



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
FEBRUARY 25, 2025
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Attendance Instructions

- A. This meeting is held in person as well as via Zoom.

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/86380550264>

Or Dial:

+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

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Webinar ID: 863 8055 0264

International numbers available: <https://us02web.zoom.us/j/86380550264>

2 Roll Call

3 Conflicts of Interest

4 Receipt of the Minutes

- A. January 28, 2025 Planning and Zoning Commission Meeting Minutes DRAFT

5 Comments from citizens appearing for items not on the agenda

6 New Items

- A. Title 070 Code Amendment including but not limited to Allowed Uses, Definitions, Natural Medicine Businesses, Shopping Centers and other Code Changes

7 Commissioner Comments

8 Director Comments

9 Adjournment

MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission

Regular Meeting
January 28, 2025
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM

1. Roll Call

Present: Commissioners: Joy White, Amy Connerton, Pete Waller, John Houghton, Gregory Cowan, Connie Geiman

Also Present: Community Development Director Hannah Klausman, Senior Planner Watkins Fulk-Gray, City Attorney Karl Hanlon.

2. Conflicts of Interest

None

3. Receipt of Minutes

Connerton moved to approve. Cowan seconded. White abstained. Unanimously approved.

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

No public comment was offered.

5. Continued Items

a. Planning File 21-24, Location & Extent Review and 1041 Review for Roaring Fork Transportation Authority (RFTA)

Senior Planner Watkins Fulk Gray presented an update on the continued item for RFTA's new transit center, administration center, and maintenance building. He explained that the City has received a revised traffic report and reached confirmation on questions related to process of the 1041 application.

Some conditions of approval were modified. Roundabout for Wulfsohn and Midland intersection only applies to the 1041 review and not those phases reviewed under Location and Extent. Some transit center-specific conditions were moved to the Location & Extent section.

The City has received more information from our electrical consultants regarding our electric load. The results showed that the current electric load needs of the project fit within the City's current capacity and any future expansion of load will need to be reviewed and agreed upon at that time.

The traffic report condition was removed because it has been completed. The irrigation piping condition was removed because the City and RFTA came to an agreement on it. A new condition about road improvements has been included.

Staff recommend approval with conditions with findings in the staff report.

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

- Why did some of the conditions move from the 1041 application process to the Location Extent process? **Staff response:** The Transit Center itself is the key component of the 1041 process. Items such as landscaping and parking lot design are not what makes the transit center, so have been moved to the L&E's conditions of approvals.
- ROW licensing questions. **Staff response:** ROW Encroachments are fairly typical and they are approved by City Council at a public hearing.
- Percentage of improvements to the roundabout and where is that based from? **Staff response:** It comes from the revised traffic report submitted by RFTA.
- Question on managing the irrigation underneath Wulfsohn. **Staff response:** The irrigation line would be underneath the street, the City is proposing taking control of that line to avoid complication seen elsewhere in the Meadows.
- Staggering of retaining walls, is that for an aesthetic purpose. **Staff response:** Mostly an aesthetic breaking up of expansive walls and is a regulation of the Meadows Zoning and Development Plan.
- Questions related to the height of retaining walls for the Location and Extent. **Staff response:** At the highest point, they are close to 11 feet. The reason for the condition is to acknowledge the steep slopes and tricky slopes and requesting they bring them down as much as possible.
- Does the staff recommend roundabout contributions to both 1041 and Location and Extent applications? **Staff response:** Only to the 1041 application. City Attorney Hanlon explained that the regulatory authority only exists within the 1041 application.
- Are building heights as proposed meeting regulations for the administrative building. **Staff response:** The admin building is about 48 feet tall and the limit is 40 feet. There are some allowances for screening, which this project does not quite fall into.
- Road improvements are only where the road is being disturbed or where the buses are stopping or making turning movements correct? **Staff response:** Yes.
- Questions on which applications are P&Z authority and which are Council authority. **Staff response:** Location and Extent is P&Z authority, and 1041 is Council authority.

Applicant Comment:

Applicant Ben Ludlow, RFTA Interim Capital Projects Manager made a short presentation on the proposed development. Dave Pesnichak, Chief Operating Officer RFTA, is also present.

Irrigation line under Wulfsohn is the raw water line owned by the City. That is what RFTA will use for an extension to the Administration building.

All ROW encroachments have been removed.

L&E for Admin Building, height has been corrected at 39 feet, mechanical screening is 41 feet so is no longer an issue.

Retaining walls are behind the building and not visible from the ROW. Building into the hillside requires higher walls and we want the 11 feet as shown.

Every 8 spaces requires a landscape island in the GMZDP for the transit center. RFTA would like flexibility there.

RFTA will be rebuilding Wulfsohn correctly to City specifications.

Condition 4a, 12 inches every 50 feet (GMZDP) RFTA would like to exceed the requirement on the north wall along Wulfsohn which is against the sewer force main, exceed the height requirement and forgo the 12-inch stepback.

5b on L&E, flexibility requested on street trees every 40 feet.

Louis Wilsher, Architect for RFTA. Showed street trees. Explained about sight distance requirements preventing more trees, RFTA wants to keep a 10 foot clear zone for stacking. RFTA is putting trees where possible. Trees that are included on the platform are numerous but do not meet the "Street Tree" definition of being within a planting strip.

Proposed condition for the roundabout based on 1.68% based on peak traffic in the Traffic Impact Study. RFTA is okay with finalizing that condition with Council from the more generic condition as listed for P&Z.

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

- Question on timeline for the project and construction. **Applicant response:** Applicant explained that in a perfect world the project would start in summer of 2025, but that is subject to grants and funding that is tied to federal funding. 3rd quarter of 2027 is initial schedule for completion.
- Question on rate of disturbance and if it will be happening all at the same time. **Applicant response:** Applicant explained that the plans indicate the limits of

disturbance. RFTA will be doing the transit center site and the admin building site at the same time so that will be the disturbance areas occurring at the same time.

- Question on semi-trucks getting hung up on roundabouts, and whether the buses will do the same. **Applicant response:** Applicant explained that buses don't have the same issue.
- Question on how the project will impact the Bustang and other services that occur at the transit location currently. **Applicant response:** Applicant explained that RFTA is setting up alternative sites for that temporarily.
- Question on how the parking lot is going to look without any trees or islands. **Applicant response:** There are some trees provided to break up the parking lot next to the stairways.
- Will the trees near Wulfsohn be in planters? **Applicant response:** No, those are standard street trees in the ground. The trees in the parking lot are landscaped islands so not planters. The raised planters are on the platform itself.
- Electrical upgrade changes. **Applicant response:** City Attorney explained that the timing of the buildout of the whole system will require possible future impacts and be addressed at that time.
- Is RFTA redoing all of Wulfsohn Rd or what section is being redone? **Applicant response:** Alex Jauch, Engineer for project illustrated the sections of the park and ride and turning areas that will be disturbed and then rebuilt to City standards. Adding turn lanes in various locations which will include replacement.
- Question on partial replacements and RFTA working with the City to make sure Wulfsohn Rd is built to standards. **Staff response:** The City and RFTA are working together on this to make sure that all sections RFTA is needing to repair are full repairs built to the specifications indicated by the City.

