further expand the South Canyon MTB trail system with trails of varied difficulty and length; 3) Work with BLM and private landowners to connect South Canyon to Grandstaff with an up-and-over trail similar to the Prince Creek/Glassier trail connection. And that's the big-picture dream: A network of trails that provide an opportunity for riders of all abilities to pedal from Glenwood to South Canyon and back via a system of trails comprised of varied surfaces, topography and difficulty levels. It's not a new model, and it's proven success can be seen in nearby communities as well as MTB-specific destinations like Fruita and Moab. Through a combination of city owned property, geography, and existing trail resources, Gle	Area 2	Open	4

Inclosing the ice rink would help prevent teens having to drive to Aspen for hockey practice. My grandsons hit an elk coming back at night.	Other:	Open	4
Indoor/all year ice rink is the top priority	Other:	Open	4
It would be great to connect the river trail to South canyon	Outside Glenwood Springs City Limits	Open	4
It's a tough job and I appreciate the hard work and constant maintenance they endure. Two Rivers is a favorite place of ours but when I can't go with my wife and child, my wife doesn't go there because of some of the homeless folk that hang out there. Another tough topic and I do not expect Park and Rec staff to manage that. We'd love to see a pathed path from the bottom of 4-mile to Sunlight. Riding E-bikes up it could be a great tourist and local attraction. We lived in Blue Lake for 9 years. We're so happy we moved to Glenwood. We love it here and the Parks and Rec staff are a big part of that. Thanks for all you do.	Other:	Open	4
I've been disappointed in the Adult Athletics offerings being limited to Co-Ed or Men's. A few years ago I tried to sign up for the Women's basketball league, but it seemed to fall apart "due to lack of interest" — but to sign up you had to sign up with (and pay for) a full team, when many women are likely looking for an opportunity to meet other women interested in the sport. I also didn't feel it was well supported or advertised. I think the town could do more to create and support women-only athletics for adults.	Area 4	Open	4
Just in case it did not come through on the question part of the survey we'll recap it here. Dog park - the enclosed dog park area while a nice service to provide its location is not ideal for the surrounding residents. It basically sits between residential homes along Midland and another neighboring community along Park Drive. When in use the noise from the barking can at times become quite a nuisance. Given that the open area down by the High School also appears to be used as a dog bark (off leash area that's not fenced) would seem that maybe the fenced in dog park should be relocated to that area next to the High School. Easier access along the road and would not cause such a noise disturbance for residential areas. Would also be more visible for enforcement purposes. We've witnessed people not pick up after the dogs while in the dog park (and really along the Rio Grand Trail as well) due to lack of enforcement and we've also witnessed on a number of occasions people leaving their dogs inside the enclosed area unattended allowing the dogs to bark uncontrollable with no supervision. It also doesn't help that the hours of the park are from 7:00 am to 10:00 pm. In the winter there's no reason for people to be inside the dog park after dark and yet, there are people there. If the city is unwilling to consider relocating the dog park then at least consider shortening the hours to allow the neighboring residents some peace and quiet.	Area 4	Open	4
Keep open spaces and river access as priorities.	Outside Glenwood Springs City Limits	Open	4
Make a Difference Day/clean up day for city residents to help once a year pick up parks and around town with a BBQ afterwards	Area 1	Open	4
More pickleball courts	Area 1	Open	4
More pickleball courts both interior and exterior please.	Outside Glenwood Springs City Limits	Open	4
My son says the skate park is lame. Make a better skate park. Shaun White started out as a skater...	Area 1	Open	4
Need an indoor rink	Area 5	Open	4
new cemeteries should allow upright headstones	Area 5	Open	4
no	Outside Glenwood Springs City Limits	Open	4
Nope. Doing great!	Area 5	Open	4
Not at this time	Outside Glenwood Springs City Limits	Open	4
Offer more small children and family programs. Build a DISC GOLF COURSE! Add to the awesome trails and mountain bike trails with a bike park. Add a handicap accessible interpretive learning trail.	Area 1	Open	4
Open the community center on Sunday please!	Area 1	Open	4
Overall we have a wonderful city thanks to the wonderful staff	Other:	Open	4
pickleball	Outside Glenwood Springs City Limits	Open	4

Please deffinatly put in a disc gold course the roaring fork disc golf club will gladly help make this a reality	Area 4	Open	4
Please enhance the playgrounds and make them more accessible to tiny tots (under 5)! The City of Denver has wonderful examples of this throughout the city.	Area 1	Open	4
Please expand your hours. Not being able to go to the rec center on Sunday is very frustrating. Also it would be nice if your pool hours matched the center hours. I work in Aspen and live here but cannot make it to the pool to swim for very long after work and not at all on Fridays. It would also be nice to get a workout in before 10am on a Saturday. Most if not all of my frustrations with the community center is all about time. Please consider expanding your hours.	Area 1	Open	4
please improve your website...it's very difficult to navigate and not at all user friendly, especially signing up for classes. The website looks and feels and navigates like a site from 2000, not 2024	Area 3	Open	4
Please make the website easier to use. It is near impossible to find activities and sign up for them. I would also like to be able to easily renew my membership via the website. Every year, it seems to have some kind of problem and I have to go in and trouble shoot for 20 minutes with staff. Would also like to see more spaces/rooms to reserve for functions/parties/events.	Area 3	Open	4
Please protect the parks and open space we currently have.	Area 1	Open	4
Please switch the playground flooring to the solid rubber flooring instead of mulch. Mulch can cause splinters and can be thrown by children. Solid rubber flooring provides a safe and soft landing should a child fall off playground equipment and is much nicer than mulch!	Area 1	Open	4
Please, please enclose the ice rink and build another sheet. Having year round ice is critical to the success of our local hockey clubs.	Area 1	Open	4
Space for dance class, performance , year round ice, possible second surface	Area 5	Open	4
Thank you for offering this survey, i think our community is needing more room for sports overall. The football fields at the high school are both fully occupied as much as weather allows, the baseball diamonds are always booked making locals have to trek to Grand Junction regularly just to practice and the ice rink needs to become indoor, to eliminate the need to drive up and down valley and host playoff games.	Area 4	Open	4
Thanks for the survey, keep up the great work. I live in the valley and appreciate being able to bike in Glenwood.	Other:	Open	4
The cemeteries are VERY important to the history of our city as well as to the citizens that have lived here for a long time Please continue to keep them safe, clean, and maintained.	Area 3	Open	4
The City is missing a huge opportunity by not having pickleball courts. So many of the people who play have disposable income. The City should pursue other disposable income type of events. The City needs to apply a lot more funding for beautification of downtown. The flower beds are a disgrace now, they have been ignored for too long. They need to continue upkeep of the Rona Garden downtown; this was a wonderful gift from the Original downtown Market. Thousands of bulbs to be planted in all flower areas downtown. This was done by a couple middle aged women 15 years ago or so.	Area 5	Open	4
The City should stop giving away property for anything, especially public "affordable" housing. Losing Vogelaar park was a travesty. Baseball organizations spent \$\$ to improve it, and the City took it away from the public. We need more ballfields. Further, the City should protect all river property, including the 7+ acres along the Roaring Fork now leased to private entity housing. The argument that Mr. Hanlon came up with for the Habitat for Humanity giveaway is not in the interest of the residents, and is not transparent. The City trying to add the same type of language (..land used by the public...) to the upcoming ballot language was also underhanded, and most likely led by Mr. Hanlon. I am concerned that the same thing will happen to the City owned riverfront property. The City should look for a different City Attorney.	Area 3	Open	4

The current dog park is not cool. Its isolating and cheap. A nice community has a nice dog park and Glenwood has options. It needs to be and beautiful. It brings communities together. It also is a big benefit to visitors with pets. Pets are family too and they don't have a place for them.	Other:	Open	4
The last part of this survey is very bad ! I could not move forward with my amounts as I put them in fosing me to put 100 total in Mtb trails which is fine but does not represent where I would parcel 100 dollars whatsoever. Bad and complex survey design piece	Outside Glenwood Springs City Limits	Open	4
The space next to the pedestrian bridge, north of the river needs to be developed. There are many tourists going past that and it looks bad. We thought it was part of the new bridge project.	Area 3	Open	4
There's need to be a big push to keep facilities clean, especially the gym and to get dog poop receptacles out on city trails, especially the Wohfson trail system. There also needs to be a park large enough to do things in W. GWS.	Area 2	Open	4
They are doing an amazing job with activities the last few years	Area 5	Open	4
We appreciate everything you do!	Outside Glenwood Springs City Limits	Open	4
We currently do a great job.	Area 2	Open	4
We definitely need a new ice rink! The sport is very popular and great for our kids and community!	Area 5	Open	4
We have at least one indoor tennis court and more camps for kids to play tennis year round.	Area 5	Open	4
We need a kids gymnastics facility! Keep the dog park	Area 1	Open	4
We need more disc golf courses and disc golf stores	Outside Glenwood Springs City Limits	Open	4
We need to enclose the ice rink we have or build an additional indoor ice rink. This would allow the City to provide year-round programming - hockey, clinics, tournaments, figure skating, curling, etc. These opportunities would also bring additional money into the town.	Other:	Open	4
Weekend/Sunday access to the community center would be great.	Area 2	Open	4
Would like to see the lone pine unofficial dog off leash area made into an official dog park with a gravel walking track to minimize mud in spring	Area 4	Open	4
Would love to see greater investment/expansion in the rec/community center including hours on Sundays and extended hours. Would also really like to see expansion of hiking trails and groomed XC ski trails. Things that residents currently have to go to Carbondale or further for.	Outside Glenwood Springs City Limits	Open	4
Your doing a great job. Keep it up.	Outside Glenwood Springs City Limits	Open	4
A park and playground was promised north of pedestrian bridge and none is there. Unhappy about this.	Area 3	Open	5 - Very satisfied
Accessibility is very important to my household.	Outside Glenwood Springs City Limits	Open	5 - Very satisfied
Allow class 1 e-bikes on Mtn bike trails!	Other:	Open	5 - Very satisfied
Doing an excellent job - Community Center Classes are great, love the trail system, we are blessed with great parks and open space and nice, friendly staff	Area 3	Open	5 - Very satisfied
Expand the hours of the community center, especially on weekends! This is the main reason I don't currently pay for membership.	Area 3	Open	5 - Very satisfied
Great job in the tennis and basketball courts! I know the pickleball group would like more courts, they travel to cdale for PB. Thanks for all you're doing!	Area 1	Open	5 - Very satisfied
Great staff all around, especially information desk staff inside building.		Open	5 - Very satisfied
I am impressed with the upkeep of the parks that GS has now. The city needs to keep additional open space in town. The city shouldn't feel the need to have apartments etc on every available piece of property. Keep Glenwood - Glenwood enough building out, more open space & parks!	Area 4	Open	5 - Very satisfied
I LIVE OUTSIDE TOGS AND ONLY USE THE POOL; THE HOURS OF OPERATION (NO SUNDAY) ARE LIMITED (SWIM MEETS) AND THE COST HIGH TO USE THE POOL 3-4 DAYS A MONTH!	Other:	Open	5 - Very satisfied

I think the staff at the rec center does an outstanding job. We have fitness instructors who have a die-hard following because their programs are so excellent. Some of them are at risk of not being able to fit in the fitness rooms they are in. It would be nice if there was a larger space for those classes as they are at capacity. I'm not a senior but the senior prom looked incredible and made me proud to live here. I have been observing the therapeutic rec programs and think those as so commendable and give that population a chance to participate in our community. I love the gear library and what it has the potential to do for people who don't have backpacks or all of the expensive outdoor gear- it allows them opportunities to get out and try new things. I also think our parks and city ball fields are well maintained despite some users not picking up their personal trash or dog waste (not for a lack of signage and free waste bags and trash cans). The one thing I do notice is that the rec center cleaning could be a little better in a few of the spaces- mainly the floors downstairs. The bathroom gets mopped but it really should be vacuumed first, as I watch hairballs get mopped over. They get sanitized but don't really get 'picked up' with the mop. You step with bare feet on a freshly mopped floor and then still get hair stuck to your foot. Its not pleasant. There are also frequently hair balls floating past during fitness classes in the fitness room, which is not very fun when your head is near the ground. There is a push mop in the room and the fitness class attendees do use it to 'pre-mop' before class sometimes, but it is not enough and doesn't seem to catch things in the corners. We are fortunate for a community of our size to have such a robust parks and rec program that brings so many walks of life together. It is a valuable community service and we are so fortunate to have it. We are the ONLY ones in Garfield County with a Rec Center and all of its subsequent	Area 1	Open	5 - Very satisfied
i think there needs to either be better communication as to what / when is offered or increased availability. i have no idea if Glenwood offers kids sport programs other than hockey and swimming (and those seem to actually be separate organizations that just use the City facilities). I'm not aware of any youth program for soccer, tee ball / baseball/ softball, basketball. We've went to New Castle and Rifle for them as it doesn't seem like they even exist in town. That doesn't make sense to me. The few programs that we've tried to do seem to always be full. Getting in to swimming lessons seemed like a minor miracle when it happened and it was just because someone finally told us we needed to check every day. We get the newsletters but a lot times it seems like there's too much info and just schedules for classes at the rec center. Perhaps there could be specific newsletters to sign up for? A newsletter specifically for kids programs (not just the rec center schedule). I understand we need to take care of our parks but if there's a choice between expanding facilities vs increased staffing / funding for more programs I would choose the latter. Thanks for listening ;-)	Area 3	Open	5 - Very satisfied
I wish the City would buy the Safeway property and then turn it into an outdoor sports complex. No more apartments!!! I like open space, trails, sports options.	Area 4	Open	5 - Very satisfied
I would love to see City of Glenwood invest in two sheets of ice and enclosing them.	Area 1	Open	5 - Very satisfied
I'm blown away by the community center and the classes it offers. It's the only affordable option in the valley for fitness classes and the facilities are world class. Thank you for making this available to the community! I'm looking forward to exploring more arts and fitness offerings in the near future	Outside Glenwood Springs City Limits	Open	5 - Very satisfied
Keep dog park behind high school. Keep up the good work!!!	Other:	Open	5 - Very satisfied

Our family is heavily dependent on the community center for the kids programs (junior rec club, swimming lessons, Tball, rock climbing, art camp). We love and support the community center. Please continue to focus on building opportunities for families. And please don't raise the prices too much!	Outside Glenwood Springs City Limits	Open	5 - Very satisfied
Please protect the Lone Pine open space in between the high school and the Roaring Fork River. It is the last open space in the city of Glenwood and it would be nice to see it preserved. We don't need more ballfields, and there are also better places for ballfields to be built that have better access and parking.	Area 5	Open	5 - Very satisfied
Thank you	Area 1	Open	5 - Very satisfied
Thank you for all you do for our community!!!	Area 5	Open	5 - Very satisfied
Thank you for everything you currently do!	Area 5	Open	5 - Very satisfied
The staff at the rec center are helpful, friendly and supportive.	Outside Glenwood Springs City Limits	Open	5 - Very satisfied
Trails are all-time, and such a massive benefit to living here. That Chad guy is crushing it. Give that dude a raise or make him king or something.	Area 4	Open	5 - Very satisfied
We have wonderful facilities and it's awesome that the city still wants to improve and add additional.	Outside Glenwood Springs City Limits	Open	5 - Very satisfied
We love Little Rec but would like more options. It would be nice to have some options for classes / playtime in the afternoon. An indoor playground would be great. We love Tuesday when the bounce houses are set up but we have child care in the morning and aren't able to attend most Tuesdays. Would like that offered later in the afternoon / weekends.	Area 2	Open	5 - Very satisfied
We need an indoor ice rink!	Other:	Open	5 - Very satisfied
We need more Public Art in GWS, sculptures, murals ...	Outside Glenwood Springs City Limits	Open	5 - Very satisfied
This is a waste of time. We have council that will put mass housing on any open space.	Area 2	Open	

Q21: Please indicate the gender with which you identify:	Area	Source	Satisfaction
A married couple	Area 2	Invite	4
pretty woke	Other:	Open	3
Uncertain	Outside Glenwood Springs City Limits	Open	3



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item: Storm King Fire 30 Year Anniversary Update

Action Requested: NA

Department: Fire Department

Presented By: Doug Gerald, Joseph Deras

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: The Storm King fire is 30 years old and this will be an update on the upcoming event.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item:	Resolution 2024-16; Rural Jump-Start Program
Action Requested:	Listen to the presentation by a representative from the Office of Economic Development and International Trade (OEDIT) and consider the resolution approving the City's joining the Rural Jump-Start program.
Department:	Economic and Community Development
Presented By:	Watkins Fulk-Gray, Hannah Klausman
Strategic Goals:	Generate Sustainable Economic Development
Background Info:	The Rural Jump-Start program administered by OEDIT is an economic development program for rural or economically distressed areas of Colorado. Glenwood Springs has been approved to join the Garfield County Rural Jump-Start Zone if the City chooses.
Issues:	The program offers tax and grant incentives to new businesses to locate in rural or economically distressed areas of Colorado. More information will be provided at the presentation by OEDIT and on the program's website.
Fiscal Impact:	Some matching funds may be required, and some Staff time may be dedicated to aspects of the program.
Legal Review:	N/A
Staff Recommendation:	Staff defers to Council.



Rural Jump-Start Zone Fact Sheet

Overview of the Program

The Rural Jump-Start Zone program (based on Senate Bills 15-282 and 21-229) is a grant and tax relief program for New Businesses and New Hires which locate in designated rural, economically distressed areas of Colorado which have created a Rural Jump-Start Zone. The program offers the following benefits for New Businesses approved for the program:

- Grants up to \$20,000 on a 3:1 reimbursement basis for business expenses
- Grants up to \$2,500 per net New Hire in the program
- Grant amounts double if the New Business is in a Tier 1 Just Transition Community
- Relief from state income taxes
- Relief from the state sales & use tax
- Relief from county and municipal business personal property tax
- Relief from personal state income taxes for the New Hire

This program is jointly administered by the Colorado Office of Economic Development and International Trade (OEDIT), the Colorado Economic Development Commission (EDC) and the Colorado Department of Revenue.

The following counties have formed Rural Jump-Start zones: Alamosa, Archuleta, Clear Creek, Conejos, Costilla, Delta, Dolores, Fremont, Garfield (excluding Glenwood Springs and Carbondale), Huerfano, Kiowa, Kit Carson, Lake, Las Animas, Lincoln, Logan, Mesa, Moffat, Montezuma, Montrose, Morgan, Otero, Phillips, Prowers, Pueblo, Rio Blanco, Rio Grande, Routt, San Juan, Sedgwick, and Yuma.

Program Structure

This program is a collaborative effort between economic development organizations, institutes of higher education, counties, municipalities, businesses, and employees.

Sponsoring Entities

Sponsoring entities include institutes of higher education (IHEs); two- and four-year public colleges in Colorado and certain specialty schools; and Economic Development Organizations (EDO). The Sponsoring Entity is a key liaison between the public and private sectors in each county. Every business which applies to the program must be endorsed by and apply through a Sponsoring Entity in their specific Rural Jump-Start Zone.

Counties

To participate in this program, a county must be designated as economically distressed by the EDC. Once designated, the county must pass a resolution to offer tax relief and be approved by the EDC to participate in the program. The list of eligible counties is published on the web page.

Municipalities

To participate in this program, a municipality must first be in a county that has passed a resolution and approved by the EDC to become a Rural Jump-Start Zone. The municipality must also pass a resolution to participate and offer tax relief. No municipality can be forced to participate in the program, and a municipality is not enrolled in the program simply because the county is.

Businesses

A business that wishes to participate in this program must be a new business that is locating into the Rural Jump-Start Zone. Furthermore, the business must apply to the IHE/EDO and be endorsed by the IHE/EDO.

Employees

Employees who wish to participate in the program must be working for a business that has been approved by the EDC. Employees must earn at least the county average annual wage, be a full-time employee spending 80% or more of their work time in the county and be with the new business for six months to receive benefits.

Learn more at www.oedit.colorado.gov/rjs

RESOLUTION 2024 - 16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AUTHORIZING PARTICIPATION IN THE RURAL JUMP-START PROGRAM FROM THE OFFICE OF ECONOMIC DEVELOPMENT AND INTERNATIONAL TRADE.

WHEREAS, the City of Glenwood Springs recognizes the benefits of increasing economic development in the City; and

WHEREAS, the State of Colorado has recently enacted the Rural Jump-Start Zone program (CRS §39-30.5-106) for the express purpose of encouraging economic development in the rural areas of Colorado; and

WHEREAS, the City Council of the City of Glenwood Springs has determined that it is in the best interests of the City to participate in the Rural Jump-Start program; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS 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 of Glenwood Springs does hereby agree to provide incentive payments, exemptions, or refunds, as appropriate, for 100% of the municipal business personal property tax imposed on all new businesses that are approved by the Colorado Economic Development Commission to participate in the Rural Jump-Start program, for as long as the Colorado Economic Development Commission designates these new businesses as approved for the Rural Jump-Start program, understanding that such tax relief is limited by statute to eight years for each new business.

Section 3. The City Council of the City of Glenwood Springs hereby authorizes participation in the Rural Jumpstart Program, effective May 16, 2024.

INTRODUCED, READ, AND PASSED THIS 16TH DAY OF MAY 2024.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, Mayor

ATTEST:

Ryan Muse, City Clerk



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item:	Emergency Operations and Traffic Management Plan
Action Requested:	Review and adopt emergency operations/traffic emergency management plan
Department:	Fire Department
Presented By:	Doug Gerald, Joseph Deras
Strategic Goals:	Ensure Public Safety Protect and Preserve our Quality of Life Provide Efficient and Responsive City Government
Background Info:	Various emergencies have created uncertainty and measured chaos over the years. The City worked with consultants to identify evacuation routes, notifications and emergency operations plans. The final version is presented and will be available on Fire, Police and City web sites.
Issues:	Over the last several years a variety of events have required a robust public safety response. A need for a unified and coordinated plan was identified. Working with experienced consultants an emergency operations plan has been developed. Additional access to Interstate 70 has been constructed for exclusive use for emergency evacuation. A coordinated response between various public agencies is required for effective execution of the plan. Public outreach is a critical layer to effective messaging and evacuations in the event of an emergency. The documents contained herein identify resources, key infrastructure locations and has attached proper naming for all areas within our response areas. That is vital as those areas are readily identified and confined to avoid impacting larger and unaffected locations.
Fiscal Impact:	Adoption of this plan has no fiscal impact. Staff and equipment costs will be incurred. Assigning an approximate cost is unrealistic each event is unique and challenging to determine prior to an actual event.
Legal Review:	NA
Staff Recommendation:	Approval of emergency plans.