Commissioner Waller opened the item to public comment.

No public comment received.

Commissioner Waller closed the item for public comment.

Commissioner Connerton made a motion to approve action item 1, 1041 Application with findings and conditions included in the staff report. Commissioner Cowan seconded the motion.

- Staff pointed out that the offsets of the retaining wall is condition 4A in the 1041 conditions and explained that P&Z could amend the motion if they are okay with that.

Amendment to motion by Connerton to exclude condition 4A from the 1041 application and move to the L&E application. Commissioner Cowan seconds the amendment.

Discussion after the motion included: No further discussion.

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

Commissioner Connerton made a motion to approve action item 2, Location and Extent Application with findings and conditions included in the staff report with flexibility on condition 4b, street trees, and 5b parking lot landscaping for the transit center, 4a,e and 5a on the Location and Extension for retaining wall offsets. Commissioner Geiman seconded the motion

Discussion: Clarification on the retaining walls and where flexibility is being applied to height as well as offsets. Confirmed by staff.

Clarification on 4g, RFTA mentioned that they made changes to their building height so is this still necessary. Staff response: recommend keeping it.

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

b. Fire Prevention in Single Family Homes Discussion

Community Development Director Hannah Klausman presented the discussion item explaining current building code requirements, cost impacts of fire sprinkler installation, life safety protection measures, and possible ways to incentivize with cost sharing rather than removing regulations. Director Klausman explained that staff is looking for feedback from Planning and Zoning Commission to assist in drafting an agenda item for City Council.

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

Commissioner Houghton, pointed out that getting a fire sprinkler contractor might be hard when competing with the larger projects up valley. Modern construction techniques have made homes safer and the fire sprinkler requirement redundant. He further mentioned that most of the neighboring jurisdictions have waived the requirement for Single and two family dwellings.

Commissioner Cowan questions on infrastructure upgrades and if the City is upgrading its lines while doing infrastructure projects. Asked about depressurization of the system that was seen in California.

Commissioner Geiman pointed out that costs associated with receiving burns from a fire without health insurance can cost upwards of \$21,000.

Commissioner Waller, waiving the requirement for detached ADU. With the number of municipalities around us that have waived the requirement it would be good for a comparison. Ongoing costs exist for sprinkler systems annually for backflow testing. Maintenance costs should be included in this analysis. Data needs to be whole doing a cost analysis holistically.

6. Commissioner Comments

Commissioners asked about an update on the new permitting software. Community Development Director Klausman responded that the system will go live February 24, 2025.

7. Director Comments

Community Development Director Hannah Klausman Zoning for Wellness Centers for Psylicibin mushroom. Additionally, Director Klausman detailed the timeline for the new permitting software and P&Z Commissioners helping spread the word to the community.

8. Adjournment

Meeting adjourned at 9:30 PM.

DRAFT

Planning and Zoning Commission Report

Date: February 25, 2025
To: Planning & Zoning Commission
From: Hannah Klausman, Director of Community Development
Subject: Code Amendment, Zoning and Use Standards

REQUEST	Consideration of a Code Amendment to zone and codify use standards for Natural Medicine Businesses, and shopping centers in Glenwood Springs.
APPLICANT	City of Glenwood Springs
OWNER	N/A
LOCATION	City Wide
ZONE	City Wide

ACTION ITEM

Per Section 070.060.040 of the *Glenwood Springs Municipal Code* (Code), the Planning and Zoning Commission (Commission) is the recommending body for Code Amendment applications and City Council is the deciding body. In reviewing a Code Amendment, Planning and Zoning Commission must adhere to the approval criteria outlined in *Section 070.060.040(c)(d)3 Approval Criteria*.

Action 1 – Code Amendment – to consider a Code Amendment to zone and codify use standards for Natural Medicine Businesses in Glenwood Springs to comply with the Colorado Regulated Natural Medicine Rules from Proposition 122 and Senate Bill 23-290.

Staff recommendation: *Staff recommends a recommendation for approval with the findings and conditions on page 9-10.*

Action 2 – Code Amendment – to consider a Code Amendment to correct the zoning allowances for shopping centers to be included as a permitted use by right in M1 Mixed Use Corridor district, and a special use permit in M2 Mixed Use Central Core and RE Resort zone district.

Staff recommendation: *Staff recommends a recommendation for approval with the findings and conditions on page 9-10.*

BACKGROUND

In 2022 Colorado voters approved Proposition 122 to decriminalize the sale and use of psychedelic

mushrooms. The state completed the regulatory rules for the industry in August and began accepting applications for licensed centers on Dec. 31, 2024. The law allows for state-licensed healing centers where people 21 or older can receive supervised doses of natural psychedelic medicines, giving Coloradans who are struggling with challenging mental health issues the opportunity to receive care.

In 2023, the state followed up with [Colorado Senate Bill 23-290](#), Natural Medicine Regulation and Legalization, which amended the Natural Medicine Health Act of 2022 to clarify and establish a regulatory framework for a regulated natural medicine program in Colorado. The state adopted a comprehensive set of regulations for natural medicine on Octo. 21, 2024 as part of its rulemaking process. These adopted rules can be reviewed at this link: [Natural Medicine Division Rules](#)

State law prohibits local governments from disallowing natural medicine businesses, but enables local governments to regulate the time, place, and manner of operation of the licensed facilities. The state was to begin issuing licenses for natural medicine businesses on or after January 1, 2025.

Staff consulted with City Council on January 16, 2025 in a work session where Council provided some direction on how to address these types of uses in Title 070 Development Code.

Other code changes related to Shopping Center zoning classification is part of Staff's continual effort to identify small sections of code that need updating due to current circumstances or changing environment.

Changes to Title 070 require Planning and Zoning Commission to make a recommendation to council. The proposed amendment would define natural medicine healing centers as "offices" and cultivation, production, and testing facilities as an "Industrial Uses" and would enable regulating the natural medicine businesses similar to these existing uses.

PROJECT SUMMARY

Action Item 1: Natural Medicine Businesses

On May 23, 2023, Colorado Senate Bill 23-290, Natural Medicine Regulation and Legalization ("SB23-290"), also known as the psilocybin or magic mushroom bill, became law. SB23-290 amended the Natural Medicine Health Act of 2022 to clarify and establish a regulatory framework for a regulated natural medicine program in Colorado.

More specifically, the state law and implementing regulations provide the following:

- A state licensing program for natural medicine healing centers, natural medicine cultivation facilities, natural medicine product manufacturers, natural medicine testing facilities, and any other licenses the state licensing authority may find necessary;
- Allowing persons over 21 years of age to possess, share, cultivate, and manufacture certain regulated natural medicine for personal use and without remuneration;

- Providing for occupational licensing of persons who facilitate the use of natural medicine;
- Permitting licensed healing centers to administer and facilitate natural medicine services for persons 21 years of age or older and sets the stage for state licensing, certification, permitting and registration of natural medicine businesses;
- Regulations for the cultivation, manufacturing, testing, storing, distribution, transportation, transferring, and dispensation of regulated natural medicine and related products.
- Distance requirements of 1,000 feet from the property line of childcare centers, preschools, elementary, middle, junior or high schools or residential childcare facilities, using a direct pedestrian route

Zoning

Section 070.030 of the Municipal Code regulates allowed uses and use-specific standards. Staff has added "Natural Medicine Businesses" as a use category under the header of "Commercial Uses" and "Industrial Uses" in Code Section 070.030.020 Table of Allowed Uses.

Staff has categorized the Natural Medicine Centers as most like an Office use and proposed similar zoning district allowances. Current regulations require therapists to be certified as psilocybin facilitators through DORA (the Department of Regulatory Agencies) and clinics must apply to become licensed healing centers through DOR (the Department of Revenue). Staff has included an article from Colorado Public Radio that provides further detail on how these businesses will operate and what to expect as an attachment to this report.

Staff has categorized the Cultivation, Manufacturing, and Testing facilities to be an industrial use allowed in the CO, and I2 zone districts and a special use review in M1.

Staff has included current Office, Medical Office, and Marijuana zoning for reference and comparison below.

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
Health Care Facilities	Hospital						P	P	P	P	P				P	
	Medical or dental clinic						P	P	P	P	P	P		P	P	

Office, Business, and Professional Services	Administrative, professional, or government office						P	P	P	P	P	P	P	P	P	P	
	Bank or financial institution						P	P	P	P	P	P	P	P	P	P	
	Printing and copying establishment							S	P	P	P	P	P	P	P	P	
Marijuana Businesses	Medical marijuana business, excluding cultivation										S	S	S	S		S	
	Retail marijuana business, excluding cultivation										S	S		S		S	

The proposed zoning standards for Natural Medicine businesses is below.

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	
Office, Business, and Professional Services	Administrative, professional, or government office					P	P	P	P	P	P	P	P	P	P		
	Bank or financial institution					P	P	P	P	P	P	P	P	P	P		
	Natural Medicine Center					P	P	P	P	P	P	P		P	P		
	Printing and copying establishment					S	P	P	P	P	P	P	P	P	P		
Natural Medicine Business	Natural Medicine cultivation facility						S				P			P			
	Natural Medicine Products Manufacturer						S				P			P			
	Natural Medicine Testing Facilities						S				P			P			

Use Specific Standards:

Section 070.030.030 of the Development Code provides additional standards for certain categories of uses to provide further specifications for operating procedures. Typically these standards are aimed at mitigating any impacts from the use on surrounding areas.

When staff met with Council to discuss criteria for Natural Medicine Businesses, the conversation focused on the following items for regulatory consideration.

- Hours of Operation

- Number of Permits
- Distance Buffer Requirements

Hours of Operation

The healing centers have been identified as most similar to office uses. Neither office or medical office uses within the City have limited hours of operation. If Planning and Zoning Commission and City Council are interested in limiting hours of operation, staff proposes Marijuana retail establishment hours of 8:00 a.m. and 10:00 p.m. Monday through Sunday.

Number of Permits

Planning and Zoning Commission and Council may want to consider limiting the number of businesses that can operate in Glenwood Springs. The City does not limit the number of therapy or medical treatment offices that currently perform comparable work. Healing centers are not recreation or retail establishments.

Distance Buffer Requirements

The State requires distance buffers from schools and childcare facilities. Council expressed possible interest in additional buffers similar to Marijuana retail stores that have a buffer requirement of a 1,000 foot distance from another Marijuana retail establishment. Aspen City Council is considering a buffer distance between businesses.

Planning and Zoning may consider adding specific use standards to Natural Medicine Businesses in their recommendation to Council. Staff's current proposal only includes the recommendations of zoning as required by state regulations and defers to the Commission and Council for direction on additional standards if desired.

Definitions:

The following definitions will be added to Section 070.070.020 - Definitions of Use Categories and Specific Use Types.

"Natural Medicine Business" means any of the following entities licensed pursuant to the Natural Medicine Code:

- i. A Healing Center;
- ii. A Natural Medicine Cultivation Facility;
- iii. A Natural Medicine Products Manufacturer;
- iv. A Natural Medicine Testing Facility.

"Healing Center" means a facility where an entity is licensed by the State Licensing Authority pursuant to article 50 of title 44 that permits a Facilitator to provide and supervise Natural Medicine Services for a Participant.

"Natural Medicine Cultivation Facility" means a location where Regulated Natural Medicine is grown, harvested, and prepared in order to be transferred and distributed to either a Healing

Center, Facilitator, a Natural Medicine Products Manufacturer, or to another Natural Medicine Cultivation Facility.

“Natural Medicine Products Manufacturer” means a person who manufactures Regulated Natural Medicine Products for transfer to a Healing Center, Facilitator, or to another Natural Medicine Products Manufacturer.

“Natural Medicine Services” means a preparation session, administration session, and integration session as provided pursuant to article 170.

“Natural Medicine Testing Facility” means a public or private laboratory licensed, or approved by the Division, to perform testing and research on Regulated Natural Medicine and Regulated Natural Medicine Product.

Action Item 2: Shopping Centers

In the day-to-day implementation of the Development Code Staff often finds sections of code that need small changes to operate as intended. One of those recent items is the allowed zoning district for “Shopping Centers.”

Retail, Shopping Center. A development that includes more than one (1) multiple-tenant or single-tenant retail facility, or other retail use located on a development site or on a combination of development sites.

Retail, General. A facility or area for the retail sale of general merchandise or food to the general public for direct use and not for wholesale. This use includes but is not limited to sale of general merchandise, appliances, clothing and other apparel, convenience and specialty foods, dry goods, flowers and household plants, hardware and similar consumer goods.