Glenwood Springs

Emergency Operations / Traffic Emergency Management Plan



Prepared for:

City of Glenwood Springs

Prepared by:



November 2023

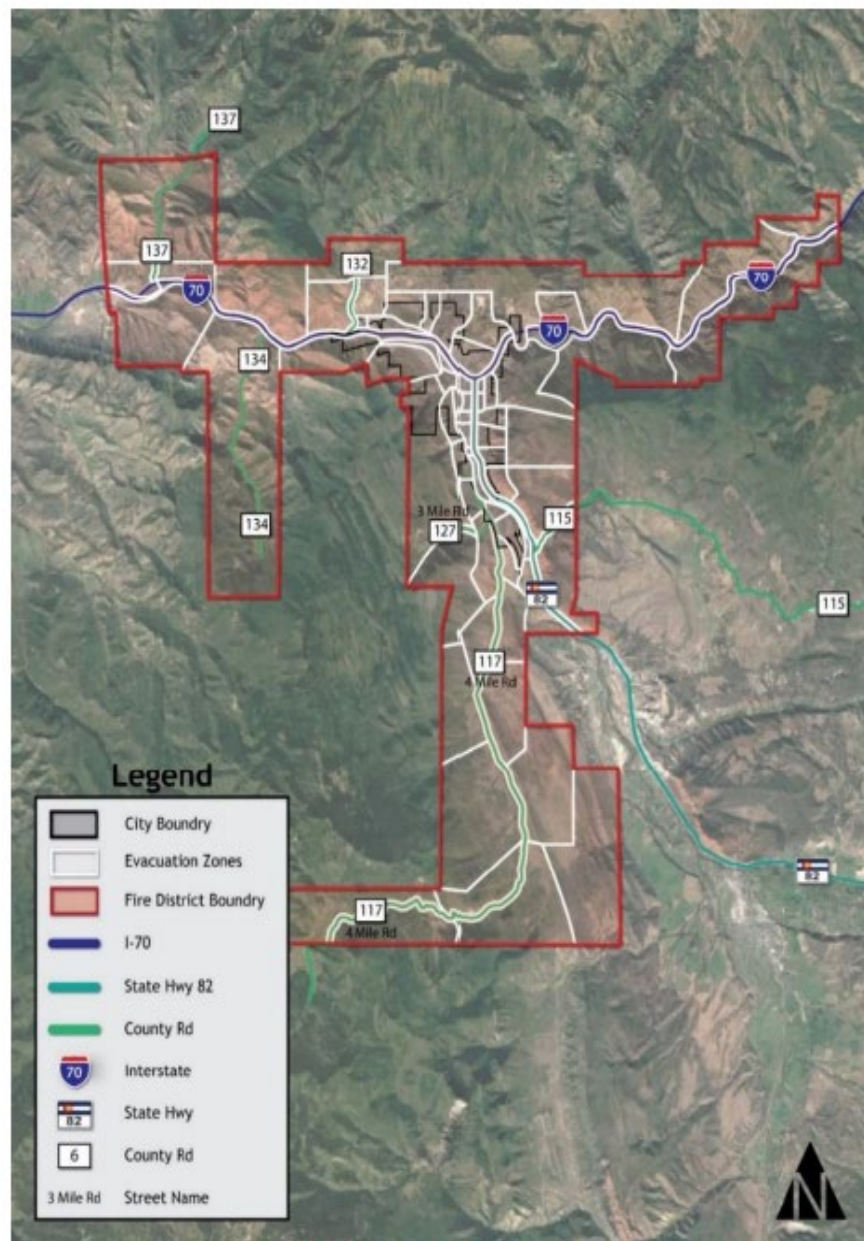


Figure 7. Evacuation Zones
Glenwood Springs Evacuation Zones

Glenwood Springs Evacuation Zones

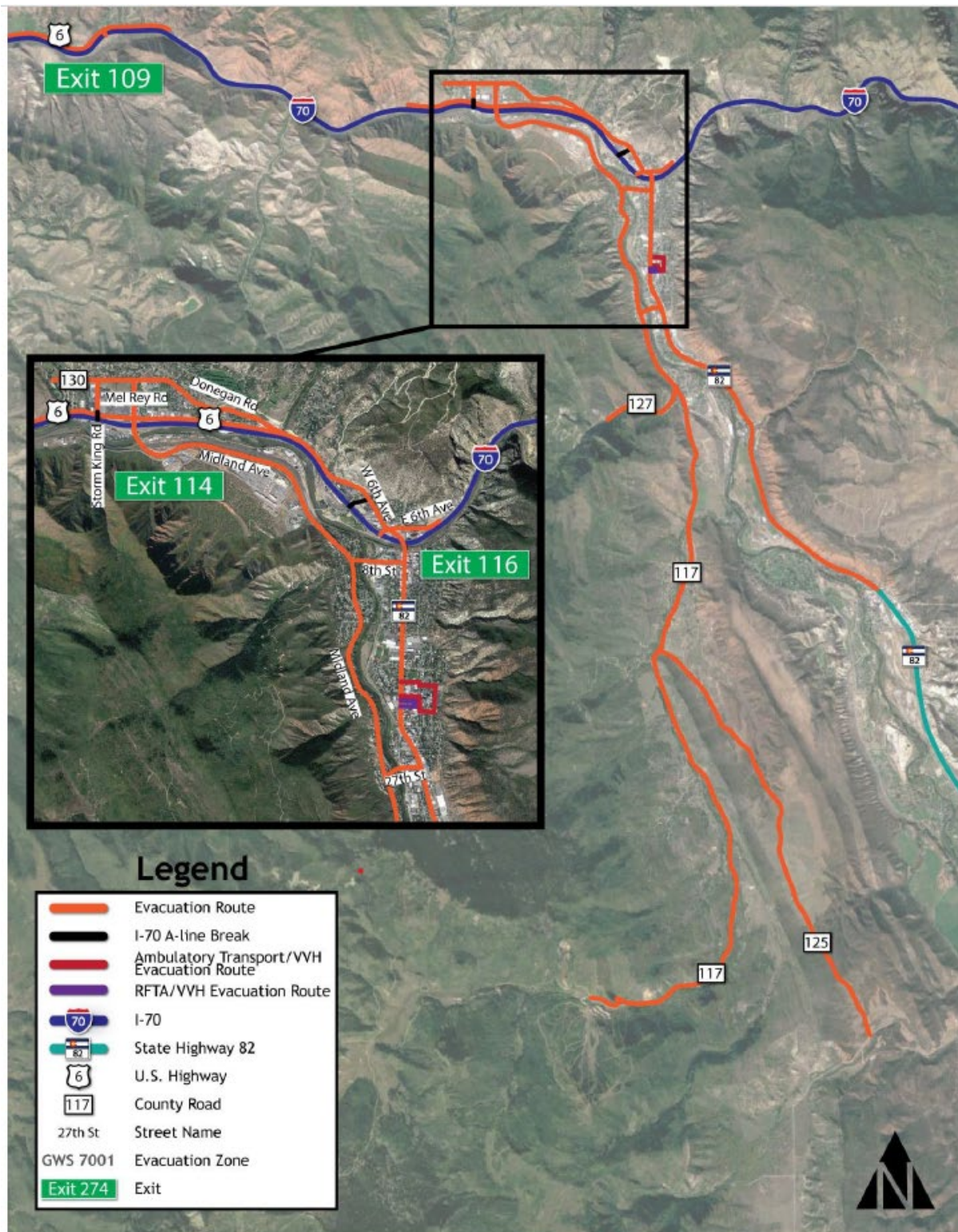
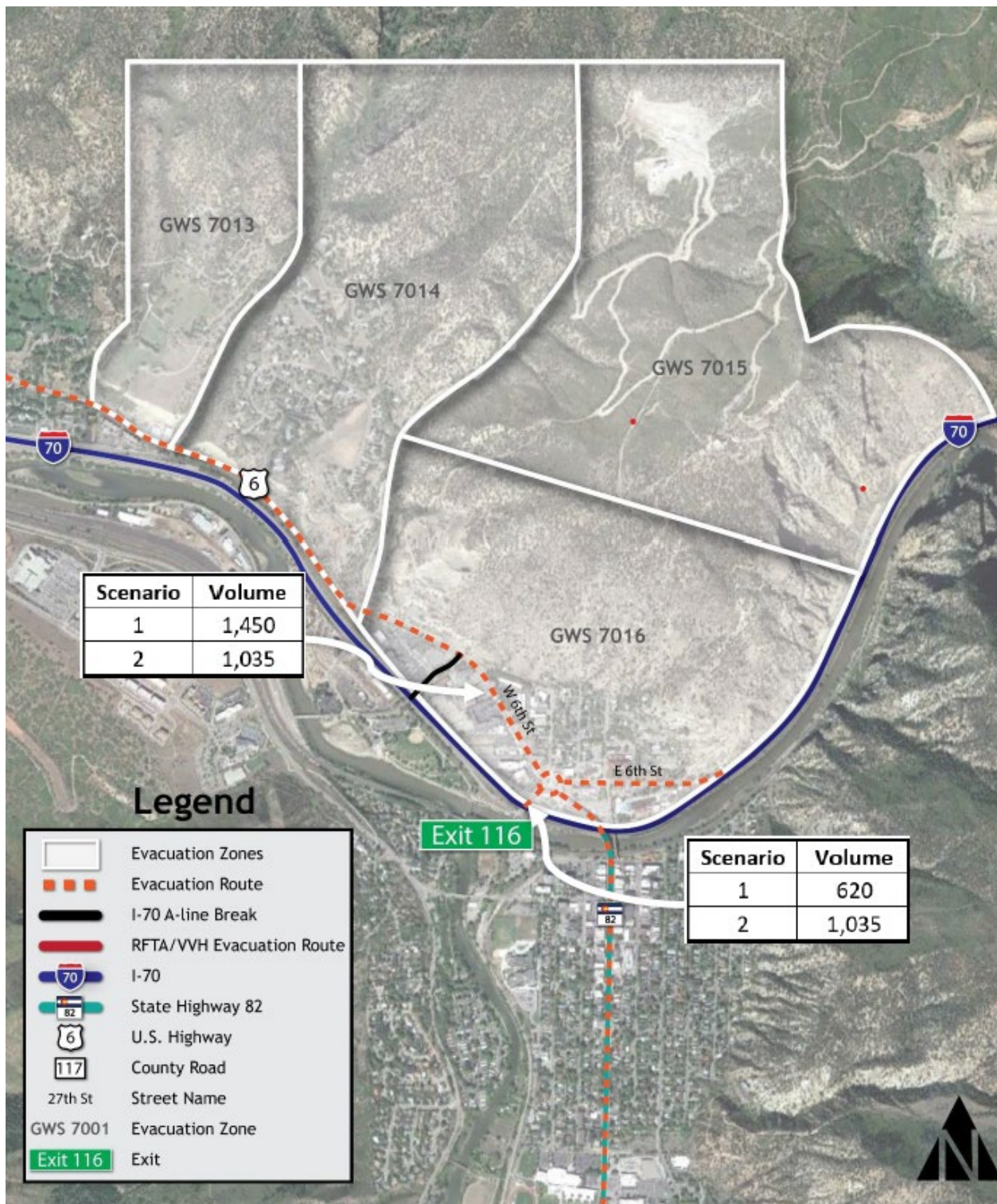


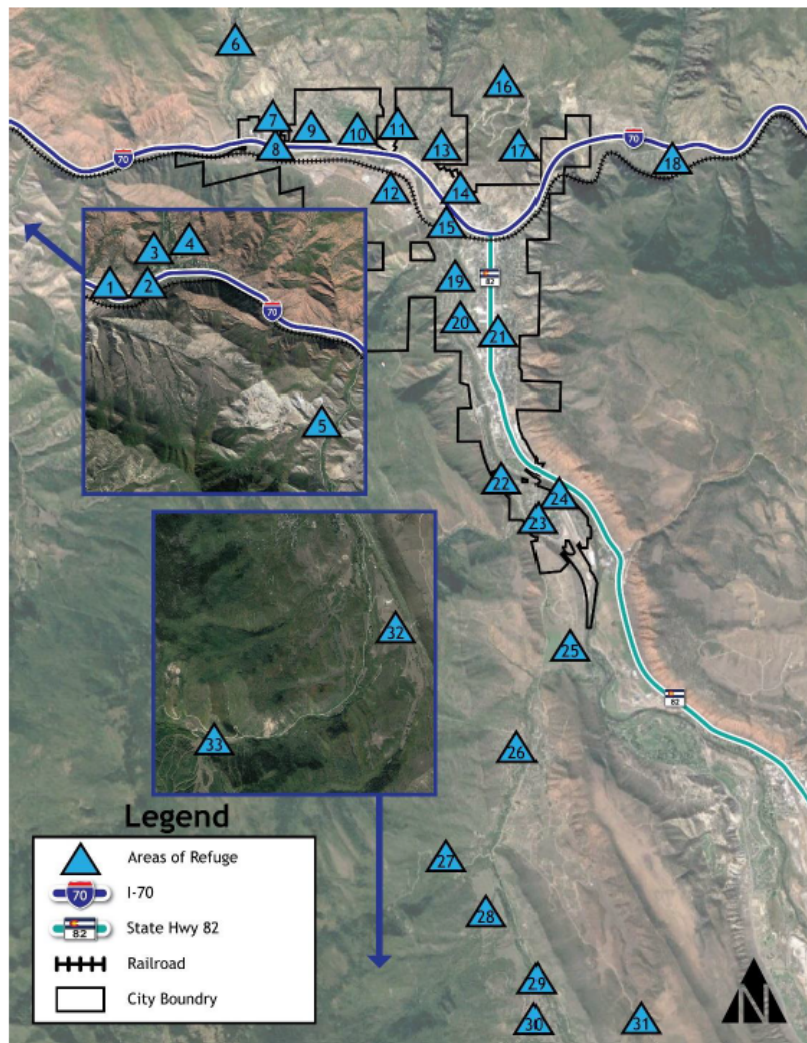
Figure 8. Evacuation Routes
Glenwood Springs Evacuation Routes



Zone Name & Count	Highlands/Oasis Creek/6 th St Area 4 Zones	Zones	Zones GWS 7013-7016
City	Glenwood Springs	County	Garfield
Communities	-Highlands -Oasis Creek -Glenwood Caverns Adventure Park	Areas of Refuge/Safe Zones	-Highlands Ranchland -Oasis Creek Park -Transfer Trail Parking Lot -RMR Quarry -Glenwood Caverns Adventure Park
Law Enforcement	Glenwood Springs PD	Fire Protection District	Glenwood Springs FD
Evacuation Routes - other routes may be developed if needed	Primary: US 6 > West 1 st Access Point > I-70 Alternate: US 6 > I-70 (Exit 116) Alternate: US 6 > Grand Ave > SH 82 South/East		
Critical Facilities	-Glenwood Center for the Arts		
Critical Intersections to Control	-Donagan Rd @ US 6 -6 th St @ I-70 Roundabout -West 6 th St @ West 1 st St -Grand Ave @ 6 th St Traffic Light -West 1 st St Access Point @ I-70		
Special Considerations for this Zone	Follow access line break procedure. It may be necessary to close I-70 EB at Exit 109 (Canyon Creek) and WB at Exit 119 (No Name), Exit 133 (Dotsero in Eagle County) and SH 82 at CR 154 (MP 5). Evacuate by evacuation zones based on the direction of hazard/threat. Evacuation may require a split of egress traffic on both the primary and alternate evacuation routes.		
Estimated Number of Vehicles to Evacuate (2030)	2,070		
Estimated Population (2030)	Unknown		
Evacuation Scenarios	Scenario 1 70% of traffic is led EB on Donegan Rd & US 6 to West 1st Access Point to I-70. 30% of traffic is led EB on Donegan Rd & US 6 to I-70 On-Ramp at Exit 116. Scenario 2 50% of traffic is led EB on Donegan Rd & US 6 to West 1st Access Point to I-70. 50% of traffic is led EB on Donegan Rd & US 6 to I-70 On-Ramp at Exit 116. *If traffic exceeds capacity on these roadways', vehicles can be sent SB on SH 82.		

APPENDIX E: AREAS OF REFUGE / SAFE ZONES

#	Areas of Refuge
1	New Creation Church
2	CPW Office
3	Orchard Creek Ranch
4	Canyon Creek Estates
5	South Canyon Landfill
6	Upper Mitchell Creek Open Ranch Land
7	Diemoz Pasture
8	Glenwood Springs Mall
9	GSMS Ball Fields
10	Glenwood Springs Golf Club
11	Highlands Ranchland
12	Meadows Mall
13	Oasis Creek Park
14	Transfer Trail Parking
15	Two Rivers Park
16	RMR Quarry
17	Glenwood Caverns Adventure Park
18	No Name Rest Area
19	Veltus Park
20	Paraglider Landing Zone
21	Sayre Park
22	Old Cardiff Bridge Rd
23	Sopris Elementary School
24	Sullivan Park
25	4 Mile Ranch
26	Cheylyn Acres
27	Black Diamond Mine
28	Faranhyll Open Space
29	Oak Meadows RV Storage Area
30	Oak Meadows Park & Tennis Court
31	Dry Park Road
32	Bersheni Ranch
33	Sunlight Ski Area





City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item: Resolution 2024-22; A Resolution of the City Council of the City of Glenwood Springs, Colorado, finding substantial compliance of a petition for annexation and setting a public hearing for June 20, 2024, to determine if the property petitioned for annexation complies with applicable statutory requirements and is considered eligible for such annexation

Action Requested:

Department: Economic and Community Development

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:

Glenwood Springs – Main Office
201 14th Street, Suite 200
P. O. Drawer 2030
Glenwood Springs, CO 81602

Aspen
0133 Prospector Rd.
Suite 4102J
Aspen, CO 81611

Montrose
1544 Oxbow Drive
Suite 224
Montrose, CO 81402

Office: 970.945.2261
Fax: 970.945.7336
[*Direct Mail to Glenwood Springs](#)

DATE: May 9, 2024

TO: Glenwood Springs Mayor and Council

FROM: Karp Neu Hanlon, P.C.

RE: Petition for Annexation - Substantial Compliance with State Statutory Requirements

Attached please find Resolution 2024-22 finding the petition for annexation submitted by Peter H. Cantrup Revocable Trust on April 22, 2024, to be in substantial compliance with state statutory requirements and setting it for a hearing on eligibility for annexation on June 20, 2024. This petition was filed with the City Clerk prior to the April 23, 2024, election and the effective date of the moratorium on accepting new annexation petitions. The elements the Petition must meet to be in substantial compliance with CRS 31-12-107(1) which reads as follows:

(1) Petition for annexation in accordance with section 30 (1)(b) of article II of the state constitution:

- (a) Persons comprising more than fifty percent of the landowners in the area and owning more than fifty percent of the area, excluding public streets and alleys and any land owned by the annexing municipality, meeting the requirements of sections 31-12-104 and 31-12-105 may petition the governing body of any municipality for the annexation of such territory.*
- (b) The petition shall be filed with the clerk.*
- (c) The petition shall contain the following:*
 - (I) An allegation that it is desirable and necessary that such area be annexed to the municipality;*
 - (II) An allegation that the requirements of sections 31-12-104 and 31-12-105 exist or have been met;*
 - (III) An allegation that the signers of the petition comprise more than fifty percent of the landowners in the area and own more than fifty percent of the area proposed to be annexed, excluding public streets and alleys and any land owned by the annexing municipality;*
 - (IV) A request that the annexing municipality approve the annexation of the area proposed to be annexed;*

- (V) The signatures of such landowners;*
- (VI) The mailing address of each such signer;*
- (VII) The legal description of the land owned by such signer;*
- (VIII) The date of signing of each signature; and*
- (IX) The affidavit of each circulator of such petition, whether consisting of one or more sheets, that each signature therein is the signature of the person whose name it purports to be.*

(d) Accompanying the petition shall be four copies of an annexation map containing the following information:

- (I) A written legal description of the boundaries of the area proposed to be annexed;*
- (II) A map showing the boundary of the area proposed to be annexed;*
- (III) Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks;*
- (IV) Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed.*

(e) No signature on the petition is valid if it is dated more than one hundred eighty days prior to the date of filing the petition for annexation with the clerk. All petitions which substantially comply with the requirements set forth in paragraphs (b) to (d) of this subsection (1) shall be deemed sufficient. No person signing a petition for annexation shall be permitted to withdraw his signature from the petition after the petition has been filed with the clerk, except as such right of withdrawal is otherwise set forth in the petition.

Staff has reviewed the petition and confirms that it is in substantial compliance with state statute and recommends that Council adopt the Resolution confirming this and setting it for a public hearing on eligibility for annexation on June 20, 2024. Pursuant to CRS 31-12-107(1)(f) the hearing on eligibility for annexation must be held between 30 and 60 days from finding the Petition to be in substantial compliance with the statute

At the hearing on eligibility for annexation Council will determine if the proposed annexation complies with section 30 of article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and 31-12-105 and if so, set it over for further consideration. The Glenwood Municipal Code does not specify a particular process beyond state statute. Historically the Council has referred the matter to the Planning Commission for review and recommendation before taking action on the annexation, zoning or development plans for the property.

RESOLUTION 2024-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, FINDING SUBSTANTIAL COMPLIANCE OF A PETITION FOR ANNEXATION AND SETTING A PUBLIC HEARING FOR JUNE 20, 2024, TO DETERMINE IF THE PROPERTY PETITIONED FOR ANNEXATION COMPLIES WITH APPLICABLE STATUTORY REQUIREMENTS AND IS CONSIDERED ELIGIBLE FOR SUCH ANNEXATION

WHEREAS, on April 22, 2024, the Peter H. Cantrup Revocable Trust (the “Petitioner”) filed the Petition for Annexation (the “Petition”) attached as **Exhibit A** with the City of Glenwood Springs (the “City”); and

WHEREAS, the Petition requests annexation to the City of real property located in Garfield County as more particularly described and depicted on the Annexation Map attached as **Exhibit B** (the “Property”); and

WHEREAS, Petitioner owns 100% of the Property; and

WHEREAS, pursuant to C.R.S. § 31-12-107(1)(f), the City Council is required to determine if the Petition is substantially in compliance with § 31-12-107 and, if so, schedule a public hearing to determine if the proposed annexation complies with section 30 of article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and 31-12-105 or such provisions thereof as may be required to establish eligibility for annexation under the Municipal Annexation Act of 1965; and

WHEREAS, the City Council has reviewed the Petition and has determined that the Petition is substantially in compliance with C.R.S. §31-12-107(1); and

WHEREAS, the City Council desires to adopt, by resolution, its findings regarding substantial compliance of the Petition and to set a public hearing to determine whether the Property satisfies applicable statutory requirements and is considered eligible for annexation under the Municipal Annexation Act.

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.

Section 2. The Petition substantially complies with the requirements of C.R.S. § 31-12-107(1).

Section 3. A public hearing before the City Council is scheduled for June 20, 2024, at 6:15 pm at City Hall, 101 8th St., Glenwood Springs, CO 81601, for the purpose of determining whether the Property complies with section 30 of article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and 31-12-105 and is eligible for annexation.

INTRODUCED, READ, AND PASSED THIS 16TH DAY OF MAY 2024.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, Mayor

ATTEST:

Ryan Muse, City Clerk

PETITION FOR ANNEXATION

The undersigned Petitioner, in accordance with The Municipal Annexation Act of 1965, Article 12, Title 31, C.R.S., as amended, hereby petitions the City Council of the City of Glenwood Springs, Colorado, for annexation to the City of Glenwood Springs that certain real property more particularly described in Exhibit A (the "Property"), which Exhibit is attached hereto and made a part hereof by reference. In support of this Petition, the Petitioner alleges that:

1. Petitioner is The Peter H. Cantrup Revocable Trust. The purpose of this Petition is to enable Petitioner to obtain municipal services within the municipal boundaries of the City of Glenwood Springs.
2. Petitioner alleges that it is the landowner—as that term is defined in the Municipal Annexation Act—of 100% of the Property described in Exhibit A as of the date of this Petition.
3. It is desirable and necessary that the Property be annexed to the City of Glenwood Springs, Colorado.
4. The requirements of C.R.S. §31-12-104 and §31-12-105, as amended, exist or have been met as set forth and shown herein.
5. As provided in C.R.S. § 31-12-104, not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Glenwood Springs.
6. A community of interest exists between the Property proposed to be annexed and the City of Glenwood Springs.
7. The Property proposed to be annexed is urban or will be urbanized in the near future.
8. The Property proposed to be annexed is integrated with or is capable of being integrated with the City of Glenwood Springs.
9. No land in the Property sought to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been or shall be divided into separate parcels without the written consent of the landowner(s).
10. No land in the Property sought to be annexed which is held in identical ownership and comprising twenty (20) or more acres and having an assessed valuation for ad valorem tax purposes in excess of \$200,000.00 has been included in the area without the written consent of the landowner(s).