Currently this use is allowed as a use by right in M3, Mixed Use Regional, as well as a special use in CO, Commercial, and I2River Industrial. Retail General uses are allowed in all of the commercial and mixed use zones and some transitional residential zones as seen in the Table below.

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
	Retail, general <1,500 sq. ft.						P	P	P	P	P	P	S	P	S	
	Retail, general >1,500 sq. ft.						S	P	P	P	P	P	S	P	S	
	Retail, shopping center									P	S			S		

Staff has provided an example property below located on Highway 6 & 24. It is one parcel with two multi-tenant buildings, which technically falls into the Shopping Center category. The property is located in the M1 Mixed use Corridor zone district where shopping centers are not currently allowed.



Figure 1Map of a shopping center in West Glenwood

Staff believe that the M1 zoning district is an appropriate district for operations such as these and proposes to amend the Table of Allowed Uses to list it as a Permitted Use in M1, and a Special use in M2, and RE. Special use reviews allow Planning and Zoning Commission to review and application for appropriateness and is utilized in situations where the use can be appropriate but may depend on situational factors that exist on the ground.

The City Zoning map can be viewed at [City Maps | Glenwood Springs, CO](#) by clicking on the Public interactive map viewer. The zoning districts can be viewed by selecting “Zone District Boundary” layer from the drop down layer list.

Staff has also included the Table of Allowed Uses as an attachment to this report in full.

APPROVAL CRITERIA

Code Amendment Approval Criteria.

A Code amendment is a legislative decision by the City Council. 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 five criteria listed below. Staff analysis is provided in **bold**.

- i. Is consistent with the Comprehensive Plan and other City policies;
Action 1
Natural Medicine businesses do not conflict with the comprehensive plan or city policies.

Action 2
Shopping centers are already an allowed and commonly accepted use within the City. The expanded zoning classifications are consistent with secondary development centers identified in the Comprehensive Plan as well as the goal of maintaining the City of Glenwood Spring's regional center status.
- ii. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
Action 1 and 2
Both proposed amendments are in conformance with the rest of the Code.
- iii. Is necessary to address a demonstrated community need;
Action 1
Natural Medicine Business zoning is required under Senate Bill 23-290.
Action 2
There are existing retail areas that are operating in zone districts that do not allow shopping centers. Staff believes additional allowances for these existing uses is a demonstrated community need.
- iv. Is necessary to respond to substantial changes in conditions and/or policy; and
Action 1
Proposition 122 was passed by the voters of Colorado which is a substantial change in policy.
Action 2
Staff finds that the shopping center amendment is necessary to address existing non-conforming yet appropriate establishments.
- v. Is consistent with the general purpose and intent of this Code.
Action 1
Regulating the manner in which Natural Medicine Businesses occur is consistent with the purpose of the Development Code.
Action 2
A small zoning change to accommodate for changes in conditions is consistent with the purpose of the Development Code.

REVIEWING AGENCY COMMENTS

None Received.

PUBLIC COMMENT

The Code Amendment was noticed in the local newspaper legal notice section. At the time of publishing agenda packet, no public comment had been received.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the Code Amendment. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Municipal Code and city goals and policies.

Action 1 – Code Amendment– consideration of a Code Amendment to zone and codify use standards for Natural Medicine Businesses in Glenwood Springs as stipulated in the Colorado Regulated Natural Medicine Rules from Proposition 122.

Staff Recommendation/Suggested Motion

Staff recommends **approval** with the following **findings** that the application:

Suggested Findings:

- 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 Conditions

None.

Action 2 – Code Amendment– consideration of a Code Amendment to correct the zoning allowances for shopping centers to be included as a permitted use by right in M1 Mixed Use Corridor district, and a special use permit in M2 Mixed Use Central Core and RE Resort zone district.

Staff Recommendation/Suggested Motion

Staff recommends **approval** with the following **findings** that the application:

Suggested Findings:

- 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 Conditions

None.

070.030.020 Table of Allowed Uses.

Table 030.1 lists the uses allowed within each base zoning district. Each listed use is defined in Section 070.070.020, Definitions of Use Categories and Specific Use Types.

(a) *Explanation of Use Permissions.*

- (1) *Permitted Uses by Right.* A "P" designation in a cell within Table 030.1 indicates that the use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable standards in this Code.
- (2) *Special Use Permit Required.* An "S" designation in a cell within Table 030.1 indicates that the use is allowed in the respective zoning district only with approval of a special use permit pursuant to Subsection 070.060.050(e), Special Use Permit. Uses requiring special use permits are also subject to all other applicable standards in this Code. The "S" designation does not constitute authorization or ensure that a special use permit will be approved for that use. Each special use permit application shall be evaluated on its own merit based on the approval criteria in Subsection 070.060.050(e)(3)e.2.
- (3) *Prohibited Use.* A blank cell in Table 030.1 indicates that the use is prohibited in the respective zoning district.
- (4) *Use-Specific Standards.* Regardless of whether or not a use is allowed by right or with approval of a special use permit, additional standards may be applicable to that use. Such use-specific standards are identified and cross-referenced in the last column of Table 030.1.

(b) *Use for Other Purposes Prohibited.* Approval of a use listed in Table 030.1, and compliance with applicable use-specific standards for that use, authorizes that use only. Development or use of a property for any other use not specifically allowed in Table 030.1, and approved under the appropriate process, is prohibited.

(c) *Table Organization.* In Table 030.1, land uses and activities are classified by general "use categories" and specific "use types" based on common functional, product, or physical characteristics such as the type and intensity of activity, the type of customers or residents, operation requirements, how goods or services are sold or delivered, and typical site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within the categories. Certain uses may be listed in one (1) category when they may reasonably have been listed in one (1) or more other categories. The use categories are an indexing tool and are not regulatory.

(d) *Classification of New and Unlisted Uses.* The following procedures shall apply if an application is submitted for a use category or use type that is not specifically listed in Table 030.1. Submission and approval of such an application shall be required prior to approval of any other permit or development approval associated with the use.

- (1) *Director Determination of Appropriate Use Category and Use Type.* The Director shall determine the appropriate use category and use type for the proposed use. In such determination, the Director shall consider the potential impacts of the proposed use including the nature of the use and whether it includes dwellings, sales, processing, storage, operations, employment characteristics, nuisances, requirements for public utilities, and transportation requirements.
- (2) *Establish Use-Specific Standards if Necessary.* During the initial determination, the Director shall also determine whether or not additional use-specific standards are necessary to reduce potential impacts to the surrounding properties or the community.

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- (3) *Notice of Determination.* The Director shall send a written notification of the use category and use type determination to the applicant, the Planning Commission, and the City Council within five (5) days of such determination. The determination shall become effective fourteen (14) days after written notification is sent.
- (4) *Post-Determination Actions.*
- a. Appeals of the Director's determination shall be made following the procedures under Subsection 070.060.070(c), Appeals.
 - b. If the determination of an appropriate use category and use type results in a finding that the use, structure, or activity will be a common use or would create confusion by remaining unlisted, the Director may initiate an application for a Code Amendment pursuant to Subsection 070.060.040(c), Code Amendment, to revise Table 030.1 accordingly. Until final action is taken on the Code Amendment application, the use determination by the Director shall be binding.
- (e) *Multiple Primary Uses Permitted.* Multiple primary uses on one (1) lot shall be allowed in the RM2, RH, RT, M1, M2, M3, CO, and RE zoning districts if each individual use is allowed in the zoning district and all uses can be accommodated within the zoning district's dimensional standards and comply with all use-specific conditions or standards required of any of the principal uses.

(f) 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	RI	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		S	S	P	P	P	P	P		P					S	070.030.030(c)(1)	1.5 per dwelling unit	
	Mobile home park					S	S	S			P						070.030.030(c)(3)	1 per dwelling unit	
	Accessory dwelling unit	P	P	P	P	P	P	P	P		P	P				S	070.030.040(d)(1)	1 per unit	
Group Living	Convalescent or nursing home					S	S	P	P		P	P			P			1 per 3 beds	
	Personal care boarding home	S	S	S	S	S	S	S	S		S	S			S	S	070.030.030(c)(4)	2 per dwelling unit	
PUBLIC, INSTITUTIONAL, AND CIVIC USES																			
Community and Cultural Facilities	Assembly	S	S	S	S	S	S	P	P		P	P	P		P	S		1 per 250 square feet	
	Civic facility		S	S	S	S	S	P	P	P	P	P	P	P	P			1 per 300 square feet	
	Club or lodge						S	P	P	P	P	P						1 per 300 square feet	
	Community centered board facility						P											Based on demand study, see Subsection 070.040.060(c)(5)	
Adult and Child Care Facilities	Adult day care				S	S	S	P	P	P	P	P			P	S		1 per 300 square feet	
	Child care center, large	S	S	S	S	S	S	P	P	P	P	P			S		070.030.030(d)(1)	1 per 250 square feet	
	Child care center, small	S	S	S	S	P	P	P	P	P	P	P			S		070.030.030(d)(1)	1 per 250 square feet	
	Family child care home	P	P	P	P	P	P	P	P	P	P				P		070.030.030(d)(2)	per required residential use	

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Educational Facilities	School	S	S	S	S	S	S	P	P	P	P	P	S		P	S		High school: 4 per classroom All others: 1.5 per classroom
Health Care Facilities	Hospital						P	P	P	P	P				P			1 per 400 square feet
	Medical or dental clinic						P	P	P	P	P	P		P	P			1 per 250 square feet
Parks and Open Space	Park, playground, and open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		No requirement
Transit Uses	Transit stop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Based on demand study, see Subsection 070.040.060(c)(5)
	Transit terminal or station							S	P	P	P		P	P	P			Based on demand study, see Subsection 070.040.060(c)(5)
COMMERCIAL USES																		
Agriculture and Animal-Related Services	Commercial farming, animal husbandry, and plant husbandry	S														P		No requirement
	Community garden	P	P	P	P	P	P	S	S	S	S	S			S	P		No requirement
	Kennel							S			S		S	S			070.030.030(e)(1)	1 per 1,000 square feet
	Sale of produce or plants raised on premises (excluding marijuana uses)	P	P	P	P	P	P	P	P	S	P	S	P	P	S	S	070.030.030(e)(2)	No requirement
	Veterinarian hospital or clinic							S	S	S	S	S	P	P	P		070.030.030(e)(3)	1 per 250 square feet
Adult Entertainment Establishments	Adult entertainment establishment													S			070.030.030(e)(4)	1 per 200 square feet
Food and Beverage Establishments	Bar, lounge, or tavern						S	P	P	P	P	P	P	P		S	070.030.030(e)(5)	1 per 200 square feet
	Microbrewery, distillery, or winery							P	P	P	P	P	P	P		S	070.030.030(e)(6)	1 per 200 square feet seating/tasting area, plus 1 per 500 square feet production area
	Restaurant						S	P	P	P	P	P	S	P		S		1 per 200 square feet
	Restaurant, with drive-through							S		S	S					S		1 per 200 square feet
Funeral and Interment Services	Cemetery					S	S	S	S	S	S	S	P	P	P			1 per 400 square feet of building area
	Funeral home, columbarium, crematorium, or mortuary					S	S	S	S	S	S	S	P	P	P			1 per 250 square feet

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Lodging Facilities	Accessory tourist rental	P	P	P	P	P	P	P	P	P	P	P				P	070.030.030(e)(7)	Per residential use standards
	Bed and breakfast	S	S	S	S	P	P	P	P	P	P	P				S	070.030.030(e)(8)	1 space per guest room, plus 1 space for the owner/manager
	Boarding house					S	S	P	P	P	P	S				S		1 space per guest room, plus 1 space for the owner/management
	Hotel, motel, hostel, or lodge						S	P	P	P	P	P				S		1 space per guest room
	Short-term rental	P	P	P	P	P	P	P	P	P	P	P				P	070.030.030(e)(9)	Per residential use standards
	Extended stay hotel						S	P	P	P	P	P					070.030.030(e)(10)	1 space per guest room
Marijuana Businesses	Medical marijuana business, excluding cultivation							S	S	S	S			S			070.030.030(e)(11)	1 per 300 square feet
	Retail marijuana business, excluding cultivation							S	S		S			S			070.030.030(e)(12)	1 per 300 square feet
Office, Business, and Professional Services	Administrative, professional, or government office					P	P	P	P	P	P	P	P	P	P			1 per 300 square feet
	Bank or financial institution					P	P	P	P	P	P	P	P	P	P		070.030.030(e)(13)	1 per 300 square feet
	Printing and copying establishment						S	P	P	P	P	P	P	P	P			1 per 400 square feet
Personal Services	Commercial laundry and dry cleaning										P		P	P				1 per 400 square feet
	Personal service, general <1,500 sq. ft.						P	P	P	P	P	P	P	P	P		070.030.030(e)(14)	1 per 400 square feet
	Personal service, general ≥1,500 sq. ft.						S	P	P	P	P	P	S	S	S		070.030.030(e)(14)	1 per 400 square feet
	Self-service laundry						S	P	P	P	P	P	P	P	P			1 per 400 square feet
Recreation and Entertainment, Indoor	Indoor recreation facility					S	S	P	P	P	P	P	P	P	P			1 per 400 square feet
Recreation and Entertainment, Outdoor	Commercial outdoor recreation use	S	S	S	S	P	P	P	P	P	P	P	P	P	P	S		1 per 400 square feet building area, plus 1 per 10,000 square feet site area
	Commercial outdoor recreation-concentrated							S	S	S	S	S	S	S	S	S		Based on demand study, see Subsection 070.040.060(c)(5)