PHC

11. The entire width of any portion of a platted street or alley to be annexed within the Property is included.

12. The proposed annexation will not result in detachment of the Property from any school district or attachment to another district.

13. The Property to be annexed is not presently a part of any incorporated city, city and county, or town; nor have any proceedings been commenced for annexation of part or all of the Property to any other municipality; nor has any election for annexation of such Property or substantially the same Property to the City of Glenwood Springs been held within the twelve (12) months immediately preceding the filing of this Petition.

14. The annexation of the Property proposed to be annexed will not have the effect of extending the boundary of the City of Glenwood Springs more than three (3) miles in any direction from any point of the City of Glenwood Springs municipal boundary in any one (1) year.

15. The signers of this Petition comprise more than fifty percent of the landowners and own more than fifty percent of the Property, exclusive of public streets and alleys and any land owned by the City of Glenwood Springs.

16. The affidavit of the circulator of this Petition stating that each signature hereon is the signature of the person whose name it purports to be is attached to this Petition and made a part hereof by this reference.

17. Attached hereto and incorporated herein by reference are four (4) copies of an annexation map in the form required by C.R.S. §31-12-107(1)(d) and containing:

- a) a written legal description of the boundaries of the area proposed to be annexed;
- b) a map showing the boundary of the area proposed to be annexed;
- c) within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or lots and blocks; and
- d) next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

18. Each person signing this Petition for Annexation represents that he or she has full authorization to execute this Petition on behalf of the Petitioner.

19. The notary executing this Petition states that each signature herein is the signature of the person whose name it purports to be.

20. Petitioner reserves the right to withdraw this petition and its signature therefrom at any time prior to the recordation of the annexation map.



21. The mailing address of the Petitioner is as follows: PO Box 4610, White Rock, NM 87547.

WHEREFORE, Petitioner requests that the City of Glenwood Springs approve the annexation of the Property into the City.

PETITIONER
Dated: 04/21/2024 Peter H. Cantrup, Trustee
Peter H. Cantrup, Trustee

NEW MEXICO
STATE OF ~~COLORADO~~)
LOS ALAMOS) ss.
COUNTY OF ~~GARFIELD~~)

The foregoing Petition for Annexation was subscribed and sworn to before me this 21 day of April, 2024, by Peter H. Cantrup as Trustee of The Peter H. Cantrup Revocable Trust.

Witness my hand and official seal.

My commission expires 5/4/24.

State of New Mexico - Notary Public
Jody L Borrego
Commission Number 1023977
My Commission Expires 05/04/2024

Jody L Borrego
Notary Public

EXHIBIT A

A PARCEL OF LAND SITUATED IN THE E1/2SW1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE OLD STATE HIGHWAY NO. 82 AND NORTHEASTERLY OF THE CENTERLINE OF THE ROARING FORK RIVER, SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE AN IRON POST WITH A BRASS CAP, FOUND IN PLACE AND PROPERLY MARKED FOR THE WEST QUARTER CORNER OF SAID SECTION 22 BEARS N 57 DEGREES 30'44" W 2901.50 FEET; THENCE N 35 DEGREES 12'18" E 114.33 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE S 57 DEGREES 12'00" E 196.66 FEET ALONG SAID RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE S 41 DEGREES 09'55" W 230.92 FEET TO A POINT IN THE CENTER OF SAID RIVER; THENCE N 57 DEGREES 12'00" W 171.66 FEET ALONG SAID CENTER OF SAID RIVER; THENCE N 35 DEGREES 12'18" E 114.33 FEET, TO THE POINT OF BEGINNING

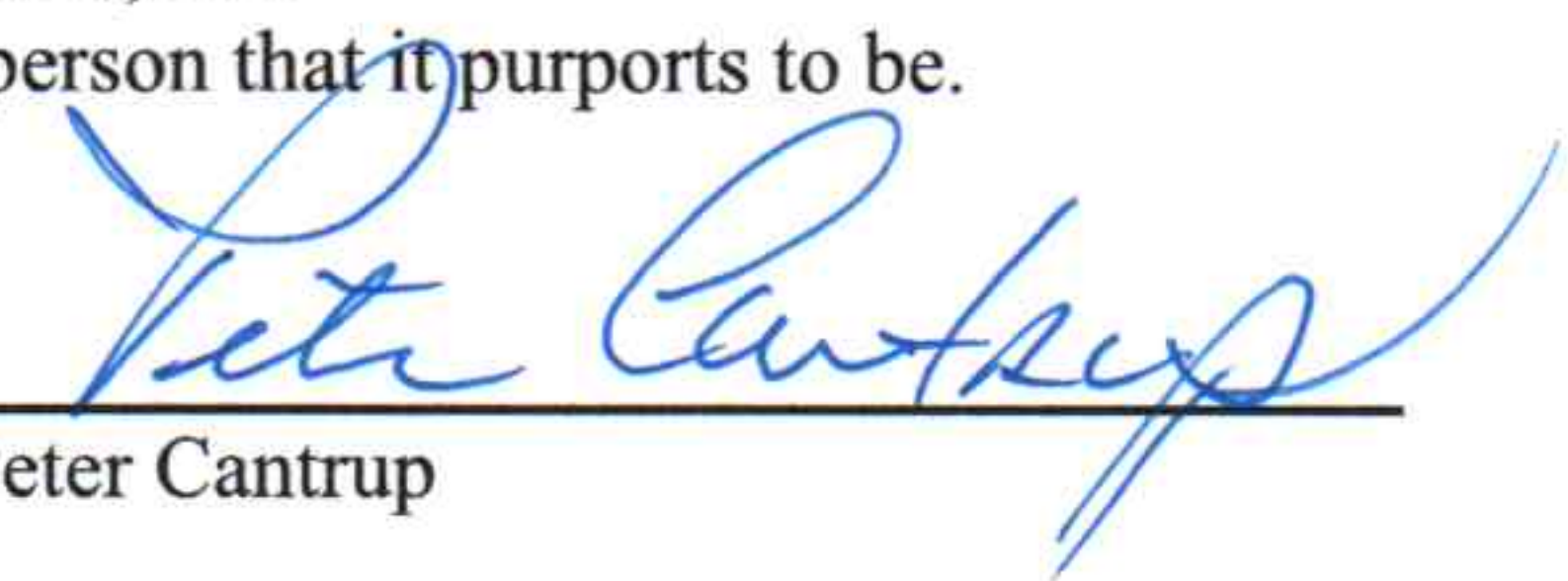
COUNTY OF GARFIELD
STATE OF COLORADO

AFFIDAVIT OF CIRCULATOR

New Mexico
STATE OF ~~COLORADO~~)
Los Alamos) ss.
COUNTY OF ~~GARFIELD~~)

I, the undersigned, being duly sworn, do state as follows:

1. I am over the age of 21;
2. I was the circulator of the Petition attached hereto; and
3. Each signature thereon is the signature of the person that it purports to be.



Peter Cantrup

The foregoing Affidavit of Circulator was acknowledged, subscribed, and sworn to before me this 21 day of April, 2024, by Peter Cantrup.

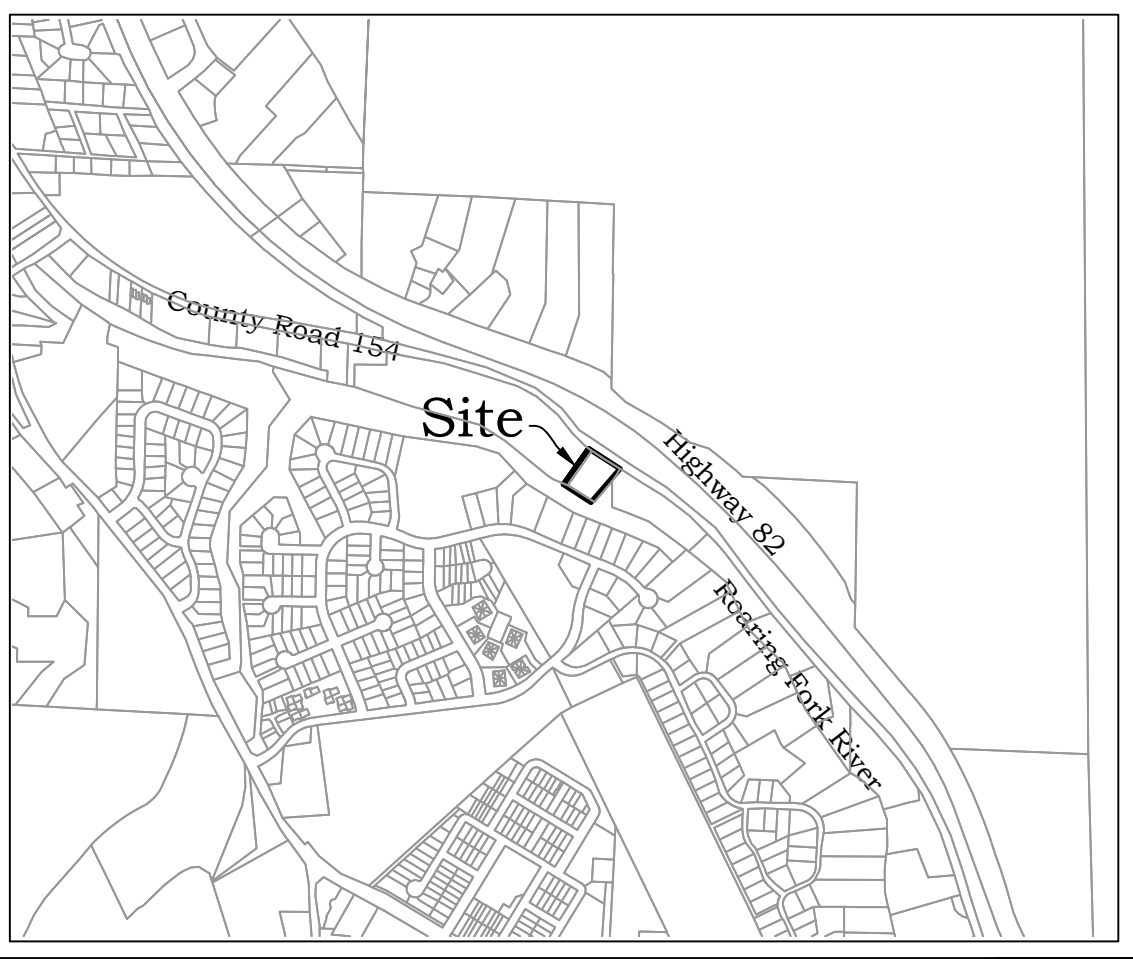
Witness my hand and official seal.

My commission expires 5/4/24.

State of New Mexico - Notary Public
Jody L Borrego
Commission Number 1023977
My Commission Expires 05/04/2024



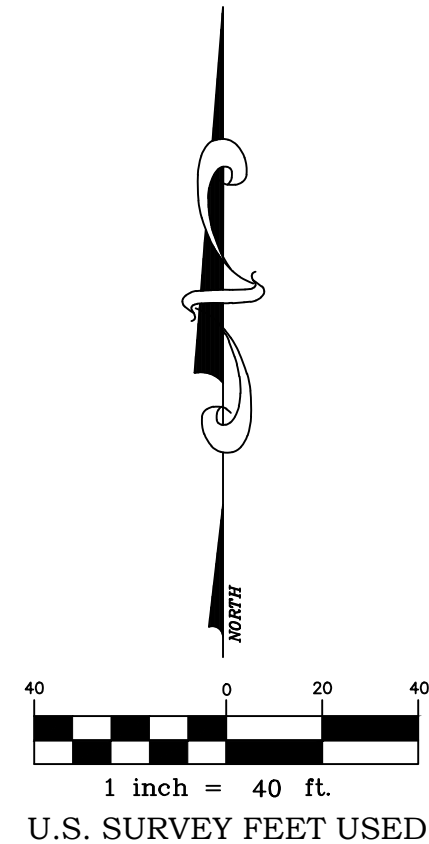
Notary Public



VICINITY MAP
SCALE: 1" = 1000'

CANTRUP ANNEXATION MAP

A Parcel of Land Situated in the S1/2 of Section 22, Township 6 South,
Range 89 West of the Sixth Principal Meridian,
County of Garfield, State of Colorado



PROPERTY DESCRIPTION:

PER BOOK 1897, PAGE 290:

A PARCEL OF LAND SITUATED IN THE E1/2SW1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE OLD STATE HIGHWAY NO. 82 AND THE CENTERLINE OF THE ROARING FORK RIVER. SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE AN IRON POST WITH A BRASS CAP, FOUND IN PLACE AND PROPERLY MARKED FOR THE WEST QUARTER CORNER OF SAID SECTION 22 BEARS N57 DEGREES 30'44"W 2901.50 FEET; THENCE N35 DEGREES 12'18"E 114.33 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE S57 DEGREES 12'00"E 195.66 FEET ALONG SAID RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE S41 DEGREES 09'55"W 230.92 FEET TO A POINT IN THE CENTER OF SAID RIVER; THENCE N57 DEGREES 12'00"W 171.66 FEET ALONG SAID CENTER OF SAID RIVER; THENCE N35 DEGREES 12'18"E 114.33 FEET, TO THE POINT OF BEGINNING.

COUNTY OF GARFIELD
STATE OF COLORADO

NOTES

- 1.) DATE OF PREPARATION: APRIL 2, 2014 AND UPDATED APRIL 21, 2024
- 2.) THIS SURVEY IS BASED ON A WARRANTY DEED RECORDED AS BOOK 1897, AT PAGE 290 AND DOCUMENTS OF RECORD.
- 3.) THIS ANNEXATION MAP IN NO WAY REPRESENTS A BOUNDARY SURVEY OR A TITLE SEARCH BY SEXTON SURVEY COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

CITY COUNCIL CERTIFICATE

THE ANNEXATION DEPICTED ON THIS MAP WAS APPROVED BY THE CITY COUNCIL OF GLENWOOD SPRINGS, GARFIELD COUNTY, COLORADO, BY ORDINANCE NO. _____ SERIES OF _____, ON THE _____ DAY OF _____, 2024

MAYOR

WITNESS MY HAND AND THE SEAL OF THE CITY OF GLENWOOD SPRINGS

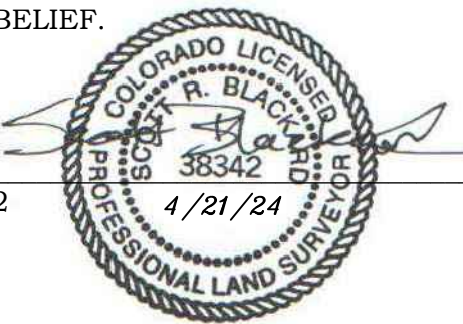
ATTEST:

CITY CLERK

SURVEYOR'S CERTIFICATE

I, SCOTT R. BLACKARD, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CANTRUP ANNEXATION MAP WAS PREPARED BY ME AND UNDER MY SUPERVISION ON THE BASIS OF CERTAIN PLATS, DEEDS AND OTHER DOCUMENTS OF RECORD MADE BY ME AND UNDER MY SUPERVISION AND THAT SUCH ANNEXATION MAP IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT R. BLACKARD L.S. 38342
email: sblackard11@gmail.com



DATE

GARFIELD COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AT _____ O'CLOCK __M., ON THIS _____ DAY OF _____, 2024 AS RECEPTION NO. _____

CLERK AND RECORDER

BY:
DEPUTY



CANTRUP ANNEXATION MAP

A Parcel of Land Situated in the S1/2 of Section 22, Township 6 South,
Range 89 West of the Sixth Principal Meridian,
County of Garfield, State of Colorado

JOB. NO.: 14005
DATE: 4/2/14
DWG BY: SRB
REV: 4/21/24

1 of 1

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY AN ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HERON.



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item:	ORDINANCE 2024-11; AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE REGARDING ALLOWED USES AND MINIMUM LOT STANDARDS
Action Requested:	Approval of changes to Title 070 of the Municipal Code, including 070.20 and 070.30.020.
Department:	Economic and Community Development
Presented By:	Watkins Fulk-Gray, Hannah Klausman
Strategic Goals:	Protect and Preserve our Quality of Life
Background Info:	The code changes proposed here are a product of the Strategic Housing Plan Update, a process conducted in 2022 and 2023, with final adoption by City Council in July of 2023. Public meetings for the Plan Update included a two-session open house at the Community Center in February 2023, a Planning & Zoning (P&Z)/City Council joint meeting in June of 2023, and City Council adoption of the Plan Update in July of that year. A P&Z worksession on these specific code changes was also held in July 2023, in which the P&Z requested that Staff perform more public outreach before bringing forth changes. Community Development staff conducted an online survey over four weeks in September that resulted in 559 responses. In October 2023, the P&Z recommended approval of a version of these code changes very similar to the Staff recommendation. City Council reviewed the code amendments on November 16, 2024, and requested additional work sessions with staff and the public. Those work sessions were held with Council on February 15, 2024, and March 21, 2024 and an online listening session with the public on April 29, 2024. At this listening session Staff presented the proposed code changes, the background of this project, and answered questions from the public. Questions and themes that emerged from the listening session included the following: • Parking • How PUDs will be affected • The golf course • Specific location concerns • The survey conducted in the fall • Changes being brought forward compared to previous • For whom housing might be created • Impact of changes city-wide • Height concerns • Duplexes and short-term rentals • Issues surrounding Special Use Permits • Water supply • Traffic A grant the City received from the Department of Local Affairs for updating the Strategic Housing Plan requires that the City make a genuine effort to adopt at least one of 16 qualifying strategies after the culmination of the plan update; these recommendations constitute two qualifying strategies.
Issues:	Two code changes are proposed: a change to the process by which duplexes are allowed in the RL and RM1 zone districts and certain lot standard changes to Section 070.020. Together these changes would allow duplexes by-right in most of Glenwood Springs, allow more subdivisions, and have the potential to allow more multifamily development in places where multifamily is already allowed. These changes may facilitate more density by allowing infill in existing neighborhoods through smaller residential projects and remodels.

Planning & Zoning Commission Recommendation on October 3, 2023

In October the P&Z recommended a suite of code changes broader than what is being brought forward at this time, including changes to the City's density bonus provisions, where triplexes are allowed, where duplexes are

allowed, and changes to lot standards. The P&Z recommended allowing duplexes as a use-by-right in the RR (Rural Residential) zone district as well as the RL and RM1 zone districts, and recommended requiring that one of the units in a duplex (in the RR, RL, and RM1 zones) be deed restricted for resident occupancy.

Differences Between P&Z Recommendation and the Current Proposal

Only a portion of the P&Z's October recommendation is being brought forward at this time. Other changes, including triplexes and density bonus provisions, will be brought forward at a later date and with a different, more robust public process. Other than putting density bonus and triplexes on a different timeline, the current proposal differs from the P&Z's proposal in two ways: rather than proposing to make duplexes a use-by-right in the RR, RL, and RM1 zone districts, only the RL and RM1 zones are proposed for changes. Secondly, Staff is recommending duplexes be allowed in these two zone districts without deed restrictions.

Duplexes

The proposed changes would allow duplexes as a use-by-right in the RL and RM1 zone districts. Currently, duplexes are allowed in these two zone districts by Special Use Permit (SUP), of which the Planning & Zoning Commission is the deciding body. If duplexes are made a use-by-right in RL and RM1, duplexes will no longer need to appear before the P&Z and can proceed straight to building permit submittal. However, duplexes and all development will be held to the same development standards whether they require P&Z approval or building permit administrative review.

Making duplexes a use-by-right, rather than allowed by SUP, does not negate other requirements for duplex development. For example, the provisions of the City's Sensitive Area Standards, which restrict or do not allow development on steep hillsides and other areas of natural hazards, would remain unchanged with the proposed code amendments. This means that if development of a single-family home is not possible because of the Sensitive Area Standards, the development of a duplex or triplex will also not be possible. Other requirements, such as providing the required amount of parking, sidewalks, height, and architectural design will also remain unchanged. The criteria of approval for a SUP are the following:

1. The use will be compatible with the surrounding area;
2. The impacts of the use on surrounding areas have been adequately minimized;
3. The use will be consistent with the general purpose and intent of this Code;
4. The use will comply with all applicable standards of this Code;
5. The use is in conformance with the Comprehensive Plan and other City plans and policies; and
6. The use minimizes adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the city.

The SUP process requires an application period of eight weeks prior to a decision by the P&Z. During that time, Staff prepares a recommendation to the P&Z based on the criteria above. In addition to parking, height, and other standards of the code, the SUP process gives the P&Z an opportunity to evaluate uses that have the potential to be impactful to the city and surrounding areas, such as assisted living and nursing homes, mobile home parks, and commercial uses like veterinarian clinics, dispensaries, gas stations, car dealerships, car washes, large solar systems, and athletic fields/commercial recreation uses. To be approved the P&Z must make a finding that the SUP application meets all six criteria above. If duplexes were to become a use-by-right in RL and RM1, Staff would review building permits for duplexes to make sure they meet all code requirements, as Staff does for duplexes now in RM2, RH, RT, and the city's mixed-use and commercial districts.

Through gentle density and infill development of the City's existing neighborhoods, the proposed changes will make possible a greater diversity of housing types, give owners more development or redevelopment choices, and potentially allow a small increase to Glenwood's housing supply. The community has expressed concerns over large residential developments, but the proposed change is a way to add housing through smaller projects. Reforming zoning codes that only allow single-family homes in some zone districts to allow greater housing diversity is also considered an emerging best practice around the nation.

Lot Standards

Lot standards refer to a set of requirements that determine whether subdivisions are possible and how many multifamily units are allowed on a given lot, based on the lot's zoning. The P&Z recommendation is to modify several of the minimum lot sizes in the lot standards section, which is 070.020, by reducing minimum lot sizes for single-family homes in several residential zone districts and also reducing the minimum lot area for attached dwellings (multifamily dwellings) on a lot. For the RM2, RH, and RT's minimum lot standards for single-family homes, Staff proposes a reduction to minimums within the range of 3,000 to 4,000 square feet. By providing ranges of new minimums, it is Staff's intent to provide City Council more options for consideration in order for Council to assess the potential impacts of such a change and to let these minimum lot areas be up for discussion. Staff defers to City Council determining

the specific number within the ranges provided. Like the proposed changes to duplex rules, these changes will allow a gentle density increase so that more lots may subdivide and may qualify to develop or redevelop as duplexes or other multifamily configurations. Lot size is also an important determinant of affordability. Smaller lot sizes can promote housing affordability, while targeting infill locations that are more efficient for the City to provide services to.

The recommendations are supported by the following goals in the 2023 Comprehensive Plan:

- Direct development to locations and building forms that are cost-effective to serve
- Provide equitable and diverse housing for the entire community
- Increase housing density

The following policies and actions in the Comprehensive Plan also support the proposed changes:

- Promote transit oriented development
- Encourage a compact urban form
- Increase allowable unit densities in areas where supporting infrastructure is available
- Consider density or zoning bonuses to provide affordable and workforce housing
- Provide incentives for developers to build condos or townhouse units, including identifying and supporting condominiumization opportunities to increase homeownership
- Create a policy or program to preserve existing missing middle housing and explore ways to develop new missing middle housing

The proposed changes support the goal listed at the top of this report "Protect and preserve our quality of life" from the 2020-2025 Strategic Vision plan by two specific strategies listed in the vision document: "Develop affordable housing with strategic partners so more people who work in the city can live in the city" and "Creation of diverse and inclusionary housing."