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	Golf course or country club	P	P	P								P				S		4 per hole, plus 1 per 250 square feet clubhouse area
	Recreational vehicle park					S	S	S	S		S					S	070.030.030(e)(15)	
Retail Sales	Building materials and supply store							P	P	P	P		P	P				1 per 400 square feet
	Convenience store							P	P	P	P	P	S	S	S			1 per 300 square feet
	Flea market or swap meet							S			P	P						Based on demand study, see Subsection 070.040.060(c)(5)
	Grocery store							P	P	P	P	P						1 per 300 square feet
	Liquor store							P	P	P	P						070.030.030(e)(16)	1 per 300 square feet
	Lumber yard										P		P	S				Based on demand study, see Subsection 070.040.060(c)(5)
	Pawn shop							P	P	P	P							1 per 300 square feet
	Retail, general <1,500 sq. ft.							P	P	P	P	P	S	P	S		070.030.030(e)(17)	1 per 400 square feet
	Retail, general >1,500 sq. ft.							S	P	P	P	P	S	P	S		070.030.030(e)(17)	1 per 300 square feet
	Retail, shopping center										P	S			S			1 per 300 square feet
Vehicles and Equipment	Automotive fuel sales and service station							S		P	S	S	S	S	S		070.030.030(e)(18)	1 per fueling pump, plus 1 per 400 square feet retail and office area
	Automotive parts and accessories sales							P	S	P	P		P	P				1 per 400 square feet
	Automotive repair shop							P			P		S	P				1 per 500 square feet, plus 3 per repair bay
	Automotive sales or leasing							S	S	S	P		P	P			070.030.030(e)(19)	1 per 500 square feet sales area, plus 2 per repair bay
	Automobile wash							S		S	S	S	S	S				1 per 300 square feet retail and office area, plus 3 stacking spaces per service lane and 1 stacking space per detailing bay if separate from wash bay/lane)
	Parking as a principal use							S	S	S	S	S	S	S	S	S		No requirement

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	Equipment sales and rental							P	S	S	P		P	P			1 per 300 square feet
	Mobile home sales							P			P			P			No requirement
INDUSTRIAL USES																	
Industrial Services	Airport/ aviation-related business												S				Based on demand study, see Subsection 070.040.060(c)(5)
	Asphalt or concrete batch plant												P				Based on demand study, see Subsection 070.040.060(c)(5)
	Motor or rail freight terminal												S	S			Based on demand study, see Subsection 070.040.060(c)(5)
	Natural resource extraction or processing												S				Based on demand study, see Subsection 070.040.060(c)(5)
	Printing or publishing facility							S	S		P		P				1 per 300 square feet office and retail area, plus 1 per 1,000 square feet all other building area
	Research and development facility							P	P	P	P		P	P	P		1 per 300 square feet office and retail area, plus 1 per 1,000 square feet all other building area
Manufacturing and Production	Brewery or bottling plant							P	S	S	P	S	P	P	S	070.030.030(f)(1)	Based on demand study, see Subsection 070.040.060(c)(5)
	Fabrication, manufacturing, and testing facility							S	S	S	S	S	S	P		070.030.030(f)(2)	Based on demand study, see Subsection 070.040.060(c)(5)
	Food processing and packing plant												P	S			Based on demand study, see Subsection 070.040.060(c)(5)
	Craft manufacturing								P	P	P	P	P	P	P		
Marijuana Businesses	Marijuana cultivation, with or without retail or medical business													S		070.030.030(f)(3)	1 per 1,000 square feet storage, warehousing, and distribution area,

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																				plus 1 per 35 square feet manufacturing, assembly, packing, preparation, plus 1 per 300 square feet for retail sales and office area
Storage and Warehousing	Bulk materials or machinery storage												P							Based on demand study, see Subsection 070.040.060(c)(5)
	Contractor offices and equipment storage yards							P			P		P	P						1 per 400 square feet of building area used as office
	Mini-warehouse or storage							S			P		P	S			070.030.030(f)(4)			3 spaces, plus 1 per resident caretaker
	Storage of hazardous liquids and gasses										S		S	S						070.030.030(b)(2)
	Warehousing										P		P	S						Based on demand study, see Subsection 070.040.060(c)(5)
Waste and Salvage	Salvage yard													S						Based on demand study, see Subsection 070.040.060(c)(5)
Utilities	Commercial television, radio, or microwave tower												S	S						No requirement
	Geothermal heat exchange						P	P	P	P	P	P	P	P	P	P				No requirement
	Solar energy system, large scale ground mounted						S	S	S	S	S	S	S	S	S	S	070.030.030(f)(5)			No requirement
	Solar energy system, large scale roof mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	070.030.030(f)(5)			No requirement
	Wastewater treatment facility										S				S					No requirement
	Wind power generation tower							S		S	S	S	S	S	S					No requirement
WIRELESS COMMUNICATION FACILITIES																				
	Alternative tower structure in right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	070.030.030(g)			No requirement
	Alternative tower structure not in right-of-way	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	070.030.030(g)			No requirement
	Base station in right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	070.030.030(g)			No requirement
	Base station not in right-of-way	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	070.030.030(g)			No requirement

	Eligible facilities request	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	070.030.030(g)	No requirement
	Small cell facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	070.030.030(g)	No requirement
	Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	070.030.030(g)	No requirement
ACCESSORY USES																			
	Backyard chickens	P	P	P	P	P	P	P			P							070.030.040(d)(2)	No requirement
	Home occupation	P	P	P	P	P	P	P	P	P	P	P					P	070.030.040(d)(3)	No requirement
	Parking structure						S	S	S	S	S	S	S	S	P				No requirement
	Portable storage containers							P		P	P	P	P	P	P			070.030.040(d)(4)	No requirement
	Solar energy system, small scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			No requirement
	Warehousing							P		P	P	P	P	P	P				Based on demand study, see Subsection 070.040.060(c)(5)
TEMPORARY USES																			
	Temporary sales and structures						P	P	P	P	P	P	P	P	P				Determined at time of temporary use permit.
	Temporary special event							P	P	P	P	P	P	P	P				070.030.050(e)

(Ord. No. 19-2018, § 2(Exh. A), 8-2-2018; Ord. No. 3-2019, § 2(Exh. A), 1-31-2019; Ord. No. 15-2020, § 2(Exh. A), 7-2-2020; Ord. No. 27-2020, § 2(Exh. A), 11-19-2020; Ord. No. 3-2021, § 2(Exh. A), 5-20-2021; Ord. No. 18-2021, § 2(Exh. A), 1-6-2022; Ord. No. 18-2022, § 2(Exh. A), 7-21-2022; Ord. No. 15-2023, § 2(Exh. A), 10-5-2023; Ord. No. 13-2024, § 2(Exh. B), 7-18-2024)

Planning File 04-25 Code Amendment Proposed Zoning

Double Underline indicates new added text and
Strikethrough indicates deleted text.

Edits are highlighted in Yellow
for clear identification

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																		
PUBLIC, INSTITUTIONAL, AND CIVIC USES																		
Health Care Facilities	Hospital						P	P	P	P	P				P			1 per 400 square feet
	Medical or dental clinic						P	P	P	P	P	P		P	P			1 per 250 square feet
COMMERCIAL USES																		
Food and Beverage Establishments	Bar, lounge, or tavern						S	P	P	P	P	P	P	P		S	070.030.030(e)(5)	1 per 200 square feet
	Microbrewery, distillery, or winery							P	P	P	P	P	P	P		S	070.030.030(e)(6)	1 per 200 square feet seating/tasting area, plus 1 per 500 square feet production area
	Restaurant						S	P	P	P	P	P	S	P		S		1 per 200 square feet

	Restaurant, with drive- through							S		S	S				S		1 per 200 square feet
Marijuana Businesses	Medical marijuana business, excluding cultivation							S	S	S	S			S			070.030.030(e)(11) 1 per 300 square feet
	Retail marijuana business, excluding cultivation							S	S		S			S			070.030.030(e)(12) 1 per 300 square feet
Office, Business, and Professional Services	Administrative, professional, or government office					P	P	P	P	P	P	P	P	P	P		1 per 300 square feet
	Bank or financial institution					P	P	P	P	P	P	P	P	P	P		070.030.030(e)(13) 1 per 300 square feet
	<u>Natural Medicine Center</u>	-	-	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>		070.030.030(e)(20) 1 per 400 square feet
	Printing and copying establishment						S	P	P	P	P	P	P	P	P		1 per 400 square feet
Retail Sales	Retail, general <1,500 sq. ft.						P	P	P	P	P	P	S	P	S		070.030.030(e)(17) 1 per 400 square feet
	Retail, general >1,500 sq. ft.						S	P	P	P	P	P	S	P	S		070.030.030(e)(17) 1 per 300 square feet

	Retail, shopping center							<u>P</u>	<u>S</u>	P	S	<u>S</u>		S				1 per 300 square feet
INDUSTRIAL USES																		
Industrial Services	Airport/ aviation-related business												S					Based on demand study, see Subsection 070.040.060(c)(5)
	Asphalt or concrete batch plant												P					Based on demand study, see Subsection 070.040.060(c)(5)
	Motor or rail freight terminal												S	S				Based on demand study, see Subsection 070.040.060(c)(5)
	Natural resource extraction or processing												S					Based on demand study, see Subsection 070.040.060(c)(5)

	Printing or publishing facility							S	S		P		P				1 per 300 square feet office and retail area, plus 1 per 1,000 square feet all other building area
	Research and development facility							P	P	P	P		P	P	P		1 per 300 square feet office and retail area, plus 1 per 1,000 square feet all other building area
Manufacturing and Production	Brewery or bottling plant							P	S	S	P	S	P	P	S		070.030.030(f)(1) Based on demand study, see Subsection 070.040.060(c)(5)
	Fabrication, manufacturing, and testing facility							S	S	S	S	S	S	P			070.030.030(f)(2) Based on demand study, see Subsection 070.040.060(c)(5)
	Food processing and packing plant												P	S			Based on demand study, see Subsection 070.040.060(c)(5)

	Craft manufacturing								P	P	P	P	P	P	P			
Marijuana Businesses	Marijuana cultivation, with or without retail or medical business													S			070.030.030(f)(3)	1 per 1,000 square feet storage, warehousing, and distribution area, plus 1 per 35 square feet manufacturing, assembly, packing, preparation, plus 1 per 300 square feet for retail sales and office area
Natural Medicine Business	<u>Natural Medicine cultivation facility</u>	-	-	-	-	-	-	<u>S</u>	-	-	<u>P</u>	-	-	<u>P</u>	-			1 per 1,000 square feet
	<u>Natural Medicine Products Manufacturer</u>	-	-	-	-	-	-	<u>S</u>	-	-	<u>P</u>	-	-	<u>P</u>	-			1 per 1,000 square feet
	<u>Natural Medicine Testing Facilities</u>	-	-	-	-	-	-	<u>S</u>	-	-	<u>P</u>	-	-	<u>P</u>	-			1 per 1,000 square feet
ACCESSORY USES																		
TEMPORARY USES																		



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WAYS TO SUPPORT

Psychedelic healing centers are coming to Colorado in 2025. Here's what to expect



By Molly Cruse · Dec. 18, 2024, 4:00 am

LISTEN NOW

7min 33sec

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A psychedelic mushroom, June 2, 2023.

Starting next year, Colorado will be the second state in the union to offer regulated psychedelic-assisted therapies. Since voters passed [Prop. 122 two years ago](#) state agencies and regulators have been working to establish guidelines and develop infrastructure to prepare for a new landscape for natural medicines in Colorado.

The 2022 voter initiative decriminalized the personal cultivation, possession, consumption and sharing of psychedelic mushrooms (including the psychoactive properties: psilocybin and psilocin) as well as DMT, ibogaine, and mescaline for adults 21 years and older.

Beyond legal personal use, the ballot question opened the door to psilocybin-assisted therapies and healing centers. This new industry is expected to come online next year.

This story is part of [The Trip](#), a CPR News series on Colorado's new psychedelic movement.

Timeline: What's coming in 2025? And when can people start visiting healing centers?

In short, it depends on what kind of healing center. Some might be available as soon as March. There are a few different things in the pipeline.

The state will begin accepting license applications on Dec. 31, 2024, for participation in three prongs of Colorado's new psychedelic landscape: therapy, cultivation, and testing.

grown and manufactured, respectively.