The recommendations are also supported by the Strategic Housing Plan Update, recommendations from a housing consultant performing work for the West Mountain Regional Housing Coalition, and they complement the City's commitment to the Proposition 123 program.

Staff recommends the following changes to Title 070 of the Municipal Code based on the Planning and Zoning Commission recommendations from October 2023 and subsequent City Council direction:

1. Allow duplexes as a use-by-right in the RL and RM1 zone districts where duplexes currently require a special use review. As discussed above, the P&Z recommended requiring one unit in duplexes to be deed restricted for resident occupancy.
2. Modify lot standards in Section 070.020 according to the table "Summary of Dimensional Standards" in the draft ordinance

These changes are detailed in Exhibit A to the draft resolution that is included as an attachment.

A code amendment is a legislative decision by the City Council. Prior to approving a proposed Code amendment, City Council shall consider whether and to what extent the proposed amendment meets the following criteria. Staff analysis is in bold.

1. Is consistent with the Comprehensive Plan and other City policies;
The proposed changes are consistent with the Comprehensive Plan and supports several policies or actions described in the Comprehensive Plan.
2. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
The proposed changes to the Code's mitigation requirements do not conflict with the Municipal code.
3. Is necessary to address a demonstrated community need;
Housing is an important community need. According to the 2023 Strategic Housing Plan Update, Glenwood Springs faces a current shortage of approximately 1,300 dwelling units. The proposed changes would make development of new housing possible. Though the specific code changes do not mandate affordability, they incentivize affordability and will contribute to an environment that can produce greater affordability.
4. Is necessary to respond to substantial changes in conditions and/or policy; and
The 2023 Strategic Housing Plan Update found an overall shortfall of around 1,300 dwelling units, a

condition that was most likely not present when the existing density limits and minimum lot sizes were created.

5. 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.

Suggested Findings:

Staff recommends the following findings of fact for the proposed code amendments:

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

Fiscal Impact:

Additional deed restricted units, if required by any code changes, may incur additional staff time and time for the City's contracted administrator, Garfield County Housing Authority.

Legal Review:

Legal has drafted the attached ordinance.

Staff Recommendation:

Staff recommends approval of Ordinance 2024-11 based on recommendations from the Planning and Zoning Commission's October 3, 2023 meeting and City Council worksession direction from February 15, 2024 and March 21, 2024.

Planning File #39-23

Discussion: Code Text Amendments Regarding
Duplexes and Lot Standards

City Council

May 16, 2024



Planning File #39-23 Possible Code Text Amendment

Topics for tonight:

- Consideration of allowing duplexes by-right in RL and RM1 zone districts
- Consideration of changes to lot standards



Timeline and Previous Work

Public meetings held:

- Open house for Strategic Housing Plan Update: February 9, 2023
- P&Z/CC joint meeting for Plan Update: June 27, 2023
- CC adoption: July 20, 2023
- P&Z discussion about code changes: July 25, 2023
- Community survey: 8/23 to 9/20, 2023
- P&Z recommendation: October 3, 2023
- CC worksession: October 26, 2023
- CC action item: November 16, 2023
- CC worksession: February 15, 2024
- CC worksession: March 21, 2024
- Public Listening and Education Session: April 29, 2024



Background

- Strategic Housing Plan Update adopted by City Council on July 20th
- Recommendations from the Plan Update closely match proposed code changes
- Example:

- 1. Update the zoning code to enable up to three units on lots currently zoned for single-unit housing, requiring deed restrictions for additional units.*

Ensure adequate parameters on new units related to parking, design, and other neighborhood compatibility factors that accommodate the additional density within established neighborhoods and minimize impacts. For new units, require deed restrictions such as resident occupancy, local employment, and potentially income limits.



Planning & Zoning Commission Recommendation

- Allow duplexes as a use by right in RR, RL, and RM₁ if one unit is deed restricted for RO
- Allow triplexes as a use by right in RM₁ if two units are deed restricted for RO
- Change lot standards according to Staff recommendation
- Change density bonus provisions according to staff recommendation with following exceptions:
 - For change #3, change applicability to developments between 4 and IZ threshold
 - For change #4, increase bonus units to 2 and allow up to 12 additional feet in height
 - For change #5, increase bonus free market units to 10% of development's total count

Listening and Education Session – April 29

- Staff presented background and explained proposed code changes
- ~ 60 participants
- Public's questions centered around:
 - Parking
 - How PUDs will be affected
 - The golf course
 - Specific location concerns
 - The survey conducted in the fall
 - Changes being brought forward compared to previous



Public questions, continued

- **Public's questions centered around:**
 - For whom housing might be created
 - Impact of changes city-wide
 - Height concerns
 - Duplexes and short-term rentals
 - Issues surrounding Special Use Permits
 - Water supply
 - Traffic



Duplexes

- Zone districts where duplexes are currently allowed and with what process:

Table 030.1: Table of Allowed Uses																		
P = permitted by right S = special use permit required Blank = use prohibited																		
Use Category	Districts → Use Type	RR	RL	RM1	RM2	RH	RT	M1	M2	M3	CO	RE	I1	I2	IN	HP	Use-Specific Standards	Required Minimum Parking
RESIDENTIAL USES																		
Household Living	Dwelling, <u>live-work</u>						P	P	P	P	P	P	P	P			070.030.030(c)(2)	1 per dwelling unit
	Dwelling, multifamily				P	P	P	P	P	P	P	P					070.030.030(c)(1)	1.5 per dwelling unit, plus 1 guest space per each 5 dwelling units
	Dwelling, townhouse				P	P	P	P	P	P	P	P				S	070.030.030(c)(1)	1.5 per dwelling unit, plus 1 guest space per each 5 dwelling units
	Dwelling, single-family detached	P	P	P	P	P	P	P	P		P	P				S	070.030.030(c)(1)	1 per dwelling unit
	Dwelling, two-family		S	S	P	P	P	P	P		P					S	070.030.030(c)(1)	1.5 per dwelling unit

What Are Duplexes?

- Two attached units
- Ownership
- Condominiumization
- Many typologies
- Different from Accessory Dwelling Units (ADUs)
- Deed restrictions





Duplexes – P&Z Recommendation

- Allow duplexes as a use by right in RR, RL, and RM₁ if one unit is deed restricted for RO

Duplexes – Staff Recommendation

- Allow duplexes as a use by right in RL and RM₁



Duplexes: Issues

- RR, RL, and RM1 zone districts
 - # of RR parcels: 17
 - # of RL parcels: 41
 - **# of RM1 parcels: 988**
 - With at least 5,000 sf: 915
 - With at least 7,500 sf: 739
- Infill development
- Neighborhood impacts
- Cost borne by builders/developers
- Implements recommendations from Plan Update
- Smaller developments

Lot Standards – Staff Recommendation

- What are they? “How many units are allowed?”
- Reducing minimum lot area for attached units in RM₁, RM₂, RH, and RT
- Reducing minimum lot area for SFRs in RR, RM₂, RH, RT



Lot Standards

070.020.020 Summary of Dimensional Standards.

(a) Residential Districts.

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

Lot Standards: Issues

- Allowing smaller, more affordable homes
- Allowing increased density
- Allowing infill development



What Will Not Change?

- Parking requirements
- Landscaping requirements
- Common open space requirements
- Hillside development requirements
- Design standards
- everything else in Title 070.



Criteria for Text Amendment to Code

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



Comprehensive Plan

Goals supported:

- Increase housing density
- Provide diversity in housing type

Policies and Actions supported:

- Provide incentives for developers to build condos or townhouse units, including identifying and supporting condominiumization opportunities to increase homeownership.
- Promote transit-oriented development.
- Encourage a compact urban form.
- Increase allowable unit densities in areas where supporting infrastructure is available.
- Consider density or zoning bonuses to provide affordable and workforce housing.
- Create a policy or program to preserve existing missing middle housing and explore ways to develop new missing middle housing.



Recommended Findings

- I. Is consistent with the Comprehensive Plan and other City policies;
The proposed changes are consistent with the Comprehensive Plan and supports several policies or actions described in the Comprehensive Plan.
- II. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
The proposed changes to the Code's mitigation requirements do not conflict with the Municipal code.
- III. Is necessary to address a demonstrated community need;
Housing is an important community need. According to the 2023 Strategic Housing Plan Update, Glenwood Springs faces a current shortage of approximately 1,300 dwelling units. The proposed changes would make development of new housing possible. Though the specific code changes do not mandate affordability, they incentivize affordability and will contribute to an environment that can produce greater affordability.



Recommended Findings

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



Recommended Motion

I recommend **approval** of the text changes to the Municipal Code sections 070.020 and 070.030 as described in the staff report with the findings as written in the staff report.





Questions

Public Comment

City Council Discussion



Planning and Zoning Commission Report

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

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

ACTION ITEMS

Staff is proposing a set of text changes to Municipal Code, which is also referred to as a code amendment. The proposed changes are similar to what was presented to the P&Z for discussion only on July 25, 2023. For this action item, P&Z is asked to make a recommendation to City Council about whether and what to change. A finding of fact must be made for how a proposed text change meets certain criteria, which is outlined later in this report.

Background & Project Summary

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

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

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

Public Outreach

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

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

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

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

Finally, Staff would like to acknowledge that the topics discussed in this memo are heavy. This report will examine aspects of the zoning code that may seem like details rather than broad topics. It can be difficult to explain how these topics are applied and how they relate to land use outcomes. However, allowable uses, lot standards, and density bonuses are important determinants of affordable housing.

Changes to Allowed Uses/Upzoning

Background

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

exclusively allow single-family homes. Allowing the free market to add density in these parts of the city would have benefits and potential negative consequences that will be explored in the ensuing sections.

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

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

Recommendation for upzoning/changes to allowed uses:

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

P = permitted by right S = special use permit required Blank = use prohibited																		
	Districts →																	
Use Category	Use Type	RR	RL	RM1	RM2	RH	RT	IM1	IM2	IM3	CO	RE	I1	I2	IN	HP	Use-Specific Standards	Required Minimum Parking
RESIDENTIAL USES																		
Household Living	Dwelling, live-work						P	P	P	P	P	P	P	P			070.030.030(c)(2)	1 per dwelling unit
	Dwelling, multifamily				P	P	P	P	P	P	P	P					070.030.030(c)(1)	1.5 per dwelling unit, plus 1 guest space per each 5 dwelling units
	Dwelling, townhouse				P	P	P	P	P	P	P	P				S	070.030.030(c)(1)	1.5 per dwelling unit, plus 1 guest space per each 5 dwelling units
	Dwelling, single-family detached	P	P	P	P	P	P	P	P		P	P				S	070.030.030(c)(1)	1 per dwelling unit
	Dwelling, three-family	S	S	P	P	P	P	P	P	P	P	P				S		1.5 per dwelling unit, plus 1 guest space per each 5 dwelling units
	Dwelling, two-family	P	P	P	P	P	P	P	P		P					S	070.030.030(c)(1)	1.5 per dwelling unit

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

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

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

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

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

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

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

Limitations and risks to recommended upzoning

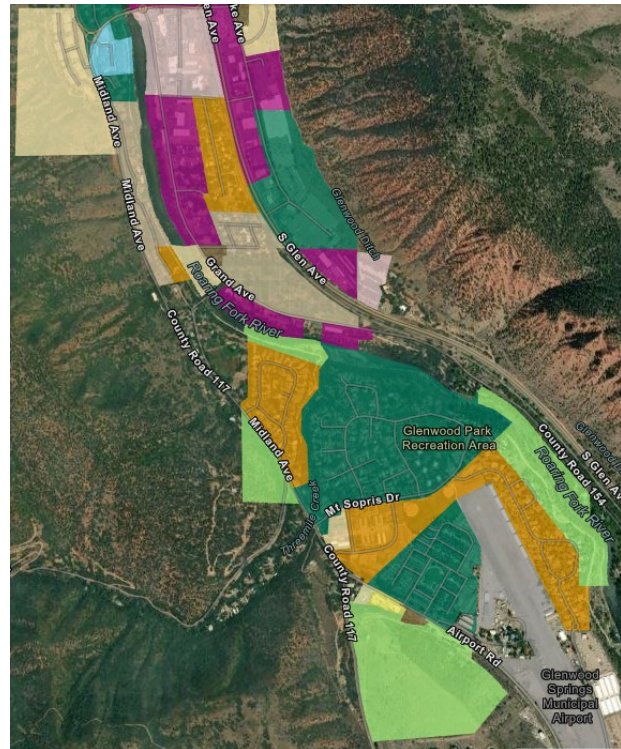
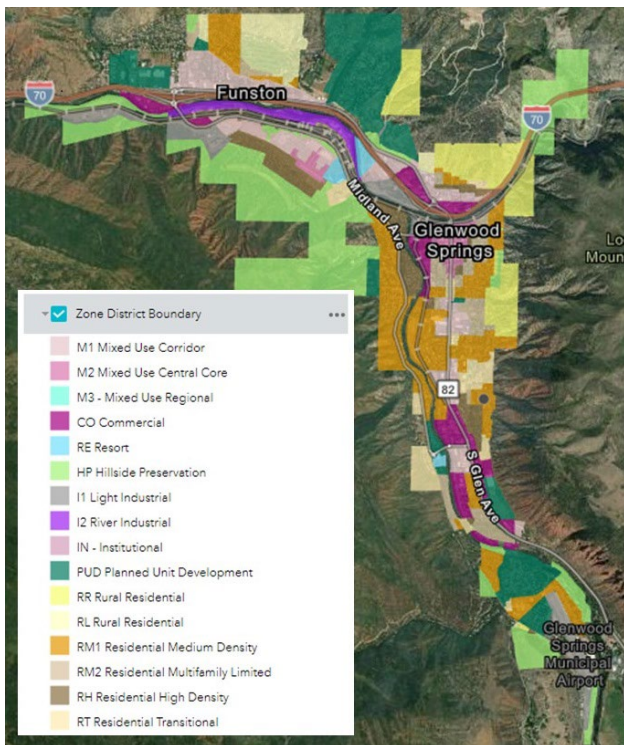
Not all residential lots would be eligible for increased density. Factors such as landscaping, common open space, and parking are three site elements that often must be upgraded to allow increased density. Duplexes require three off-street parking spaces and triplexes require six; not all lots have the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

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

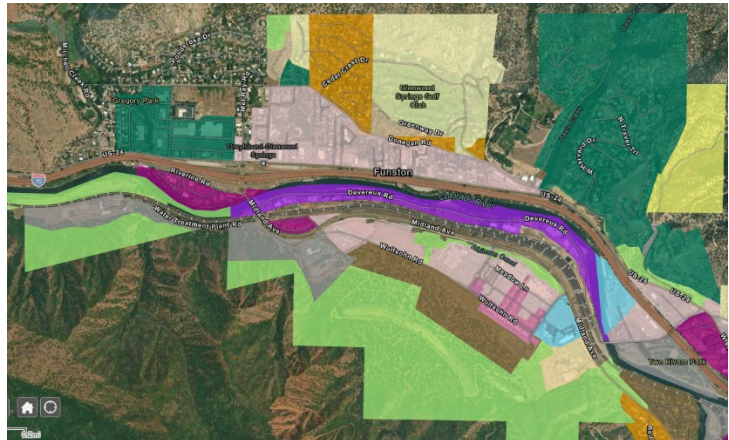
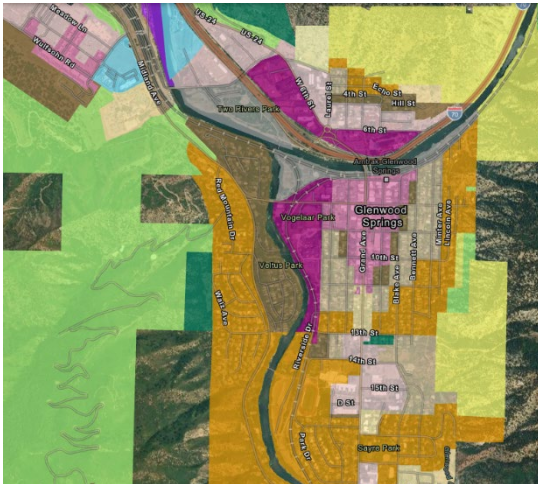
State and Municipal Examples of Upzoning

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

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



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

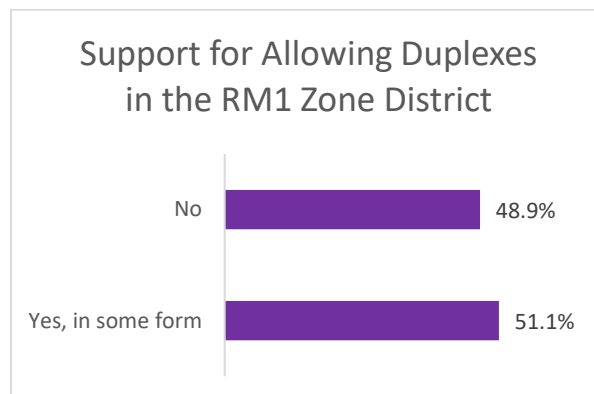
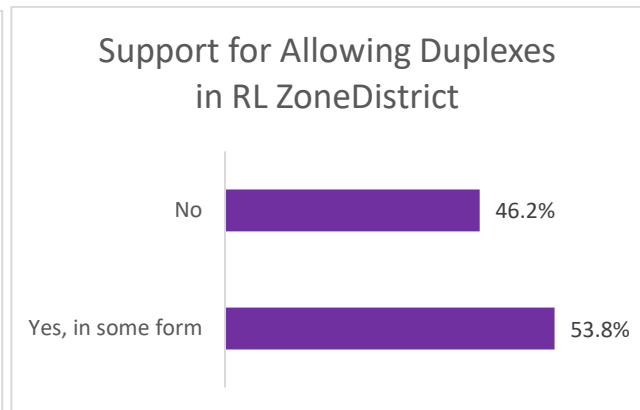
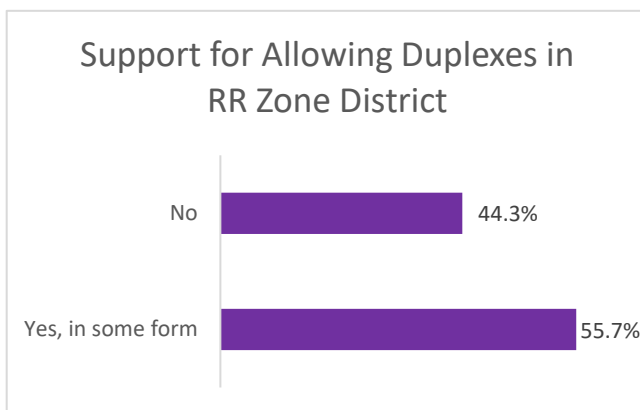


Above left: Zone districts in central Glenwood Springs. Right: West Glenwood zone districts. A public interactive map of the city's zoning is available at:

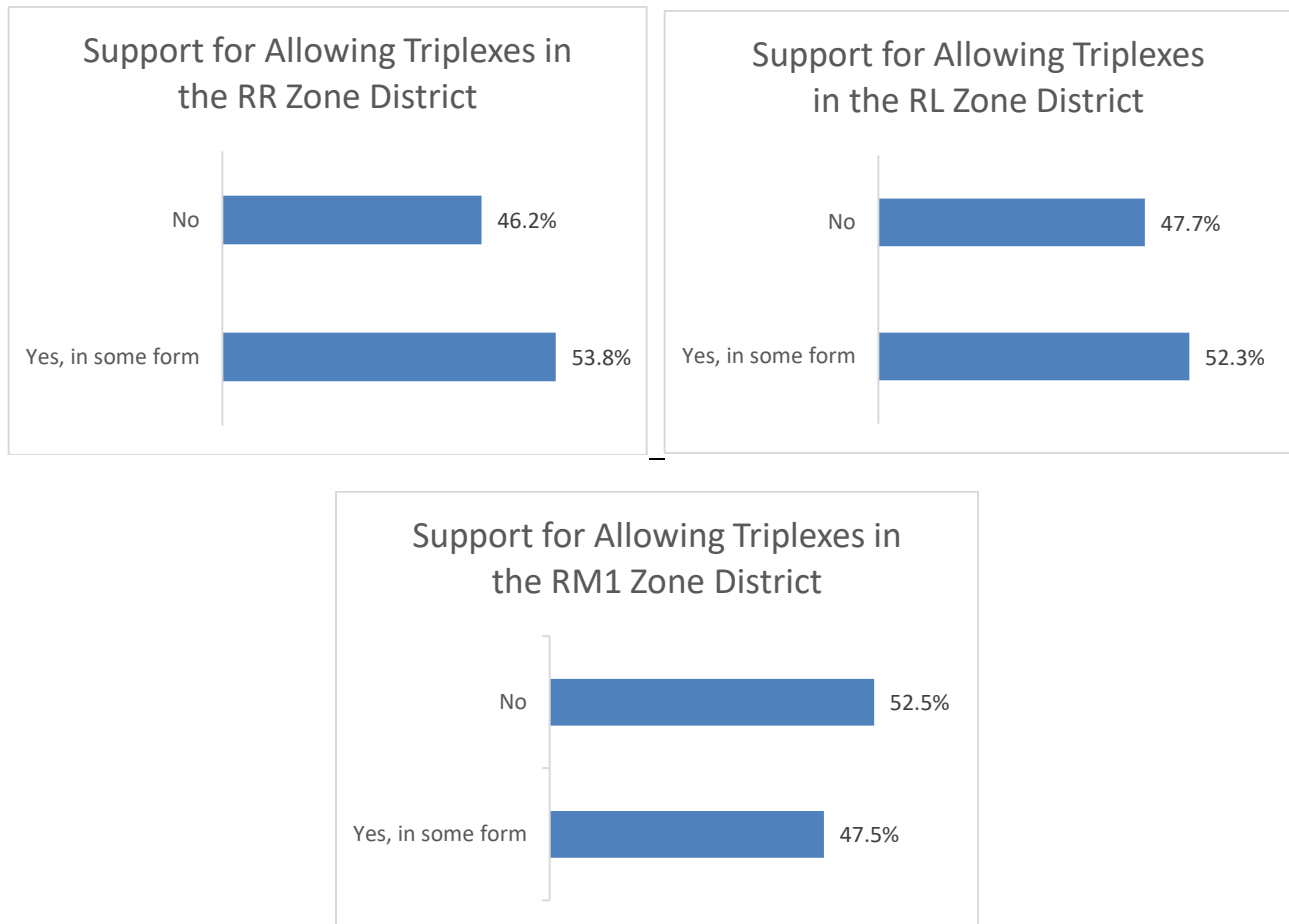
<https://gwsco.maps.arcgis.com/apps/webappviewer/index.html?id=4ddd04a3ec904da8a3bec0c357c7a7d4>

Survey results regarding upzoning

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



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



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

Upzoning and connections to planning documents

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

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

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

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

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

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

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

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

Changes to minimum lot size

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

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

Recommendation for minimum lot size changes

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

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

Above: Proposed dimensional changes to zone districts.

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

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

Lot standards and connections to planning documents

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

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

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

Changes to density bonuses

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

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



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

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

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

Above: Current code language with density bonus provision.