Testing companies will examine dried fungus and related products to ensure they meet the state's safety standards.

And then there's what so many people are talking about: psychedelic-assisted therapy. These natural medicine licenses will be broken into two categories, healing centers and so-called micro-healing centers.

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The rollout of those licenses will depend on a number of factors, including how quickly grow facilities can start supplying facilities.

But the state is anticipating licenses may start to be issued to businesses in March, with certain operations — such as micro-healing centers and cultivation centers — starting their work almost as soon as they're approved. That's according to Allison Robinette, the director of policy and regulatory affairs for the state's Natural Medicine Division.

Many anticipate standard healing centers could open their doors this summer.

"But we really don't know yet," Robinette said. "This is highly dependent on not only our own processes but also how responsive applicants are."

Micro-healing centers vs. healing centers

One of the biggest distinctions between Oregon and Colorado's natural medicine programs is Colorado's establishment of a micro-category of licensing for healing

have two.

And, no, the micro-healing center license doesn't (necessarily) involve "micro-dosing."

Think of a healing center as a facility entirely dedicated to psilocybin-assisted therapy — a place where people will visit and take psilocybin under the guidance and care of a facilitator.

In contrast, a micro-healing center is meant as an add-on for current mental health or wellness practitioners who want to add a new component to their therapeutic services. It could be part of a therapist's office, an existing healthcare facility, retreat centers, or (in certain instances) take place at the patient's home. The idea is that micro-healing centers will streamline access for those who already have a mental health provider.

From a regulatory standpoint, micro-healing centers are meant for facilitators who will host just a handful of psilocybin sessions per month rather than offering them as a specialized service. One key distinction between the micro-healing centers and standard healing centers is the amount of regulated psilocybin that can be stored on-site at any given time.



(AP Photo/Jenny Kane)

Golden Teacher mushrooms are displayed at Epic Healing Eugene, Oregon's first licensed psilocybin service center, on Friday, Aug. 4, 2023, in Eugene, Ore.

According to Robinette, the idea came about after listening to “stakeholder feedback from potential facilitators who are looking to incorporate psilocybin services or natural medicine services as part of the offerings they already have.”

This means your therapist could apply for a license, receive the necessary training and add psychedelic-assisted therapy to their tool kit — which could include different types of treatments (including, maybe, micro-dosing).

Additionally, the state hopes micro-healing centers can help curb high licensing fees for facilitators as well as the high cost for patients — something Oregon has struggled with.

Who are healing centers for?

This could include people interested in psychedelic-assisted therapy for a range of reasons, including but not limited to spiritual healing, basic mental wellness, or dealing with trauma — such as a history of abuse or the loss of a loved one.

Additionally, proponents of psychedelic treatment, such as Healing Advocacy Fund, believe psilocybin therapies could be revolutionary in helping with certain chronic mental health diagnoses including anxiety, addiction, PTSD, treatment-resistant depression — which affects about one-third of people with depression in the U.S. — and major depressive disorder, a severe form of depression.

While [the FDA still has yet to approve](#) psilocybin therapy as a qualified form of treatment, the federal agency has awarded psilocybin a Breakthrough Therapy Designation.

“Psychedelic drugs show initial promise as potential treatments for mood, anxiety and substance use disorders,” said Tiffany Farchione, M.D., director of the Division of Psychiatry in the FDA’s Center for Drug Evaluation and Research. “However, these are still investigational products.”

Despite a lack of federal approval — and the fact that it remains a Schedule I drug in the eyes of the Drug Enforcement Agency — local advocates are optimistic that psilocybin therapy could be instrumental for patients who have run out of all other options.



Rachel Estabrook/CPR News

Kate Showalter, the psilocybin patient, and her daughter Rúni. Showalter took part in a major psychedelic study at the University of Colorado, in hopes of treating the “existential distress” caused by her cancer diagnosis.

Erica Messinger, a registered nurse who has worked in rural health care in Montezuma County for over a decade, says she learned about psychedelic therapy after getting frustrated with the lack of options for her patients.

“Psychedelic therapy to me presents a new hope for Coloradans who continue to suffer from debilitating conditions, treatable conditions, despite our best efforts to help them find relief,” Messinger said.

Is there a safety process?

Yes, it starts with a screening form.

required to fill out a screening form. The form includes questions about the patient's reasons for seeking access, history of psychedelic use, general and mental health history, family medical history, and pharmacology.

According to Vogt, the screening is intended to spot potential health and safety issues for both the patient and facilitator.

"We've focused so much on creating safety buffers; the safety screening, the need for medical clearance, the avoidance of having any type of commercialized dispensary model," said Vogt. "The idea here is that this medicine is only used in a clinical setting under supervision in a safe environment."

Additionally, psilocybin therapy providers and patients will prepare a safety plan for their experience and safe transportation once their psilocybin session has concluded. (They will not be allowed to drive themselves home.)



(AP Photo/Seth Wenig)

What does a session look like?

There are a few steps.

In addition to the required screening, every psychedelic therapy session at a healing center in Colorado will include a three-part process: at least one preparation session, the administration session, and at least one integration session.

In the preparation step the patient will talk with the facilitator about things they're wanting to address and what might arise during the therapy.

The administration step is when the psilocybin is given to the patient. This can typically last around 5 hours, but could last upwards of 12 hours depending on the dose and the patient's needs.

And finally, at least one integration visit takes place a few days after the psychedelic session. This involves helping the patient bring lessons and insights from the experience into their day-to-day life. The patient and facilitator will dive into the things that “came up” over the course of the session and how the patient can “integrate” lasting changes into their life.

How much will this cost?

In Oregon, a session lasting a few hours can cost patients anywhere from \$1,000 to \$3,000 out of pocket.

It's expensive. And, no, insurance doesn't cover it.

Potential facilitators cite the cost of licensing and training, which includes more than 100 hours of education, as well as the treatments themselves.

risk factors, possibly the consultation with a healthcare provider. Then the preparation, which there's a minimum requirement for one preparation session,” Tasia Poinette, the Colorado Director of the Healing Advocacy Fund. “Then the session itself, which could be from six to eight hours in many cases. And then the integration afterward.”

There is concern among advocates that cost might be prohibitive to those who need access the most. But Poinette is hopeful that individual businesses will offer reduced-cost options to lower-income individuals.

“This is still so new,” Poinette said. “What we need in the longer term for insurance to start to fall into place is evidence that this therapy can be both safe and effective in the real world.”

Alejandro A. Alonso Galva is the project editor. Megan Verlee provided editorial guidance. Lauren Antonoff Hart is the digital producer. Hart Van Denburg is the visual editor.

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