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

Survey results regarding density bonus

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

- dwelling units large enough for families

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

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

Recommendation for changes to density bonus

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

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

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

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

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

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

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

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

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

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

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

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

Differences between existing density bonus program and proposed

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

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

Density bonus and connections to planning documents

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

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

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

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

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

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

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

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

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

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

Reviewing Agency Comments

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

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

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

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

Review Criteria and Staff Analysis

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

- Increase housing density
- Provide diversity in housing type

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

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

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

- I. Is consistent with the Comprehensive Plan and other City policies;
The proposed changes are consistent with the Comprehensive Plan and supports several policies or actions described in the Comprehensive Plan.
- II. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
The proposed changes to the Code's mitigation requirements do not conflict with the Municipal code.
- III. Is necessary to address a demonstrated community need;
Housing is an important community need. According to the 2023 Strategic Housing Plan Update, Glenwood Springs faces a current shortage of approximately 1,300 dwelling units. The proposed changes would make development of new housing possible. Though the specific code changes do not mandate affordability, they

incentivize affordability and will contribute to an environment that can produce greater affordability.

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

Action Item and Staff Recommendation

Action Item:

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

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

Suggested Findings:

The proposed code amendment:

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

Suggested Motion:

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

Alternative Motions:

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

Or

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



MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission

Special Meeting
October 3, 2023
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM

1) Roll Call

Present: Commissioners Amy Connerton, Carolyn Cipperly, Peter Waller, Chair George Shaver, Joy White, and Gregory Cowan.

Also Present: Director of Community and Economic Development Hannah Klausman, City Attorney Karl Hanlon, Long Range Principal Planner Jim Hardcastle, Senior Planner Watkins Fulk-Gray, and building technician Melinda Benis.

Commissioner Shaver motioned to seat alternate Commissioner Gregory Cowan to the vacant seat. Commissioner Cipperly seconded the motion. Motion passed by a vote of 5-0.

2) Comments from citizens appearing for items not on the agenda

No comments were made.

3) New Items

a. Planning Item #37-23 Design Variance for Cherry's Moving

Senior Planner Watkins Fulk-Gray presented the request from Eric Cherry for a design variance that would allow him to waive the code's requirement for 30% of the east elevation to be glazed windows and doors. Staff is recommending approval of the variance with the findings that it meets all criteria of approval in Section A and criteria #1, 3, 5, and 6 from Section B.

Commissioner comments included:

- Is the vegetation forming a buffer on Mr. Cherry's lot or the neighboring lot?
Mr. Cherry replied that it is on both lots.
- Will the buffering vegetation stay?
Mr. Cherry replied that it will and that the vegetation will be added to because of the required landscaping.

Commissioner White motioned to approve with the findings and conditions listed in the packet. Commissioner Waller seconded the motion. Motion passes unanimously with a vote of 7-0.

b. Code Amendments to Title 070 regarding allowed uses, minimum lot standards, and density bonus

Senior Planner Watkins Fulk-Gray presented background to the proposed code changes, detailed information about the code changes, the criteria for approval of code changes, and the P&Z's options.

Commissioner questions included:

- Clarification about recommendation #6 in the density bonus section.
- What is the difference between ADUs and a duplex? Staff response: ADUs are subordinate to a single-family house, whereas duplexes are two units that are often the same or close to the same size.
- What should P&Z use to base its decisions on for this item? Staff response: The Comprehensive Plan and other planning documents should be used. Commissioners should also consider public input.
- Explanation of what "theoretically unlimited site flexibility" means. Staff response: no parameters are currently given for the site flexibility available in the code under 070.45, so applicants can request whatever they want. However, applicants would risk a denial by asking for too much site flexibility.
- What kind of deed restrictions should be required to achieve a density bonus? Staff response: 100% AMI with the work local requirements.
- What would be the rules if someone wanted to build a triplex under the proposals? Staff response: all the rules that the City currently has, such as parking and design requirements, would be in play.
- Clarification about parking requirements.
- Clarification about parcel data.
- Clarification about what is proposed for changes to the RL zone district. Staff response: Staff proposes allowing duplexes as a use-by-right in the RL zone and not allowing triplexes.
- How would three unattached units on one lot be considered? Staff response: Staff would consider those not a triplex but three single-family homes.
- What is the school population currently? Staff response: Staff does not know.
- How does the City assess its infrastructure needs, such as number of police officers? Staff response: There are different ways to determine police needs, which often focus on number of service calls. The City is also engaging in evacuation and large-scale events planning. Having a larger share of the City's working population live in the city also makes it more possible for people to walk, ride bikes, or take transit within Glenwood.
- In states that have adopted laws requiring cities to allow more housing development besides single-family homes, are there examples of these states showing deference to localities that have already made these changes? Staff response: Staff is not aware of any specific examples, but depending what is done at the State level, Glenwood may not have to make any changes if the proposed changes are adopted. Most of what is likely to happen in Colorado is to incentivize and recognize what has been done here.

- Are there examples or data to show or forecast effects on home prices? Staff response: Home prices have been rising significantly.
- Are there incentives for the City to adopt changes like those proposed? Staff response: A grant the City received from the State requires the City to make a genuine effort to adopt one or more strategies from a list, which includes changes like these.
- What would the proposed changes do to nonconforming duplexes or triplexes? Staff response: The changes could legalize duplexes or triplexes, but it is possible there could still be nonconforming site elements, such as parking.
- Clarification about form of duplexes and triplexes that are allowed.
- Clarification about short-term rental regulations.
- Has Minneapolis's upzoning been effective for them? What were their goals? Staff response: Part of Minneapolis's goals were about equity. Reporting has suggested that not impactful changes have occurred there. The City's goals with these changes are to provide property owners more choices, provide a greater variety of housing choices, and to increase the supply of housing.
- Can single-family homes be converted to a duplex? Staff response: yes.
- Is there a safeguard against future duplexes and triplexes being in disrepair and impactful to neighbors? Staff response: a question one could ask in response is how different a duplex or triplex is from a single-family home. The City does not generally get involved with owners of properties in disrepair until a situation becomes egregious.
- How were these recommendations in the packet formed? Staff response: The recommendations were made based on information and recommendations from other experts, such as consultants for the West Mountain Regional Housing Coalition and the Strategic Housing Plan Update.

Public comment:

Linda Holloway criticized the bills that have been considered and may be considered by the State legislature. She expressed concern for the impact on residents that the proposed changes might have, and stated that this will not fix the housing problem. Geographic constraints mean more housing is not possible. She expressed doubt about expanding property owner rights and stated that the survey is biased.

Andy Mueller thanked and commended the P&Z for their work. He stated that no survey is perfect. He noted it is much cheaper to build attached products than detached homes. He said that he has lived in single-family predominant neighborhoods but next to multifamily developments, and that those tenants can be amazing neighbors and that the situation worked fine.

Commissioner comments:

- Based on the data about survey respondents, it appears there is a constituency of the city's population that is not being reached and who could benefit from the proposed changes.
- Incentivizing homeownership is a good thing.
- The character of the city is also an important consideration.

- It would be nice to see some incentivizing of preserving older homes from demolition.

Commissioner Connerton motioned to approve the item according to the Staff recommendation and recommended findings. Commissioner White seconded the motion. After lengthy discussion and straw polling, the motion to change the municipal code according to the Staff recommendations was amended. The amended motion included the following:

1. Change Section 070.30.020(e) of the Municipal Code to allow duplexes as a use-by-right in the RR, RL, and RM1 zone districts, so long as one unit is deed restricted for Resident Occupancy;
2. Allow triplexes as a use-by-right in the RM1 zone so long as at least two of the units are deed restricted for Resident Occupancy;
3. Change Section 070.20 according to the Staff recommendation;
4. Change Section 070.45.080 according to the Staff recommendation, with the following exceptions:
 - a. For recommended change #1 to density bonuses, change the applicability of projects qualifying for a density bonus to projects between four units and the inclusionary zoning threshold;
 - b. For recommended change #2 to density bonuses, change the applicability of projects qualifying for a density bonus to projects between four units and the inclusionary zoning threshold;
 - c. For recommended change #3 to density bonuses, change the applicability of projects qualifying for a density bonus to projects between four units and the inclusionary zoning threshold;
 - d. For recommended change #4 to density bonuses, change the applicability of projects qualifying for a density bonus to projects between four units and the inclusionary zoning threshold, increase the bonus units available to two, and allow up to 12 additional feet in height;
 - e. For recommended change #5 to density bonuses, increase the bonus free market units to 10% of the project's total unit count.

Motion passes unanimously with a vote of 7-0.

4) Commissioner Comments

Commissioner Cipperly stated she hopes the recommended changes that were just voted on do not cause negative effects to historic neighborhoods, but stated she sees potential for helping people out.

Commissioner White said she did not understand how much land disturbance there would be during construction of the project north of Red Mountain. Director Klausman said that the limits of disturbance were noted in the application, but that staff can highlight this more in the future.

Commissioner Houghton said that their discussion today is progressive and hopefully on the cutting edge, rather than the bleeding edge.

Commissioner Connerton thanked Staff for their work.

Chair Shaver thanked Staff for doing the survey.

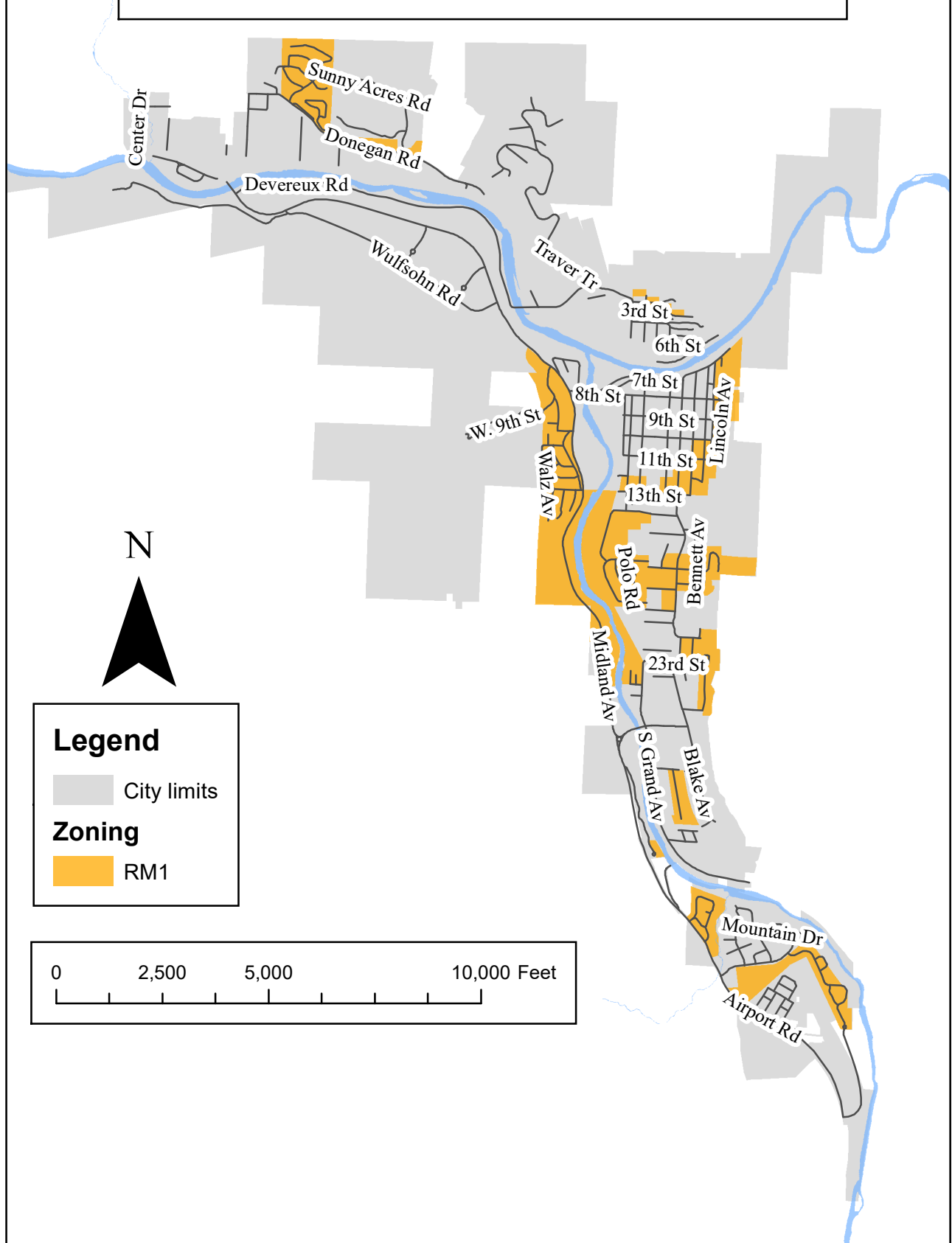
5) Director Comments

Director Klausman thanked the P&Z for their effort tonight. They will have a full agenda for the regular October meeting later in the month.

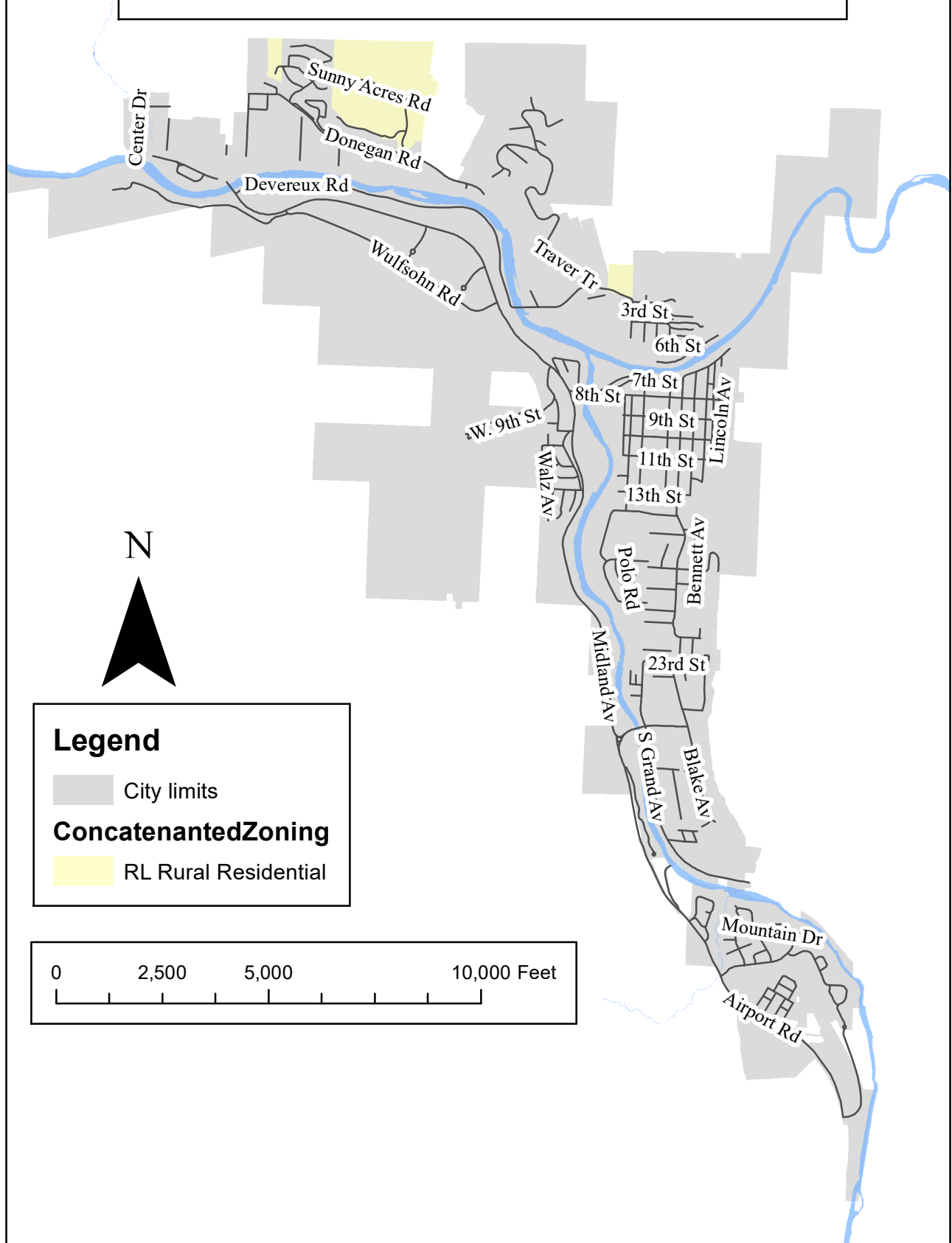
6) Adjournment

Meeting adjourned at 9:17pm.

RM1-Zoning in Glenwood Springs



RR Zoning in Glenwood Springs



To: Glenwood Springs

The City states that “the specific code changes do not mandate affordability”

(P&Z 10/3/23 47:40; P&Z 10/3/23 Staff Report Packet Pages 146 and 161; also found in City Council Staff Report 11/16 /23 unnumbered p 4)

The City mailed a flier titled “Zoning Code Amendments”.

The title misdirects the reader.

The actual purpose of these amendments is to increase the number of homes in Glenwood through “infilling” - building additional homes on properties with homes already on them - which would necessitate changing zoning practically for the entire town.

1. These initial changes to City Code would allow a property with a home on 5,000sf of land to add another home to that 5,000sf property *as a use by right*.¹

These initial changes to City Code would allow a property with a home on 7,500sf of land to add two additional homes on that property *as a use by right*. (See footnote 1 below).

- The City reports: “...there are 915 that are at least 5,000 square feet which would make them theoretically eligible for a duplex”.
(City Speaker; P&Z meeting 10/3/23 transcript @ 1:04:21)
- The City also reports: “under these proposed changes 738 theoretically eligible for Triplex”
(City Speaker; P&Z meeting 10/3/23 transcript @ 1:04:29)
- “...update the zoning code to enable up to three units on Lots [sic] currently zoned for single unit housing”
(City Speaker; P&Z 10/3/23 transcript @ +/- 26:53)
 $(915 \times 1 = 915 \text{ additional homes on } 5,000\text{sf lots plus } 738 \times 2 = 1,476 \text{ additional homes on } 7,500\text{sf lots. } 915 + 1,476 = 2,381 \text{ potential additional homes under the initial change in Code})$

The Post Independent reported that the City has backed off on the two additional homes that would have been allowed through the proposed infilling zoning as a use by right on lots of 7,500sf. (Post Independent, April 24, 2024, p A3)

Using the *City’s numbers*² with this new parameter, the additional residences through infilling alone would be 1,653 additional homes as a use by right.³

¹ “Use by right” means that the homeowner does not have to go through an approval process by P&Z or City Council or comments by neighbors to build these homes.

² $(915 \times 1) + (738 \times 1) = 1,653$

³ This does not include additional residences that would need to go through an approval process.

- FYI: Staff also recommends adding smaller lots for infilling and/or upzoning:

“Staff proposes a reduction [of lot sizes] to minimums within the range of 3,000 to 4,000 square feet. It is Staff’s intent to provide City Council more options for consideration in order for Council to assess the potential impacts of such a change and to let these minimum lot areas be up for discussion. Like the proposed upzoning, these changes will allow a gentle density increase”

(City Council Staff Report 11/16/23 unnumbered *p* 2)

and

- FYI: The City staff also recommends allowing lots with 2,500sf to have an additional home:

“...the staff recommendation is to allow duplexes with 2500 square feet and so all of these 915 would be eligible to have a duplex”

(City Council 11/16/23 transcript 1:38:54 and 1:38:55 *video*)

My calculations for infill residences at 5,000sf and up lead to the following results.

I set up a spreadsheet using the City’s list of 2,798 addresses within the City limits.

Then, using the Assessor’s Office website, the square feet of land, the type of building and number of units for each address were found and entered into the spreadsheet.

To be as legitimate as possible, 293 townhome⁴ addresses, 273 commercial and commercial/residential mixed use addresses, 7 mobile park addresses, 60+ MULTI and 102 tax exempt addresses were removed from the City’s original list of all addresses as these types of buildings were either definitely not suitable for, or were inconclusive if suitable for, infilling.

Per my spreadsheet, the remaining addresses suitable for infill by square feet of land are⁵:

468 addresses with 5,000sf - 7,490sf (eligible by sqft for an additional infill home)

1,155 addresses with 7,500sf - 545,850sf (previously eligible by sqft for two additional infill homes, currently eligible for one additional infill home)

Therefore, my count of the ‘use by right’ infill numbers using the latest parameters:

468 x 1 additional infill homes that can be built as a use by right = 468 additional homes

1,155 x 1 additional infill homes that can be built as a use by right = 1,155 additional homes

By my calculation, the latest proposed zoning change would allow at least an **additional 1,623 infill homes** - one additional infill home for each address with 5,000sf - 545,850sf.

In Glenwood. In the City limits.

⁴ Not all townhomes as listed by the Assessor are townhomes. By definition, townhomes are homes with a similar appearance attached to each other by shared walls. The size of the land listed for some of the Assessor’s ‘townhomes’, as well as some photos, show that they could be listed as Single Family Residential.

⁵ Not included in these numbers are the 274 addresses with 2,500 - 4,999sf. City Staff has proposed that residences on 2,500 - 4,999sf be eligible for one additional infill residence as a use by right.

There are 703 addresses with 10,000sf - 545,850sf of land.

Without actual guidance for allowable infill house numbers with these square feet, I have not stepped in with an estimate.

Obviously, for addresses with 10,000sf to 545,850sf, there could be many many more infills.

The City admits that “the specific code changes do not mandate affordability”

(P&Z 10/3/23 47:40; P&Z 10/3/23 Staff Report Packet Pages 146 and 161; also found in City Council Staff Report 11/16 /23 unnumbered p 4)

2. The City states that the changes in both zoning and Code for infilling/upzoning will be “gentle” and “modest”. This is decidedly inaccurate and fools the reader.

- The City states that the addition of homes through infill will be “gentle”.
 - “Through ***gentle*** density and infill development ... potentially allow a small increase to Glenwood's housing supply.”
(City Council Staff Report unnumbered p 1)
 - “Staff proposes a reduction [of lot sizes] to minimums within the range of 3,000 to 4,000 square feet. It is Staff's intent to provide City Council more options for consideration in order for Council to assess the potential impacts of such a change and to let these minimum lot areas be up for discussion. Like the proposed upzoning, these changes will allow a ***gentle*** density increase”
(CC Staff Report 11/16/23 unnumbered p 2)
 - “Through ***gentle*** density and infill development of the City's existing neighborhoods”
(City Council Staff Report 11/16/23 unnumbered p 1)

The potential of an additional infilled **1,623** homes in Glenwood cannot be described as gentle unless one also describes D-Day as “gentle”.

- The City states that the addition of homes through infill will be “modest”.
 - The recommendations as drafted will allow a modest density increase, *allow more subdivision of large lots, and promote smaller, likely more affordable, homes.* (P&Z Staff Report 10/3/23 p10; and P&Z Staff Report Packet Page156)
 - “This may facilitate a modest increase in density” (P&Z Staff Report 10/3/23 p10 and P&Z Staff Report Packet Page156)
 - “Webinar attendees will hear two ideas for modest adjustments to zoning rules” (Glenwood City email 4/23/24)

The potential of an additional **1,623 infill homes** within Glenwood cannot be described as modest unless one also describes the Battle of the Bulge as a “modest” dustup.

This latest proposed zoning change would still allow at least an additional 1,623 homes - one additional infill home for each address with 5,000sf - 545,850sf.

As noted previously, there are 703 addresses with 10,000sf - 545,850sf of land. Without actual guidance for allowable infill house numbers with these square feet, I have not stepped in with an estimate.

Obviously, for addresses with 10,000sf to 545,850sf, there could be many many more infills.

The City states that “the specific code changes do not mandate affordability”

(P&Z 10/3/23 47:40; P&Z 10/3/23 Staff Report Packet Pages 146 and 161; also found in City Council Staff Report 11/16 /23 unnumbered p 4)

3.The City admitted that the current allowable building height, setbacks, etc. do not necessarily apply if this amendment passes:

“The changes recommended ...allows theoretically unlimited flexibility”

(CC Packet 11/16/23 p145)

The City states that “the specific code changes do not mandate affordability”

(P&Z 10/3/23 47:40; P&Z 10/3/23 Staff Report Packet Pages 146 and 161; also found in City Council Staff Report 11/16 /23 unnumbered p 4)

4. The City publicly admitted the Director has ultimate authority over off-street parking requirements. (P&Z 10/3/23 transcript 1:00:33, :00:40, 1:00:46)
In fact, the already substandard off-street parking places currently required **can be further reduced by the Director's authority**. This means more on street parking, crowding out existing neighbor parking.

5.

The City states that “the specific code changes do not mandate affordability”
(P&Z 10/3/23 47:40; P&Z 10/3/23 Staff Report Packet Pages 146 and 161; also found in City Council Staff Report 11/16 /23 unnumbered p 4)

The boxed quote is very important.

Affordable housing is not generally mandated, not required.

The City alludes to hoping for affordable housing:

“Allowing smaller lots will also *promote* housing that is affordable.”

(P&Z Staff Report 10/3/23 p10)

“The recommendations as drafted will ... *promote smaller, likely more affordable, homes.*”

(P&Z Staff Report 10/3/23 p10)

The City and their new law will not mandate affordable housing.

The City and their new law will not require affordable housing.

6. Without solutions, the City itself recognizes some problems with increasing density:

“encouraging more housing, especially **given land constraints**” and “as this **creates additional traffic and crowding** (CCPacket 11/16/23 p148)

Not to mention parking issues.

The City states that “the specific code changes do not mandate affordability”
(P&Z 10/3/23 47:40; P&Z 10/3/23 Staff Report Packet Pages 146 and 161; also found in City Council Staff Report 11/16 /23 unnumbered p 4)

7. The 2023 Strategic Housing Plan Update found an overall shortfall of around 1,300 dwelling units.

It would be interesting to determine how many Glenwood residences are rented or owned by people that work in Aspen or other out of town locations.

The City states that “the specific code changes do not mandate affordability”

(P&Z 10/3/23 47:40; P&Z 10/3/23 Staff Report Packet Pages 146 and 161; also found in City Council Staff Report 11/16 /23 unnumbered p 4)

8.The City infers their goal “Protect and Preserve our Quality of Life” will not be affected by these amendments!

(P&Z 10/3/23 transcript 48:03; last page CC Staff Report; P&Z Staff report p9)

It is curious and stymies the imagination as to how the City’s plans for infill, and otherwise stuffing more people into our narrow valley, will protect and preserve our already under siege quality of life. No matter how the City phrases it.

The City sent an email which states in part:

You're invited to an informational webinar and listening session on Monday, April 29 from 5 to 7 p.m. hosted on [Zoom](#) and the [City of Glenwood Springs Facebook page](#). The webinar is for community preparation for an item on the May 16 City Council agenda, City Council will be the deciding body for whether zoning changes will be adopted.

Please write your thoughts about this matter in an email to CityCouncil@cogs.us by May 10, 2024 for the May 16 City Council meeting.

Thank you,

Linda Holloway
970-945-5851

Please make this part of the record for the 5/16 council meeting on Zoning changes.

Thank-you for putting together the zoning change webinar last Monday. I live in the Cedar Crest Subdivision which is zoned RM1. Our subdivision is basically completely developed except maybe 1-2 lots. The residents in our neighborhood have combined millions and millions of dollars invested in their homes. When we moved to Glenwood and into our current house in 1982, we were 30 years old, no kids, were in the county not the city then, and had very few families in the neighborhood with school age kids. As a result of the real estate activity over just the past couple of years, we now have 10 kids eleven and under, living on all four sides of us. It's great fun!! Six of the eight adults are new to the Glenwood workforce. My view is that we have a very healthy and vibrant neighborhood that is a tremendous asset to the city.

Back to the subject at hand. Changing the zoning is unnecessary, dangerous, and disrespectful to the Glenwood citizens living in these neighborhoods. From what I can deduce, the reason for this change is to allow duplexes by right from having to go through a special use permit. As stated in the webinar, the special use permit adds about 8 weeks to the permitting process. Well, let's streamline the special use process. The main value in the special use process, in this case, is to have all the neighbors informed about a use that was not necessarily allowed when they bought their house. This really seems like the proper thing to do. Oh, you won't have to do anything, in this case, to do the right thing. Maybe that is why the rules are set up like they are.

I will be out of town on 5/16 when the council is due to discuss this, or I would appear in person.

Thanks for your consideration.

Thanks,
Sandy Lowell
970-945-1295
15 Ptarmigan Dr.

November 20, 2023

RE: Proposed Zoning Changes on Glenwood Springs City Council Agenda 11/16/2023

Dear Councilmembers:

Our family first vacationed in Glenwood Springs in the 1960s and has had a home here for 33 years. We have concerns with the proposed zoning changes to allow unrestricted building of duplexes/triplexes in our RM1 areaⁱ and throughout town. It appears this proposal would eliminate areas zoned for residential, single-family homes within City limits.

I commented at the Nov 16 Council meeting but was so upset by the open mic hate speeches that I was barely coherent. So, here are written suggestions and questions for consideration. I am neither NIMBY nor YIMBY – rather, I support SMART growth in accordance with Sustainability principles that avoid the pitfalls of broad-brush and short-term thinking.

The Comprehensive Plan provides the vision for Glenwood’s future, but the details of implementation are tricky and require stakeholder engagement, creativity, and planning. It takes more time to gather broad input, but it is worth the effort. Zoning changes will have an impact on the entire community, so a decision of this type deserves the same level of care as developing a strategic plan for the town and valley. We need quality and affordable growth – not just quantity.

A one-size-fits-all zoning proposal may be “easy,” but it is not good for business or the community if it disregards the characteristics and constraints of different parts of town. An integrated and strategic plan for growth should simultaneously address off-street parking, traffic, and infrastructure needs, while preserving nature, historic homes, and the charm, walkability and quality of life that sets Glenwood Springs apart as a place to live and as a tourist destination. As with the Emergency Response plan, we need visuals and scenarios to understand what it looks like when the plan is built out in different parts of town – and how/whether it solves the problem – or creates others.

Plan for Sustainable Development. Don’t exceed the carrying capacity of the town and valley – we have limited space to grow. More people will require more resources, power, water, heat, schools, medical facilities, etc. – and more than one grocery store! Any growth plan must provide sufficient supporting infrastructure and services. Councilmembers stated an intent to only look at Glenwood which may sub-optimize opportunities to provide affordable housing in nearby areas.

Update Design Controls. Ensure new-builds and additions enhance the look and feel of a neighborhood and protect view-sheds, hillsides, nature/habitat, and the feeling of “space” which adds value to Glenwood as a whole. Require sustainability in designs - energy efficiency, water conservation, etc. CORE and Habitat for Humanity can show the payout in cost-savings for homeowners. What we don’t need is more cookie-cutter housing that looks cluttered and towers over and erodes the privacy of existing homes. The proposed height increase of 12 ft may fit some locations, but in others, will create monster houses. I can supply local area photos to demonstrate “Do This – Not That.”

Require Engineering, Drainage, and Geotechnical Studies. No shortcuts as construction can impact drainage to existing homes and the integrity of slopes, etc. Our neighborhood is built on a debris flow, so these studies are critical.

Put Protective Policies in Place. Limit speculative development and the “buy – scrape – build” mania that has changed the front range forever. We already see pressure from developers and investors more interested in a quick dollar than in our community. This zoning proposal would promote turning residential lots into 3-story big-box multi-family units that don’t fit the neighborhood. I also believe that re-zoning will lower property values for existing RM1 homeowners. I have nothing against duplexes – I lived in one for years – but what matters is how it is designed and where it is done.

Be Guided by Sustainable Development Principles. Here are some that come to mind – there are others.

- **Protect People.** Plan for wildfire egress. There are a limited number of exits from the valley and a limit to the number of people who can get out safely. Such limits must be part of growth/density planning.
- **Protect the Environment.** Nature makes this area special. It is priceless – and once lost, hard or impossible to regain.
- **Design with the end in mind.** Frame this so we can all understand what “good” looks like and how the above pieces will fit together. You get what you look for – so put value on the quality of life presented by nature, space, quiet, and long-term, stable neighborhoods – doing so may reveal creative alternatives to meet your affordable housing goals.

Next Steps: Thank you for voting to pause and consider next steps. You also asked for suggestions -- here are ours.

1. Have planners and policy makers meet with stakeholders in each impacted neighborhood to present the problem and proposal, answer questions and ask for input and ideas. There is no substitute for face-to-face dialogue. The results of an anonymous survey with only 500 respondents are insufficient for a potential change this big.
2. Clearly define the problem.
 - a. How many in-city workers need housing (now and in future)?
 - b. What IS the carrying capacity of our town and valley? (Create low, moderate, dense scenarios)
 - c. Can other areas with more space (and affordable housing) assist with this issue?
 - d. Why haven't big developments (Walmart, mall, etc.) helped close the gap?
 - e. What are the scenarios for worker housing? (ADUs, adding living space to commercial buildings, etc.)
 - f. What is the advantage of a zoning change from RM1 to multi-family vs the Special Use Permit process? Does this type of re-zoning devalue existing RM1 properties?
3. Look at the big picture and long term. Integrate growth with infrastructure and services and show us what it will look like in 20 years. Put policies in place to control speculative development, preserve views and setbacks, restrict height, etc. Put forward sustainable design principles to protect the environment and conserve energy, water, etc.
4. Learn from mistakes. Review past developments in Glenwood and nearby and determine why those have failed to help the "affordable housing" demand. How can those mistakes be corrected now and avoided in future?
5. Learn from others. Talk with others (beyond CO) who are addressing the issue of affordable housing in a resort area. Work with other towns in the valley for an overall plan. Leverage local environmental/footprint planning experts (RMI, Aspen, ACES, CMC, CORE, Habitat, Design Workshop, etc.).
6. Consider a citizen advisory group to assist with this effort and to get a mix of perspectives and ideas.

Thank you for the opportunity to comment. We hope to continue the discussion in stakeholder engagement sessions.

Janet Peargin, Trudy Milcan and Family
Red Mountain Drive Neighborhood

ⁱ with 1 unit deed-restricted

From: [XXXXXX](#)
To: [Hannah Klausman](#); [City Council](#)
Subject: Zoning Reform-5/16 Council Meeting
Date: Monday, May 6, 2024 11:39:45 AM

Caution! This message was sent from outside your organization.

Good Morning Hannah,

Please make this part of the record for the 5/16 council meeting on Zoning changes.

Thank-you for putting together the zoning change webinar last Monday. I live in the Cedar Crest Subdivision which is zoned RM1. Our subdivision is basically completely developed except maybe 1-2 lots. The residents in our neighborhood have combined millions and millions of dollars invested in their homes. When we moved to Glenwood and into our current house in 1982, we were 30 years old, no kids, were in the county not the city then, and had very few families in the neighborhood with school age kids. As a result of the real estate activity over just the past couple of years, we now have 10 kids eleven and under, living on all four sides of us. It's great fun!! Six of the eight adults are new to the Glenwood workforce. My view is that we have a very healthy and vibrant neighborhood that is a tremendous asset to the city.

Back to the subject at hand. Changing the zoning is unnecessary, dangerous, and disrespectful to the Glenwood citizens living in these neighborhoods. From what I can deduce, the reason for this change is to allow duplexes by right from having to go through a special use permit. As stated in the webinar, the special use permit adds about 8 weeks to the permitting process. Well, let's streamline the special use process. The main value in the special use process, in this case, is to have all the neighbors informed about a use that was not necessarily allowed when they bought their house. This really seems like the proper thing to do. Oh, you won't have to do anything, in this case, to do the right thing. Maybe that is why the rules are set up like they are.

I will be out of town on 5/16 when the council is due to discuss this, or I would appear in person.

Thanks for your consideration.

Thanks,
Sandy Lowell
970-945-1295
15 Ptarmigan Dr.

From: [Richard Blake](#)
To: [City Council](#)
Subject: Zoning Changes
Date: Thursday, May 9, 2024 8:15:33 PM

Caution! This message was sent from outside your organization.

Sent from my iPhone

Please refrain voting for any zoning changes in the Cedar Crest Subdivision. We've lived here for over 30 years and like our Subdivision the way it is. Thank you, Richard and Monica Blake.

From: dieterndeb@aol.com
To: [Watkins Fulk-Gray](#)
Subject: Re: Questions regarding zoning reform
Date: Thursday, May 9, 2024 8:49:15 AM

Caution! This message was sent from outside your organization.

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

Mr. Fulk-Gray,

Thank you for your time and answers. We are not against duplexes, however, sadly, we still do not see why the change for duplexes meets any of your goals. We do see that the lot size changes do meet the goal of allowing more housing.

Thanks again and make it a great day,
Dieter and Debbie Martin

On Wednesday, May 8, 2024 at 07:17:52 PM MDT, Watkins Fulk-Gray <watkins.fulkgray@cogs.us> wrote:

Hi Ms. Martin,

I have responded the best I can to your comments below in [blue](#).

From: dieterndeb@aol.com <dieterndeb@aol.com>
Sent: Sunday, May 5, 2024 8:16 PM
To: Watkins Fulk-Gray <watkins.fulkgray@cogs.us>
Subject: Questions regarding zoning reform

Watkins,

Thank you for taking the time to talk with me on the phone. Below are our questions:

1. If duplexes are already allowed, what goal is this zoning change meeting? [In a time of housing shortage and rapidly increasing rents and purchase prices, we want to remove all the barriers we can to creating more housing in ways that have as few negative impacts as possible to the city. We want to more easily allow for a diversity of housing choices, and the Special Use Permit process can be a barrier to people. Changes to lot standards, the other component of the proposed changes on May 16th, will allow smaller lot subdivisions and small increases in how many multifamily units are allowed \(in places where multifamily housing is already allowed\).](#)
2. By eliminating the special use permit you are proposing to modify the rights which existed when the property was purchased. What goal is met by modifying the rights of current property owners? [Land use regulations are never permanent and sometimes must change with](#)

changing conditions. I don't mean to imply that I or City Council know the future or are infallible (far from it), but we are trying to take actions to increase housing affordability in a place very geographically limited and with a population understandably burdened new large developments. I would also add that allowing duplexes without an SUP gives homeowners new rights in addition their neighbors' rights to a duplex.

3. Since there is no restriction on who occupies free market units, how does this satisfy your goals of housing Glenwood workers and reducing traffic? We are operating under the knowledge that generally, greater supply tends to mean greater affordability. Recent research has borne this out, albeit in small measures. We are interested in removing barriers to housing.

4. Are there goal(s), other than those mentioned above, this proposal is meeting? I would say removing barriers to more housing and directing new housing to places that are already urbanized are the main goals. Going further, there are many, many goals to increasing housing affordability. These include shorter commutes, a more robust and reliable workforce, more vibrant community life, more possibility for transportation other than with cars, and more stable families.

5. We currently have watering restrictions. If we have enough water for the zoning reform, why are we on watering restrictions? A good question. I don't know the answer, but my impression is that watering restrictions have to do with the timing of water distribution and avoiding periods of peak water use where water demand is very high—spreading out the demand for water.

6. If watering restrictions are due to the inability to treat water, doesn't this zoning change add to that burden? Other folks who work in the water distribution side of things would also be able to answer this better than me, but again, peak water demand on hot days can be high, and water restrictions may help spread the demand out.

7. Why are the public parks and the golf course included in this proposal? Would the City consider modifying the proposal to exclude these properties? If not, what is the process to get them excluded? The primary way we regulate land use is through zoning, and it would not be advisable to try to exclude parts of a zone district and apply different rules to other places with the same zoning. It happens that the golf course is included in the RM1 zone district, but we do not envision the golf course redeveloping unless its owners choose to do that. City parks do have a zoning, but no development is contemplated on our city parks.

8. Does 'alternative equivalent compliance' allow one to exchange the landscape requirement for an additional parking space; i.e. if I build a duplex and provide an extra parking space, can I have less landscape? No. That process is for the actual design of buildings. We try, through our zoning regulations, to offer methods of flexibility to account for ideas that do not fit neatly into our rules, but we always require new development to show that they meet the intent of the zoning regulations as well as the strict code standards would.

9. Would you provide a link to the current density bonus provisions? Yes, they are in 070.045.080, here - https://library.municode.com/co/glenwood_springs/codes/municipal_code?nodeId=TIT070DECO_ART070.045COHOSTGUDM_070.045.080INREDEINHOOVON1DWUN. You will see that they are very light on details. In our zoning reform efforts, we previously considered proposals to add detail to these provisions and be more targeted in what we would want to achieve by offering a density bonus. Nothing in density bonus is considered for changes on May 16th.

10. How do we see the questions you answered in the chat and answers you gave directly to individuals? I am working on formatting those questions and getting them on our website. They will be posted before May 16th.

We look forward to your response. Thank you for your time

Dieter and Debbie Martin

From: [Josh Johnson](#)
To: [City Council](#)
Subject: Infill
Date: Thursday, May 9, 2024 5:56:23 PM

Caution! This message was sent from outside your organization.

My name is Josh Johnson. I grew up in Carbondale and have lived in Glenwood Springs for 15 years. Our quality of life has exponentially decreased with the influx of people moving to the valley as a whole. I understand the need for affordable housing options, but we as a valley and especially as a town do not have the infrastructure to accommodate the amount of people we are trying to cram into this town. Please vote no on the infill question. We are already full. Thank you for your time.

Sent from my iPhone

From: [Mark Kirch](#)
To: [City Council](#)
Subject: Infill Housing
Date: Friday, May 10, 2024 9:07:40 AM

Caution! This message was sent from outside your organization.

Dear GSCC,

I just want to compliment you on the infill housing concept that you've brought forward - I think it's a creative solution to create more housing without additional sprawl. These are the kinds of creative solutions we need to help our community move forward.

Thanks for serving our community!

Sincerely,

Mark Kirch
3902 Mountain Dr, Glenwood Springs, CO 81601

From: [Helene Hall](#)
To: [City Council](#)
Subject: Infill development
Date: Thursday, May 9, 2024 9:01:03 PM

Caution! This message was sent from outside your organization.

We need to look at infrastructure, parking and safety before we pass any growth laws for Glenwood Springs. Please vote wisely.

Thank you for your service, Helene

From: [James F Hipp](#)
To: [City Council](#)
Subject: pending infill vote
Date: Friday, May 10, 2024 6:27:01 AM

Caution! This message was sent from outside your organization.

Let's try this again.....

Not a good idea.

For decades City council has long used short term solutions for long term problems in the light of garnering more tax base.

This needs to stop.

Grand Ave is a mess due to exponential growth in commuters.

You know what the option was that got quashed.

Another 1500 + residents won't help.

City council needs to rethink its strategy outside of simply adding more fuel to the fire of burgeoning over population.

More people ie.tax dollars is NOT the solution.

From: [Randi Henry](#)
To: [City Council](#)
Subject: Infill housing
Date: Friday, May 10, 2024 11:09:41 AM

Caution! This message was sent from outside your organization.

Please stop this nonsense

The city is unable to handle what is already here

Fix the current problems with infrastructure, streets, traffic, parking, homeless, overpriced utilities.

Charity begins at home Expansion is just going to increase problems, over promoting GWS is the death of this town Just say NO. Out of state developers, realtors and construction only benefit.

If you are not happy with what you have, you won't be happy with what you want! Greed BTW, why is the city so gung ho on this south bridge which may benefit mostly county folks? Why wasn't Midland made into the bypass when so much money spent on concrete, lights, landscaping, traffic circles, etc

Would have been a great opportunity to make it at least 3 lanes!!!

Please stop making poor decisions which negatively affect the quality of life here

Randi
my iPhone

From: [Cheryl Cain](#)
To: [City Council](#)
Subject: zoning
Date: Friday, May 10, 2024 11:28:59 AM

Caution! This message was sent from outside your organization.

I want to add my voice to those who completely oppose the zoning changes here in Glenwood Springs.

If any council member was paying attention, you would know that the recent vote on A which was **successful** was yet another statement regarding the COMMUNITY DESIRE for less infilling, less random building, less demand on our already strained infrastructure. NOT MORE.

Even more importantly it is one more salvo at the COMMUNITY telling them to butt out of anything regarding city decisions, because after all, citizens are just along for the ride and clearly not too bright. You seven have somehow been blessed with the ability to know everything. Yet each thing you do seems to leave the COMMUNITY shaking its head and wondering what you are thinking and knowing clearly that your agenda is NOT the agenda of most living here. TRUST WITH YOU WAS BROKEN LONG AGO AND COMMUNICATION IS ALMOST NONEXISTANT.

The members of this COMMUNITY are not interested in watching Glenwood Springs die and are pretty tired of the attitude of council that basically is 'let them eat cake'.

If you care about Glenwood at all, you will NOT support this Zoning change.

Once more, we will see if you care.

Cheryl Cain

1801 Grand Avenue

From: [Ed Hall](#)
To: [City Council](#)
Cc: [XXXXXXX](#)
Subject: Zoning Change
Date: Saturday, May 11, 2024 11:49:53 AM

Caution! This message was sent from outside your organization.

I want to let you know that I am strongly against the zoning change that would eliminate single family zoning and allow duplexes to be built in formerly single family zoned neighborhoods. I purchased a house in a single family neighborhood with the expectation that it would remain single family. This change would only benefit developers and only increase traffic and may require enlargement of the water and sewer systems and cause faster deterioration of our streets. If you vote for this I will devote time and money to defeat you in the next election. Glenwood Springs is constrained by Glenwood Canyon on the east and the misnamed South Canyon on the west and does not need increased density. It is built out and there is no need to pack more people into it. If Aspen needs more workers let them build more housing up valley.

From: [Matthew Garcia](#)
To: [City Council](#)
Subject: Strong Support for Proposed Infill Development in Glenwood Springs
Date: Friday, May 10, 2024 1:54:57 PM

Caution! This message was sent from outside your organization.

Dear COGS,

I hope this email finds you well. I am writing to express my strong support for the proposed infill development project in Glenwood Springs. As a resident of the valley, I have witnessed firsthand the challenges many individuals and families face in finding suitable housing options.

The lack of affordable housing has become increasingly evident, posing significant obstacles to both current residents and those seeking to establish roots in our community. It is crucial that we take proactive steps to address this issue, and the proposed infill development presents a promising solution.

By utilizing existing infrastructure and maximizing space within the city limits, the infill development has the potential to increase housing inventory, thereby offering more options to individuals and families in need. Furthermore, such a project aligns with the city's goals of sustainable growth and responsible urban planning.

I believe that supporting this development is not only beneficial for our community but also essential in fostering a vibrant and inclusive environment for all residents. Therefore, I urge you to consider the significant impact that this project could have on addressing the pressing housing needs in Glenwood Springs.

Thank you for your attention to this matter. I am confident that with your leadership and the collective efforts of our community, we can work towards ensuring a brighter future for Glenwood Springs.

Sincerely,
Matthew Garcia
113 9th st, Glenwood springs CO 81601
matthewdalegarcia@gmail.com

From: [Marilyn Hile](#)
To: [City Council](#)
Subject: Proposed infill development
Date: Friday, May 10, 2024 3:03:10 PM

Caution! This message was sent from outside your organization.

This will be a use by right - no oversight or approval by P&Z or City Council.
WHEREAS I UNDERSTAND PRIVATE PROPERTY HAS ITS RIGHTS-IT IGNORES THE COLLECTIVE SOCIAL BODY. AS MENTIONED BELOW: This vote will allow an additional 1,623 residences within the City limits. There will be basically no rules if this goes through - no setbacks, no off-street parking requirements, no height limitations, etc.

I UNDERSTAND THAT DEVELOPMENT, TAXES, CAPITAL GAINS INSPIRE THIS AGENDA.

LOCALS DO NOT WANT GWS TO LOOK LIKE VAIL. WHAT ACCOMMODATIONS ARE THEY MAKING FOR AFFORDABLE HOUSING. DO WE HAVE THE WATER? ELECTRICITY? TO SERVICE THESE RESIDENCES?

TO NOT HAVE THIS PUBLIC BEFORE YOUR FINAL DECISIONS WILL INFORM CITIZENS WHO REPRESENTS WHAT?????

DARINGDO720@GMAIL.COM

From: [JOANN KUBIK](#)
To: [City Council](#)
Subject: municipal code inappropriate
Date: Sunday, May 12, 2024 1:15:11 PM

Caution! This message was sent from outside your organization.

May 16th City Council is considering a change to the municipal code to allow duplexes as a right in my neighborhood and our town.

My opinion that these changes are inappropriate for our neighborhoods ,and this municipal code change should not be allowed, and the zoning reform proposal should be denied by our city council.

Thank you,

John and Jo Ann Kubik
1201 Riverview Drive
Gws, Co 81601

HOW MUCH IS TOO MUCH?

Dear Glenwood Springs City Council ,

I understand that on May 16th you will be considering changing the Code to make it much easier to develop duplexes with less input from the public, right to develop instead of going through the current process. I also understand you will be considering several other proposals that will make it easier to jam more housing in-between all the housing that is already here. I know that you will probably consider me as just another self centered, not in my back yard fanatic, but I feel that as a person that was born in this town 68 years ago, worked as a carpenter in this Valley for 44 years, risking my life commuting on dangerous roads, working my butt off 40 hours a week every week and paying Glenwood Springs taxes for all that time. That my voice also deserves to be considered.

As a young man I lived in rundown apartments, rooms in other peoples basements, and with my parents till I got on my feet a few times. Now after struggling to find affordable housing and paying on a mortgage for 30 years I am retired and own a house in West Glenwood.

I am painfully aware that many many more people want to live here than there is affordable housing for them to occupy. My own daughter, who was also born here, had to move away as a young woman because she said it was too expensive to live here. I love this town and understand how almost anyone in the world might want to move here, but I don't think it is City Council's job to make sure that anyone that wants to move here has an affordable place to live.

Believe me in my lifetime here I have tried to be openminded to the fact that a lot of good people want to move here, but through the years, and especially lately I have been sickened by the total lack of respect that our City Council has for the natural environment, traffic density, and quality of life in general that our town used to have. I know that it will never be the quaint town that I grew up in, but on the other hand does there need to be such a blind focused push by you good people to develop every square inch of this town as tight as

possible, as high as possible, as fast as possible, regardless of the effect it has on those who already live here. Do you not have a duty to represent us also!

It only seems like simple spatial awareness to know that there is a finite amount of room for housing in this small valley, and thus the amount of people that can live here, using water and traveling on our roads etc. I have asked City Council more than one time, how many people do you think this town can accommodate. Right now more than 10 thousand people live here. Can we have a population of 20,000, 50,000, 200,000? If you are truly good planners of growth you must at least acknowledge that there is a limit. This is the third time I have asked Council what each of you think the maximum amount of people this town can support is, but no reply. Do any of you actually believe there is no limit. I respect you all as people, know you have a difficult and thankless job, and think you all believe you are doing what is best for this town, but will each of you respond to the question, HOW MUCH IS TOO MUCH?

Thank for considering my opinion,
David Mooney
5/12/24

From: [John Schoofs](#)
To: [City Council](#)
Subject: Oppose Use by Right
Date: Sunday, May 12, 2024 6:45:29 PM

Caution! This message was sent from outside your organization.

City Council,

I am writing to state that I oppose the “use by right” change in municipal code that will allow duplexes to be built on single family zoned lots without voter input.

Before dismissing this as “just another email”, I’d ask that you consider the following:

- The city of Glenwood Springs owns a piece of property in the form of the Glenwood Springs Airport which is currently utilized by only few who have airplanes. There is an airport owned by Garfield County in Rifle making these two properties redundant, only increasing your (our) costs.
- This is an excellent opportunity to invest in the community and bring more housing. Far more could be done with this property, due to its size, to benefit more people than the current “use by right” proposal which would stimulate builds, but not at the scale needed.
- A project like this would also provide both one time as well as recurring revenue increases for the city. It could also stand to provide both property tax revenues as well as retail tax revenues if planned appropriately.
- I know there is opposition to change, the airport land was donated to be an airport. But the problems of the city have changed and you can’t address modern day problems with thinking from years past.

John

e: john.schoofs@gmail.com
c: 612.388.0934

From: [XXXXXXXXXX](#)
To: [City Council](#)
Subject: Zoning Reform - May 16 City Council Meeting
Date: Monday, May 13, 2024 12:28:08 PM

Caution! This message was sent from outside your organization.

To Glenwood Springs City Councilors,

I am unable to attend the City Council meeting as I broke both of my arms and evenings are difficult for me. The following are questions I sent to Watkins Fulk-Gray and his responses which are in blue. He may have included this in your packets. I appreciate the time he spent on answering my questions. I am submitting my thoughts to you after giving his answers much thought.

I will start by stating that I am not against duplexes, however, I am against the zoning changes that the City Staff are requesting. The change from Special Use Permit to Use by Right and the changes to lot sizes do NOT satisfy any goals that the City is attempting to achieve. Both of these changes are already allowed within the current zoning and density bonus provisions.

1. If duplexes are already allowed, what goal is this zoning change meeting? [In a time of housing shortage and rapidly increasing rents and purchase prices, we want to remove all the barriers we can to creating more housing in ways that have as few negative impacts as possible to the city. We want to more easily allow for a diversity of housing choices, and the Special Use Permit process can be a barrier to people. Changes to lot standards, the other component of the proposed changes on May 16th, will allow smaller lot subdivisions and small increases in how many multifamily units are allowed \(in places where multifamily housing is already allowed\).](#)

Since there are very few lots that are undeveloped, the impact of this change would be negligible. Also, Article 070.045.080 allows for variance from lot size, so this change is not needed as it is already allowed. Since duplexes are also already allowed, this change is not needed. No goals are being met that are not already being met without the change. However, these changes do take away the right of current property owners to be notified and provide input.

2. By eliminating the special use permit you are proposing to modify the rights which existed when the property was purchased. What goal is met by modifying the rights of current property owners? [Land use regulations are never permanent and sometimes must change with changing conditions. I don't mean to imply that I or City Council know the future or are infallible \(far from it\), but we are trying to take actions to increase housing affordability in a place very geographically limited and with a population understandably burdened new large developments. I would also add that allowing duplexes without an SUP gives homeowners new rights in addition their neighbors' rights to a duplex.](#)

There have been many rental units built over the past few years. Building more has not made the rents more affordable nor has it had any impact on the cost of home ownership. Therefore, this has been shown to be a fallacy. Since the SUP provides the right to build a duplex, albeit

with additional time added to the process, it does not give any new rights and does modify the existing right of current property owners to be notified and provide input. No goal met.

3. Since there is no restriction on who occupies free market units, how does this satisfy your goals of housing Glenwood workers and reducing traffic? *We are operating under the knowledge that generally, greater supply tends to mean greater affordability. Recent research has borne this out, albeit in small measures. We are interested in removing barriers to housing.*

This is a fallacy as history has shown the exact opposite. There has been a lot of housing built and still both home prices and rents have not gone down or stabilized. In addition, since there are so few lots affected and no restrictions on who resides in the housing, this will make very little difference in reducing traffic No goal met.

4. Are there goal(s), other than those mentioned above, this proposal is meeting? *I would say removing barriers to more housing and directing new housing to places that are already urbanized are the main goals. Going further, there are many, many goals to increasing housing affordability. These include shorter commutes, a more robust and reliable workforce, more vibrant community life, more possibility for transportation other than with cars, and more stable families.*

I would agree with some of these statements IF the housing were for GWS workers, but there are no restrictions on who resides in the new housing. Therefore, this change does not meet the goals.

5. We currently have watering restrictions. If we have enough water for the zoning reform, why are we on watering restrictions? *A good question. I don't know the answer, but my impression is that watering restrictions have to do with the timing of water distribution and avoiding periods of peak water use where water demand is very high—spreading out the demand for water.*

As I understand it, the highest water use is when people are getting ready for work or bed. I suspect most people water outside of these times.

6. If watering restrictions are due to the inability to treat water, doesn't this zoning change add to that burden? *Other folks who work in the water distribution side of things would also be able to answer this better than me, but again, peak water demand on hot days can be high, and water restrictions may help spread the demand out.*

When I asked a City employee last year, I was told it was a strain on our treatment plant and that is why the restriction. Therefore, adding even more housing and people is not prudent. Just because the river and creeks have water does not mean we have the capacity to supply clean water to homes.

7. Why are the public parks and the golf course included in this proposal? Would the City consider modifying the proposal to exclude these properties? If not, what is the process to get

them excluded? The primary way we regulate land use is through zoning, and it would not be advisable to try to exclude parts of a zone district and apply different rules to other places with the same zoning. It happens that the golf course is included in the RM1 zone district, but we do not envision the golf course redeveloping unless its owners choose to do that. City parks do have a zoning, but no development is contemplated on our city parks.

I understand the answer. HOWEVER, Vogelaar Park HAS been discussed for housing. We need to protect our parks. City Council could make a commitment to not putting housing on our parks. We need Parks and open space; this is both a climate and quality of life issue. Yes, I do realize that the golf course is privately owned and Vogelaar Park is zoned differently. Vogelaar Park is still a City Park and by adding housing, the City would be taking this park away from the citizens, the quality life of its citizens and potentially adding to climate change.

8. Does 'alternative equivalent compliance' allow one to exchange the landscape requirement for an additional parking space; i.e. if I build a duplex and provide an extra parking space, can I have less landscape? No. That process is for the actual design of buildings. We try, through our zoning regulations, to offer methods of flexibility to account for ideas that do not fit neatly into our rules, but we always require new development to show that they meet the intent of the zoning regulations as well as the strict code standards would.

I appreciate this answer and will remind both the City and City Council of this answer if/when they give density bonuses or waivers for similar requests for variances in the future.

9. Would you provide a link to the current density bonus provisions? Yes, they are in 070.045.080, here - https://library.municode.com/co/glenwood_springs/codes/municipal_code?nodeId=TIT070DECO_ART070.045COHOSTGUDM_070.045.080INREDEINHOOVON1DWUN. You will see that they are very light on details. In our zoning reform efforts, we previously considered proposals to add detail to these provisions and be more targeted in what we would want to achieve by offering a density bonus. Nothing in density bonus is considered for changes on May 16th.

I appreciate the link and will watch for changes to density bonuses in the future. This Article clearly states that minimum lot size changes are included. Therefore, this zoning change is not needed and meets no goals.

10. How do we see the questions you answered in the chat and answers you gave directly to individuals? I am working on formatting those questions and getting them on our website. They will be posted before May 16th.

As of 9:50am on May 13, 2024, these have not been posted on the Zoning Reform web page as best I can tell.

The proposed changes do not satisfy any of the City's goals. These changes are already allowed. These changes simply take away the rights of the current property owners to have a say in how their neighborhood looks. I would ask that City Councilors vote NO on this proposal. If you would like to see these changes anyway, I would propose that you add it to the

November ballot.

Thank you for your time,

Deborah Martin

From: ROSE ANNA SHELTON XXXXXXXXXXXXXXXX
Sent: Monday, May 13, 2024 3:38 PM
To: City Council
Subject: Zone Change

Caution! This message was sent from outside your organization.

I don't think our subdivision can handle anymore traffic, cars or people. We have 3 or 4

houses that owners, not local, rent them out. There are 2 or 3 cars when these are rented out on weekends or weeks. Since they get around \$600.00 a night, it means that there are 2 or 3 cars involved so they can split the expense. Some homeowners rent out their basements which involve more cars. Someone brought me home Wednesday after 2:30. She likes to come off Grand Avenue and go around 400. 300 and 200 Park Drive. We had to find a place to pull over on 300 Park Drive as a School

Bus was coming towards us. There were cars parked on both sides of the street and there wasn't room for the bus and our car to pass. There are more cars parked on street

as some homeowners have RVs and Motor Homes parked in their driveways and need to park cars on street. We also have High School cars park on Polo Road.

We get traffic with school buses, people wanting to get to schools, people wanting to get

downtown by way of Pitkin Avenue or to get to Midland Avenue. Also get traffic from

Van Rand. This is cars and sometimes semi trucks.

I do not think we need more housing, people and traffic for safe living.

Roseanna Shelton
107 Park Drive

From: XXXXXXXXXXXXXXXXXXXXXXXX
Sent: Monday, May 13, 2024 4:20 PM
To: City Council
Subject: municipal zoning code amendments

Caution! This message was sent from outside your organization.

As a citizen, Vietnam Combat Veteran and long time resident of Glenwood Springs (47 years) I strongly OPPOSE the Municipal Zoning Code Amendments in its ENTIRETY. Over the last 20 plus years I have put a lot of pride, sweat and money into my property to have part of it seized by governmental theft. No matter how much you charge and restrict there is only so much water available for our pristine valley. By adding more density to our town you are depleting the one thing ALL life depends on.. I urge all City Council members to OPPOSE this code Amendment in its ENTIRTY. Thank You. Barney Higgins 172 Sunny Acres Rd. Glenwood Springs Co. 81601 970-618-1879.

From: XXXXXXXXXXXXXXXXXXXX
Sent: Monday, May 13, 2024 6:39 PM
To: City Council
Subject: Opposing zoning changes

Caution! This message was sent from outside your organization.

I oppose the zoning changes, I have been Park West resident for many years. Our area off of Midland is a busy corridor already, adding more density and the planned bridge going in will cause major traffic on top of what is already present.

From: XXXXXXXX
Sent: Monday, May 13, 2024 8:32 PM
To: City Council
Subject: proposed zoning code amendments

Caution! This message was sent from outside your organization.

To the Glenwood Springs City Council:

I received a postcard in the mail from the Glenwood Springs Community Development Department, alerting me as a property owner of the changes to zoning standards that are up for a vote on May 16. Unfortunately, this postcard omitted mention of a May 10 deadline for community input. I do hope that City Council is continuing to hear input that comes across between May 10 and May 16.

As a 35-year Glenwood Springs resident (and not just as a homeowner in a single-family residential neighborhood) I am opposed to reductions in community members' opportunities for input. All future development in our constrained geographical setting should be carefully considered, including smaller projects. We should not be rushing to make potentially deleterious changes. Character of existing neighborhoods has value, and poorly designed and constructed projects happen all too often. In his May 13 Letter to the Editor, Gary Vick presented some important ideas, including obtaining more dialogue and placing this issue on the November ballot.

Sincerely,
Elaine Hallett
511 W 13th Street

From: XXXXXXXX
Sent: Monday, May 13, 2024 9:01 PM
To: City Council
Subject: GWS Zoning Code Amendments

Caution! This message was sent from outside your organization.

City Council,

I am long time GWS residence (since 1998). I am opposed to the proposed zoning code amendments as described below. This is inappropriate for my neighborhood or really any neighborhood in GWS. I purchased my property in a quiet single-family neighborhood, and I want it to stay that way. The traffic, congestion, and noise problems are bad as it is. You must deny these Zoning Code Amendments.
Thank you for listening.

Kevin Wasli
1310 Oak Way Ave Glenwood Springs CO

From: XXXXXXXX
Sent: Monday, May 13, 2024 7:35 PM
To: City Council
Subject: Zoning reform proposal

Caution! This message was sent from outside your organization.

Our neighborhood is and has been zoned as single family residential. I have lived in this neighborhood for 30 years and am not interested in the proposed changes to include duplexes and multi family units. Developers will see this as an opportunity to tear down older, more modest homes to replace with more expensive multi family homes. This will have a negative effect on the character of our neighborhoods. Thanks for taking the time to read this.

Robert Durand
511 W. 13 th St
Glenwood Springs, CO 81623

From: XXXXXX
Sent: Tuesday, May 14, 2024 9:23 AM
To: City Council
Subject: Zoning amendment change

Caution! This message was sent from outside your organization.

To the Glenwood Springs City Council,
I oppose the proposed zoning code amendments, especially the amendment making a duplex a use-by-right. Building a duplex is allowed under the current code. It simply requires applying for a special use permit. Going through the SUP process is not an impediment to development. Building a duplex is an expensive proposition, costing 10's and possibly 100's of thousands of dollars. Going through the SUP process adds minimal additional expense to the building of a duplex. When I built an addition onto my garage a few years ago, I went through the SUP process. It was not difficult and I was assisted by the staff in the Community Development Department. Going through the SUP process allowed my neighbors to be informed and weigh in on my plans. That's just being a good neighbor. Keeping the SUP requirement will not prevent anyone from building a duplex. Making a duplex a use-by-right could possibly cause conflict between neighbors.

I'm not against duplexes, just against this zoning change. Since duplexes are already allowed this change seems unnecessary and accomplishes nothing more than to create divisiveness amongst neighbors. I urge you to reject this zoning code amendment. If, after hearing the input from the community, you still believe this change in zoning is necessary, I request that you put the zoning change to a vote of the people during the November election.

Sincerely,
Dieter Martin

From: robinbrad smith
Sent: Tuesday, May 14, 2024 12:24 PM
To: City Council
Subject: zoning change allowing duplexes in my area

Caution! This message was sent from outside your organization.

I disapprove of this change. I support single family homes in my area only.

thanks

Brad Smith 1002 walz ave Glenwood Springs

From: Jeanne
Sent: Tuesday, May 14, 2024 12:48 PM
To: City Council
Subject: zoning

Caution! This message was sent from outside your organization.

I oppose the zoning code change.
I don't feel this would be appropriate for our neighborhoods.
It's hard to believe the majority of GWS residents want this.

Duplexes should go through a special use process and not be allowed just anywhere.
You might consider putting this on the November ballot.
Give the citizens more time for questions and education on this matter.

Please vote no on changing the zoning code amendments.

Sincerely,

Jeanne Dekoninck

Sent from Mail for Windows

From: Carmen Farr Dowley
Sent: Tuesday, May 14, 2024 1:10 PM
To: City Council
Subject: Stop the change to Municipal Code Duplex/half lots

Caution! This message was sent from outside your organization.

To whom it may concern, Mayor and City Council members:

This email is in regard to the Municipal Code allowing duplexes as a “use by right” in our Red Mountain drive neighborhood. While we understand this started out with positive intentions it will turn our single family residence neighborhood into half lots, more houses/duplexes which will impact our quality of life. In the past residences were notified in advance if a duplex was going to be built with the possibility of the zoning not being passed, in the future the properly owners will be able to build whatever they desire (with most people, buying property for rental income and upsetting our quaint neighborhood.)

Some of our neighbors have been living in this neighborhood for generations! Some 30 years and longer and some have already been driven out! It almost seems like the City Council wants us, the old guard out of Glenwood Springs. We are the backbone of Glenwood Springs, Firefighters, paramedics, nurses, teachers, doctors, middle class hard working citizens and tax payers.

We are vehemently against the passage of the Municipal Code which allows “right to create duplexes and half lot sizes!”

Sincerely,

Randy Sawyer
803 Red Mountain Drive Glenwood Springs
Resident since 1996

Carmen Farr Dowley, NRP,RPT(AMT)
(970)319-0317
Carmenfarrdowley@gmail.com

From: Bradley Plantz
Sent: Tuesday, May 14, 2024 1:25 PM
To: City Council
Subject: PLEASE DO NOT TAKE AWAY OUR RIGHT TO PUBLIC COMMENT

Caution! This message was sent from outside your organization.

Dear City Council, I live in Cedar Crest Subdivision which is zoned RM-1. I understand the affordable housing issue our area faces and support measures to try our best as a community to help with that issue as much as possible. However, taking away a person's rights to public comment and a zoning change that will affect current property values are just as important as finding an affordable housing solution. I am a strong believer in personal property rights and not getting those taken away from anyone.

In Cedar Crest Subdivision, as an example, current zoning already allows for single family with an adu, which is an option that makes sense in this zone district and is working to create affordable housing options. I have 3 immediate neighbors that have built ADUs, either attached or detached, to their homes since I have lived in the subdivision. And the existing zoning structure has proven to work to provide more housing and help the homeowner create some income to offset their mortgage payments.

As far as the proposed change in zoning to allow duplexes as a use by right. In an existing(built out) subdivision like Cedar Crest, a property owner would more than likely need to tear down an existing home in order to build a duplex. So why propose and change something that is not even realistic to happen, especially when it would take away someone else's right to public comment and voice their opinion about how that could so greatly affect their property value and change the characteristics of the neighborhood that they purchased into and expected to stay that way. Please don't take away our rights for something that could have little effect on the solution you are trying to create.

And if anything, PLEASE take a more time to look at more realistic solutions that make more sense to address the issue rather than taking such a bold step that may not make much of a difference. Especially if it would take away property owners rights to public comment. This is one of those decisions that is not just a "let's try it, since we have to start somewhere" type of decisions.

Thank you for taking time to read this and consider these thoughts.
Brad Plantz
12 Ptarmigan Drive, Glenwood Springs

From: Gordon Weidemann
Sent: Tuesday, May 14, 2024 1:32 PM
To: City Council
Subject: Zoning Code Amendments

Caution! This message was sent from outside your organization.

Dear City Council:

I am strongly against the zoning code amendments that are proposed for RR, RL, RM1, RM2, RH and RT districts. Please do not pass and implement these amendments.

Sincerely,

Gordon David Weidemann
1305 Oak Way Ave
Glenwood Springs

From: Amy Davis
Sent: Tuesday, May 14, 2024 7:12 PM
To: City Council
Subject: Oppose the Zoning Code Amendments

Caution! This message was sent from outside your organization.

Glenwood Springs City Council,

I want to express my opposition to the proposed Zoning Code Amendments. Glenwood has been my home for over 25 years. Over this time, I have witnessed the steady deterioration of its small town charm.

Being a home owner in RM1 zone on Red Mountain for over 12 years, I am particularly opposed to lowering the current 7500 sq ft land requirement to 2500 sq ft for duplex development. The steep reduction could destroy the fabric of our neighborhood by packing in more units, more people, likely by way of unaffordable rentals owned by out of area developers (and apparently with short term rental potential). It will certainly cause increased parking, traffic, and safety issues, putting pressure on the infrastructure and city resources.

The zoning codes under which citizens purchased homes should be dependable. We purposefully moved to our single family residence neighborhoods, not higher density areas, to raise our families. I am concerned what these changes may do to property values of our established neighborhoods.

The Special Use Permit review should remain in place to guarantee current residents have a voice when higher density development is reviewed. The recommendation to eliminate "Special Use Permit" requirements is untenable, as "because duplexes are already allowed" is not the answer.

The proposed zoning code amendments will not solve the current issues, nor will they bring affordable housing. Glenwood cannot build its way out of a housing crisis.

Please vote no on the Zoning Code Amendments.

Thank you for your time,
Amy Davis

From: Hannah Klausman <hannah.klausman@cogs.us>
Sent: Tuesday, May 14, 2024 6:29 PM
To: Ryan M. Muse <ryan.muse@cogs.us>; Watkins Fulk-Gray <watkins.fulkgray@cogs.us>
Subject: Extra public comment for packet

Something to include in packet and send to council.

Hannah

Sent from my iPhone

From: XXXXXXXX
Date: May 10, 2024 at 9:33:04?PM
MDT
To: Hannah Klausman
<hannah.klausman@cogs.us>
Subject: Just watched the April
29th on-line forum re code
changes

Hi, Hannah I am just finishing the video of the virtual on-line forum you and Watkins and Emery held on April 29th.
(Bryana, too!) Just want to express my appreciation for this well

sophospmartbannerend

Hi, Hannah

I am just finishing the video of the
virtual on-line forum you and
Watkins and Emery held on April
29th. (Bryana, too!)

Just want to express my
appreciation for this well
organized forum. I learned a lot
and am in favor of your proposed
changes. I was out of town
traveling so couldn't watch it live
and was reminded of it by an
alarmist post on NEXT DOOR
tonight - so looked it up and
watched it.

With this alarmist attitude on the
part of so many folks - thus the
recent vote, as a glaring example
- that are fanning flames with
inaccurate or misleading fear-
mongering on the NEXT DOOR
app and facebook, others who
didn't pay attention or attend the
forum will get worked up
unnecessarily. I can only
imagine you guys are aware of
same. Might I suggest that you
put out a link to the video in your
text and email messaging system

so that folks get a chance to watch it before the city council meeting. Maybe a PSA in the paper with a link? The "sky-is-falling" people are pushing "no oversight" to rampant development of a duplex in the backyard of every lot that possibly qualifies under the proposed change, ranting that 1600+ new homes will be built! My head spins with this hot air!! Just anything you can do to get this video's good information out before city council - just to save some heartburn, maybe??

Meantime, you do good work. You all were so clear and well spoken in the forum and handled the questions so well. I'm impressed! I know you take a lot of heat from most directions most of the time so thought I'd shout out my appreciation.

Cheers,

Trish Kramer
2501 Palmer Ave - an RM1
zoner!!

PS - I will be in to pick your brain on Blake Ave stuff in a few weeks as it looks like our section down here is on the schedule for something this summer.

From: JOE MAZZA
Sent: Wednesday, May 15, 2024 8:02 AM
To: City Council
Subject: Proposed zoning changes

Caution! This message was sent from outside your organization.

Please vote NO at the May 16th city council meeting on the proposed zoning changes to the municipal code.

Thank you.

Joe

From: Don Newton & Jennifer Newton
Sent: Tuesday, May 14, 2024 3:23 PM
To: City Council
Subject: Zoning Change

Caution! This message was sent from outside your organization.

To All City of GWS city council members:

We absolutely OPPOSE any change to the Municipal Code which will allow duplexes as a "use by right" in our neighborhood.

We purchased our house 30 years ago, expecting to live in this neighborhood in peace and quiet with our neighbors who also enjoy being owners of their single family homes.

We Do Not Want Any Duplexes or Multi Family Housing in our Neighborhood.

The proposed Municipal Code Change to Zoning is not Supporting the Many Single Family HomeOwners that make up the majority of houses in Glenwood Springs.

As a Citizen of Glenwood Springs, CO since 1962 - I Fail to see how the City Counsel can afford to alienate the Many homeowners who have lived and worked and sweated to build and maintain our families and homes --- only to be Crowded out by the over building of Duplexes and Multi-Family Housing.

We Appeal to your sense of "Keep our Town a Town - Not an overcrowded, disfunctional City".

Thank You,
Don & Jennifer Newton (30 year Single Family Home Owners)

--

Don and Jennifer Newton
Shine-A-Blinds, Inc.
970-618-3945 Don's cell

From: James Mason
Sent: Wednesday, May 15, 2024 2:40 PM
To: Ingrid Wussow
Cc: Marco Dehm; Jonathan Godes; Shelley Kaup; Sumner Schachter; Mitchell Weimer; Erin Zalinski; Ryan M. Muse
Subject: Upzoning concerns

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

Madam Mayor, Honorable Council

I am writing this letter in hopes of persuading you not to pass the up zoning issue before council. I believe that although the need for affordable housing of some number is valid it appears to me that your efforts, since Ordinance 1 of 2021, have been somewhat misguided. I realize that many hours and dollars have been spent on this issue but you are about to consider a zoning issue that will in my opinion, not provide any new affordable housing. I state this because a use by right to build duplexes in single family zoned areas, does nothing to provide additional deed restricted housing. It does increase free market density, traffic issues and more importantly serious changes in the character of our neighborhoods and community feel.

I believe you have tried to evaluate this issue in earnest, but the method of hiring consultants to support a concept and essentially tell you what you want to hear, is not good governing. From the beginning a very limited amount of public input has been given on the affordable housing issue. 40 people taking a survey after a presentation by staff and consultants selling the dream does not offer a clear mandate on this issue. Subsequent surveys with somewhere between 6 - 8 % of our population responding is again not large enough to clearly support this issue. In fact, if you review the recent survey 45 % were not in favor of duplexes and triplexes in single family neighborhoods. Another 13 % would only be in favor if all units were free market. I don't think you can simply add up all of the other responses and conclude that this survey shows a majority of support. Reading the comments is also important. My understanding of your up zoning concept is that it does not deed restrict and therefore does not create more affordable housing just more free market density.

The Strategic Housing Study speaks to a new "updated methodology" that accounts for current housing conditions. It further states that "City owned land is a key asset for accommodating future housing development". It may still be an option, but that has changed significantly due to lack of support for using City lands and the recent vote. A broad sweeping, zoning change of duplexes as an allowable use in single family neighborhoods does nothing to support your goal. There are several other ideas that need exploring before picking what seems to be low hanging fruit. Your study offers many other options under Role of Preservation. One of which is rental assistance. You have passed a tax previously which purportedly will produce \$1.3 - \$1.5 million. If you knew how many existing apartments and rental units there are and what the vacancy rate of those units are, you could subsidize those vacancies and turn those units into "affordable housing". What used to be considered a healthy vacancy rate of 5 - 7% could generate a significant influx of available units. Ordinance 1 of 2021

requires an accounting of the existing affordable housing units and qualified renters. There should be roughly 3 years of data, but this data has not been presented.

In summary, this zoning change before you is going to create more animosity toward affordable housing, which would be a shame as I believe there is a legitimate need at certain levels. Please consider my request not to pass this proposal.

Sincerely

James Mason
521 Sunny Acres Road
Glenwood Springs, CO. 81601

From: Steve Shaw
Sent: Wednesday, May 15, 2024 4:43 PM
To: City Council
Subject: Use by right municipal code. I oppose this idea and would like the city to vote against it also.

Caution! This message was sent from outside your organization.

Sent from my iPad

ORDINANCE NO. 11

Series of 2024

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE REGARDING ALLOWED USES AND MINIMUM LOT STANDARDS.

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, the Strategic Housing Plan Update adopted in July 2023; and

WHEREAS, at the request of the Planning and Zoning Commission, City Staff conducted a survey of the community resulting in certain recommended changes to sections of Title 070 of the Glenwood Springs Municipal Code (the “Code”); and

WHEREAS, adoption of the resulting recommended changes to the Code will fulfill a requirement of a grant received from the Colorado Department of Local Affairs to update the City’s Strategic Housing Plan; and

WHEREAS, recommended amendments to the development code to address the foregoing issues are set forth on **Exhibit A** attached hereto; and

WHEREAS, City Council finds and declares that the amendments to the development code on **Exhibit A** satisfy the Code Amendment Approval Criteria set forth in Section 070.060.040(c)(3)d.3. and are proper and necessary to advance the public health, safety, and welfare of the City’s residents.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Title 070 of the Glenwood Springs Municipal Code is hereby amended as set forth in **Exhibit A** attached hereto.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY THIS 16TH DAY OF MAY 2024.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, Mayor

ATTEST:

Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, AND ORDERED PUBLISHED
BY TITLE ONLY TO BE EFFECTIVE TEN DAYS FOLLOWING THE DATE OF
SECOND PUBLICATION THIS _____ DAY OF _____ 2024.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, Mayor

ATTEST:

Ryan Muse, City Clerk

Exhibit A

The following sections of the Municipal Code are amended as follows with double-underlined text added and ~~strike through text~~ deleted.

070.020.020 Summary of Dimensional Standards.

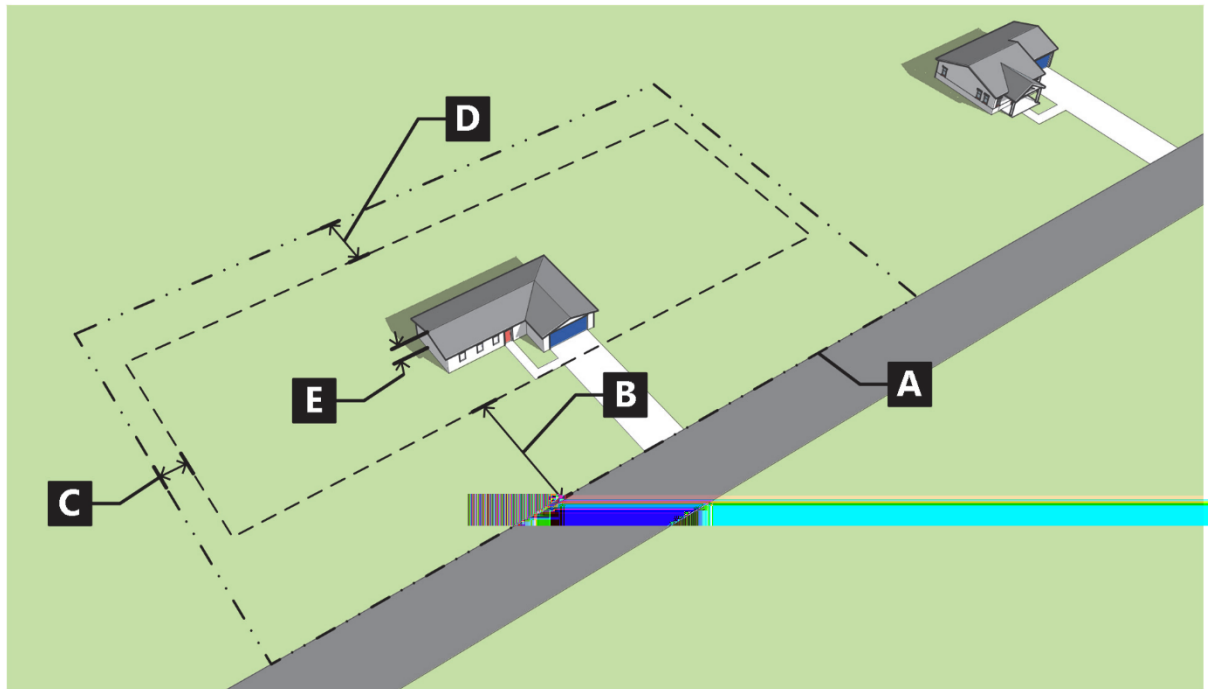
(a) *Residential Districts.*

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

070.020.030 Rural Residential (RR) District.

- (a) *Purpose.* The RR district is intended to accommodate very low-density, large-lot single-family residential uses with some limited agricultural uses. The district is intended to provide a transition between surrounding rural lands in the County on large parcels of land and more urbanized areas.

Figure 020-1: RR District Dimensional Standards



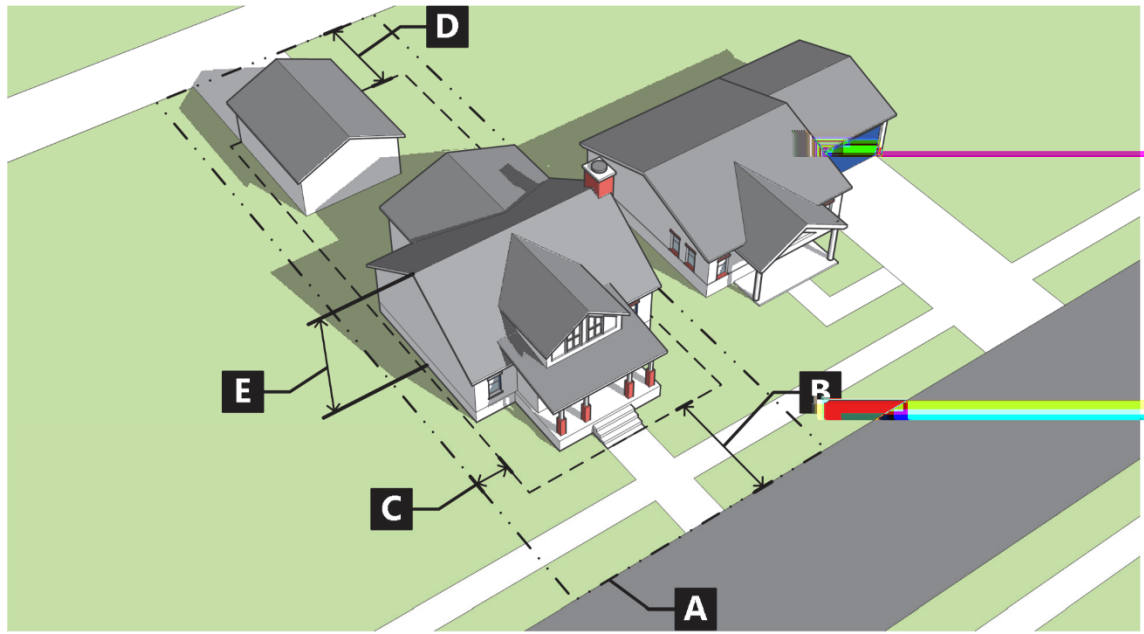
(b) Standards.

Table 020.5: RR District		
Dimensional Standards		
Lot Standards, Minimum		
A	Lot area (sq ft)	40,000-20,000
Setbacks, Minimum		
B	Front (from arterial streets) (ft)	50
	Front (from other streets) (ft)	25
C	Side (ft)	10
D	Rear (ft)	25
Building Standards, Maximum		
E	Building height (ft)	27
Other Key Standards		
Measurements and Exceptions		070.020.190
Table of Allowed Uses		070.030.020
Use-Specific Standards		070.030.030
Development Standards		
Landscaping, Screening, and Fencing		070.040.050
Off-Street Parking and Loading		070.040.060
Residential Site and Building Design		070.040.080

070.020.050 Residential Medium-Density (RM1) District.

- (a) *Purpose.* The RM1 district is intended to accommodate medium-density, primarily single-family uses on smaller- to medium-sized lots. The RM1 district is intended to transition from low-density single-family residential districts to multifamily development districts.

Figure 020-3: RM1 District Dimensional Standards



- (b) *Standards.*

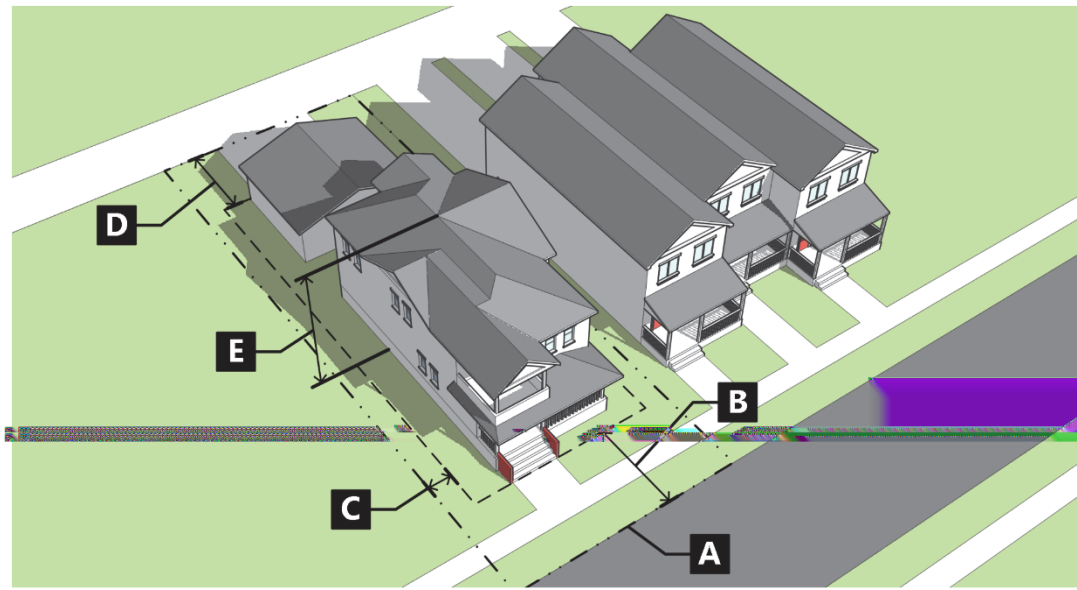
Table 020.7: RM1 District		
Dimensional Standards		
Lot Standards, Minimum		
A	Lot area (sq ft)	6,000
	Lot area (sq ft), lots created prior to March 1, 1965	5,000
	Lot area (sq ft), attached dwellings sharing common wall	7,500-2,500
Setbacks, Minimum		
B	Front (from arterial streets) (ft)	30
	Front (from other streets) (ft)	20
C	Side (ft)	5
D	Rear (ft)	15
Building Standards, Maximum		
E	Building height (ft)	27
Other Key Standards		
Measurements and Exceptions		070.020.190
Table of Allowed Uses		070.030.020

Use-Specific Standards	070.030.030
Development Standards	
Landscaping, Screening, and Fencing	070.040.050
Off-Street Parking and Loading	070.040.060
Residential Site and Building Design	070.040.080

070.020.060 Residential Multifamily Limited (RM2) District.

- (a) *Purpose.* The RM2 district is intended to accommodate medium-density single-family and limited multifamily residential uses. The RM2 district allows for a more diverse housing stock, including smaller multifamily uses such as two-family dwellings and townhomes, and can provide a transition between single-family districts and high-density residential districts.

Figure 020-4: RM2 District Dimensional Standards



- (b) *Standards.*

Table 020.8: RM2 District		
Dimensional Standards		
Lot Standards, Minimum		
A	Lot area, single-family detached (sq ft)	5,000 <u>Proposed range: 3,000 sf to 4,000 sf</u>
	Lot area, attached dwellings sharing common wall (sq ft)	2,500 <u>2,200</u> per unit
	Landscaped area (for multifamily dwellings) (%)	20
Setbacks, Minimum		
B	Front (from arterial streets) (ft)	30
	Front (from other streets) (ft)	20
C	Side (ft)	5 ^[1]
D	Rear (ft)	10

Building Standards, Maximum		
E	Building height (ft)	27
Other Key Standards		
Measurements and Exceptions		070.020.190
Table of Allowed Uses		070.030.020
Use-Specific Standards		070.030.030
Development Standards		
Landscaping, Screening, and Fencing		070.040.050
Off-Street Parking and Loading		070.040.060
Residential Site and Building Design		070.040.080
Note: [1] For attached dwellings sharing a common wall, interior side setbacks may be permitted at zero feet.		

070.020.070 Residential High-Density District (RH) District.

- (a) *Purpose.* The RH district is intended to accommodate various housing types ranging from single-family detached on small lots to multifamily dwellings. The RH district is intended to transition between established neighborhoods and more intense commercial or other nonresidential districts.

Figure 020-5: RH District Dimensional Standards



- (b) *Standards.*

Table 020.9: RH District		
Dimensional Standards		
Lot Standards, Minimum		
A	Lot area, single-family detached (sq ft)	4,500 <u>Proposed range: 3,000 sf to 4,000 sf</u>

	Lot area, attached dwellings sharing common wall (sq ft)	2,250 <u>2,000</u> per unit
	Landscaped area (for multifamily dwellings) (%)	20
Setbacks, Minimum		
B	Front (from arterial streets) (ft)	15
	Front (from other streets) (ft)	10
C	Side (ft)	5 ^[1]
D	Rear (ft)	10
Building Standards, Maximum		
E	Building height (ft)	40
Other Key Standards		
Measurements and Exceptions		070.020.190
Table of Allowed Uses		070.030.020
Use-Specific Standards		070.030.030
Development Standards		
Landscaping, Screening, and Fencing		070.040.050
Off-Street Parking and Loading		070.040.060
Residential Site and Building Design		070.040.080
Note: [1] For attached dwellings sharing a common wall, interior side setbacks may be permitted at zero feet.		

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.

Figure 020-6: RT District Dimensional Standards



(b) *Standards.*

Table 020.10: RT District		
Dimensional Standards		
Lot Standards, Minimum		
A	Lot area, single-family detached (sq ft)	5,000 <u>Proposed range: 3,000 sf to 4,000 sf</u>
	Lot area, attached dwellings sharing common wall (sq ft)	2,500 <u>2,000</u> per unit
	Landscaped area (for multifamily dwellings) (%)	20
Setbacks, Minimum		
B	Front (from arterial streets) (ft)	15
	Front (from other streets) (ft)	10
C	Side (ft)	5 ^[1]
D	Rear (ft)	10
Building Standards, Maximum		
E	Building height (ft)	40
Other Key Standards		
Measurements and Exceptions		070.020.190
Table of Allowed Uses		070.030.020
Use-Specific Standards		070.030.030
Development Standards		
Landscaping, Screening, and Fencing		070.040.050
Off-Street Parking and Loading		070.040.060
Residential Site and Building Design		070.040.080
Note: [1] For attached dwellings sharing a common wall, interior side setbacks may be permitted at zero feet.		

070.030.020 Table of Allowed Uses.

(e) Table of Allowed Uses.

Table 030.1: Table of Allowed Uses																		
P = permitted by right S = special use permit required Blank = use prohibited																		
	Districts →																	
Use Category	Use Type	RR	RL	RM1	RM2	RH	RT	M1	M2	M3	CO	RE	I1	I2	IN	HP	Use-Specific Standards	Required Minimum Parking
RESIDENTIAL USES																		
Household Living	Dwelling, live-work						P	P	P	P	P	P	P	P			070.030.030(c)(2)	1 per dwelling unit
	Dwelling, multifamily				P	P	P	P	P	P	P	P					070.030.030(c)(1)	1.5 per dwelling unit, plus 1 guest space per each 5 dwelling units
	Dwelling, townhouse				P	P	P	P	P	P	P	P				S	070.030.030(c)(1)	1.5 per dwelling unit, plus 1 guest space per each 5 dwelling units
	Dwelling, single-family detached	P	P	P	P	P	P	P	P		P	P				S	070.030.030(c)(1)	1 per dwelling unit
	Dwelling, two-family		PS	PS	P	P	P	P	P		P					S	070.030.030(c)(1)	1.5 per dwelling unit
	Mobile home park					S	S	S			P						070.030.030(c)(3)	1 per dwelling unit
	Accessory dwelling unit	P	P	P	P	P	P	P	P		P	P				S	070.030.040(d)(1)	1 per unit
	Convalescent or nursing home					S	S	P	P		P	P			P			1 per 3 beds
Group Living																		



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 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
May 16, 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
May 16, 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
May 16, 2024

Agenda Item: Council Social Event Location

Action Requested: City Council will announce the location of their social event following the Council meeting.

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



City Council
STAFF REPORT
City of Glenwood Springs
May 16, 2024

Agenda Item: Adjournment

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation: