



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
APRIL 22, 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 at: <https://us02web.zoom.us/j/86380550264>
Or Dial: +1 719 359 4580 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
Webinar ID: 863 8055 0264
International numbers available: <https://us02web.zoom.us/j/86380550264>

2 Roll Call

3 Receipt of the Minutes

- A. March 25, 2025 Meeting Minutes Draft

4 Comments from citizens appearing for items not on the agenda

5 New Items

- A. Comprehensive Plan Overview
- B. Workforce Housing Advisory Board Update on Affordable Housing Programs

6 Commissioner Comments

7 Director Comments

8 Adjournment

MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission

Regular Meeting
March 25, 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, Carolyn Cipperly, Connie Geiman

Also Present: Community Development Director Hannah Klausman, City Attorney Karl Hanlon, Senior Planner Emery Ellingson, Senior Planner Watkins Fulk-Gray, Deputy City Clerk Danyelle Rigli, Public Works Director Matthew Langhorst.

2. Conflicts of Interest

None

3. Receipt of Minutes

Cipperly moved to approve February 25, 2025. Connerton seconded. Motion passes with 7-0 vote.

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

No public comment was offered.

5. New Items

a. Planning File 07-25 Variance 401 N River Hotel 1888 Signage

Senior Planner Emery Ellingson presented the variance application with three action items related to signage allowances for quantity, location, and illumination. Staff recommended approval of all three variance action items.

Commissioner Questions of Staff:

What is the intent behind allowing neon versus internal illumination.

Staff response: Partly aesthetic and allowing existing historic neon signs to remain.

Confirmation on maximum size of the signs and that proposed is smaller than max allowed.
Staff response: Yes, smaller than allowed.

Applicant came forward and presented images and explanation of the proposed signage.

Commissioner questions to the applicant:

Is a photometric plan required for signs?

Applicant response: Our company does not typically do photometric plans

Staff response: Staff is recommending a photometric plan to assess total impact of existing and proposed to make sure it is in compliance with exterior lighting standards.

Chair Waller opened up the item for public comment.

No public comment received. Public comment closed.

Action item 1. Commissioner Connerton motioned to approved the variance to exceed the number of wall signs. Commissioner Cowan seconded the motion.

Motion passed unanimously with a vote of 7-0.

Action item 2. Commissioner Connerton motioned to approve the variance to allow a wall sign that does not meet frontage. Commissioner Cowan seconded the motion.

Motion passed unanimously with a vote of 7-0.

Action item 3. Commissioner Connerton motioned to approve the variance for internal illumination in the downtown core. Commissioner Cowan seconded the motion.

Discussion: Commissioners had concern that the photometric plan is too onerous, suggests finding another way of achieving compliance with lighting after installation with staff.

Commissioner Connerton amends the motion to remove the photometric plan requirement, striking condition 8, and amend for the applicant to work with staff to show compliance with the lighting standards prior to certificate of completion.

Commissioner Cowan seconds amended motion.

Motion passes unanimously with a vote of 7-0.

b. Planning Files 01-25 and 05-25; Canyon Vista Major Site/Architectural Plan and 1041 Review, 51993 Highway 6

Senior Planner Watkins Fulk-Gray presented the Major Site/Architectural Plan and 1041 Review applications for an 80-unit affordable housing development.

Action Item 1, Major Site/Architectural Plan:

Fulk-Gray provided site photos, plans, and zoning compliance information about the application. Staff recommends approval with conditions of approval, including special findings for seven areas recommended for the application of site design flexibility. Staff pointed out adding a 13th condition to action item 1 to include the following: Prior to building permit issuance, the applicant shall submit and receive approval for a minor subdivision to combine the lots.

Action Item 2, 1041 Review:

Fulk-Gray explained that the project triggers 1041 Review because of its proximity to Highway 6 and presented the 22 recommended findings. He recommended making the conditions of approval the same for 1041 Review as for the Major Site/Architectural Plan.

Commissioner questions to staff:

Does this project trigger housing variety requirements?

Staff response: The project only needs to meet two types, which this project does.

Clarification of the 1041 review and why it is required for this application.

Staff response: Properties adjacent to Highway 6 with traffic impacts are subject to the 1041 process also known as Matters of State Interest.

Is there a level of flexibility requests that is too much? Is this project's request too much?

Staff response: This is more requests numerically than other projects however they are minor in scope and less impactful.

Is there a way to ensure the old greenhouse is moved somewhere?

Staff response: It is not a requirement, but the applicant has been working on options.

Clarification on the affordability levels and how that works.

Staff response: Tax credit program and requirements sunset at 40 years. Therefore, staff suggests having our requirements apply only if the project turns into a market rate project after the LIHTC period.

Clarification on how the local resident preference possibly violates the Federal Fair Housing Act.

Staff response: Preference for tenancy including employment could jeopardize federal funding. Council approved a forgivable loan tied to 20 percent being local workforce tenants.

Question about water for the site. Will it be the City providing the water or other district?

Legal response: The applicant has a Can and Will serve letter from the City of Glenwood Springs.

Question about traffic report and the presence or consideration of turn lanes?

Staff response: There is not a turn lane currently. CDOT does not require any improvements.

Question on the flat solar panel drawing, will they all be flat on the roof.

Staff response: There will be some on the roof but mostly on the ground

Can this be incentivized to be for sale:

Staff response: No, LIHTC is only for rental projects. Legal explains that the City receives right of first refusal for purchase when and if it sells at the end of LIHTC period.

Question on lighting requirements, do we have one?

Staff response: Staff has included a condition that the photometric plan must comply with code.

Question on screening for parking occurring in the front yard setback?

Staff response: There is a 6 foot wide buffer that provides screening with landscaping so that parking is obscured.

Question on the West Glenwood Sanitation district providing capacity?

Staff response: The Can and will serve letter indicates they have plenty of capacity in their service area.

Applicant Presentation: Nick Emenhiser from Cohen Esrey development group introduced the Land Studio, High Country Engineers and KTG Y architects. Land Studio presented a high level overview of the project and how it meets code standards. Cohen Esrey presented information on the Cohen Esrey group and projects completed in other jurisdictions as well as the financing for the project.

KTGY Architects explained that the presence of some flat roofs is designed to house solar panels as well as condensing units for the project. It is screened by surrounding pitched roofs so that those areas are not visible. The outdoor amenity on the rooftop also serves to reduce the bulk of the building on the west side to mitigate height transitions.

Commissioner Questions of Applicant:

Question asked about the Solar panels and has the applicant confirmed with City utility on acceptance of design.

Applicant response: have worked with staff and continuing to get confirmation on design.

Staff Response: Public Works director Matt Langhorst explained the can and will serve letter and that the City does see this as a benefit for the city and project.

Question whether the solar panels will create any glare for the amenities.

Applicant response: Amenities are a bit lower than the panels. The solar panel designers will handle those issues.

Staff pointed out that solar panel glare concern usually doesn't actually pan out as panels are designed to absorb light and not reflect it.

Will the stairs be limited from public use? Will it be lit?

Applicant response: No limit on who can use the stairs. Does not currently have a lighting component.

Question on the statement that the land could fit 131 units and how that got reduced?

Applicant response: The project was right sized to better fit the site and provide for parking.

Question about the moving the bus stop and how it would be done.

Staff response: The applicant would be allowing it to be located on their property, expenses would be covered by the City. The return bus stop is separate from the project but staff is working on that with CDOT.

Applicant response: this will be in the form of an easement.

Questions on lighting and motion activated and dimmer components.

Applicant response: We certainly will try to incorporate elements like those if the lighting designers can make it work.

Question on rent increases with this project.

Applicant response: HUD releases rent and income limits every April for LIHTC projects. so rent increase are regulated by those numbers and are small in nature compared to market rate.

Question on the grade of the property and height of the buildings if there are any changes.

Applicant response: it is about 6-10% across the whole property. We have an accessibility consultant for this project and are making sure to meet all mobility and accessibility for the site.

Chair Waller opened up the item for public comment.

Three residents provided public comment. Those comments included:

- Questions on the provision of water and sewer services.
- Concern related to Mitchel Cooper Water District which the property is within.
- No objection to the proposed project or the property being built other than water district issues.

Chair Waller closed the public hearing.

Legal counsel responded on limitations on engaging with public regarding an active lawsuit and therefor cannot response to all aspects mentioned. Clarified that the current project is not part of any litigation and not part of Planning and Zoning Commissions review this evening.

Commissioner Comments:

- Excited about the project and the social services being on site.
- Applauds the applicant for tailoring the project to the community of location.

Connerton motions to approve action item 1 to approve the 80 unit multifamily project with the findings and conditions as written in the staff report with the addition of item 13 regarding the minor subdivision occurring prior to the issuance of a building permit.

Commissioner Cipperly seconds the motion.

Discussion:

- PZ is a referring body that makes recommendations to City Council.
- Confidence in staff recommendations and requirements included related to utility requirements.
- 100% for the population that will be served by this project and am excited.
- Some concern over comments raised by public regarding Mitchel Cooper.
Legal response: the litigation is being determined at the 9th Judicial district and not a purview of the Planning and Zoning Commission.

10 minute recess called by Chair Waller to call the public into order.

Meeting resumes. Chair Waller called the question on action item 1.

Motion passes unanimously with a vote of 7-0. Commissioner Geiman recorded an abstention which is counted as an affirmative vote.

Commissioner Connerton motions to approve action item 2, 1041 review for Matters of State Interest with staff suggested findings and conditions in the staff report.

Commissioner Cowan seconds the motion.

Chair Waller called the question.

Motion passes unanimously with a vote of 7-0.

6. Commissioner Comments

Commissioners want an update on LIHTC projects and how they work.

7. Director Comments

Director Klausman explained that the April meeting would include the Comprehensive Plan Update item that was continued this evening and other updates from staff.

8. Adjournment

Meeting adjourned at 9:00 PM.

Planning and Zoning Commission Report

Date: March 25, 2025
To: Planning & Zoning Commission
From: Hannah Klausman, Director of Community Development
Subject: Comprehensive Plan Overview

BACKGROUND

Staff wants to take an opportunity to showcase important City Plans to the Planning and Zoning Commission in order to help familiarize the Commission with the purpose, intent, and ways to utilize goals represented in different plans for decision making. This will allow the Commission to have a comprehensive outlook on all of the many City goals.

The Comprehensive Plan was majorly updated in 2023. This process included almost 2 years of work engaging the community, stakeholders, and City Council to arrive at a consensus for the future of Glenwood Springs.

The Plan is the community's **guide** for making land use decisions and is based on the community's values and vision for the future, however is not a regulatory document like the Municipal Code. The Comprehensive Plan sets the stage for other City plans including neighborhood or special district plans, capital improvement plans, street and transportation plans, and utility plans. In short, it is the central manuscript that coordinates and sets priorities for the City's current and future planning endeavors.

The Comprehensive Plan goals are (in no particular order):

- Address transportation needs and provide multiple convenient travel choices
- Advance climate and resiliency goals as a core community value
- Direct development to locations and building forms that are costeffective to serve
- Maintain Glenwood Springs as the regional tourism, retail, commercial, and governmental center of Garfield County
- Preserve cultural resources
- Preserve Glenwood's character while maintaining livability and increasing the vibrancy and commercial success of the Downtown and throughout Glenwood Springs
- Preserve natural resources and protect against hazards
- Promote long-term, sustainable, and diverse economic development
- Provide equitable and diverse housing for the entire community
- Support social diversity

The full plan is available on the Community Development Department's Planning page in the long range planning section here [Glenwood-Springs-Comprehensive-Plan-Update-2023-March-16-2023---FINAL](#)

There is also a smaller overview of the plan available in the "Brief" on the same page.

2023

GLENWOOD SPRINGS COMPREHENSIVE PLAN BRIEF

COMPREHENSIVE PLAN
ADOPTED
3.16.2023



Contents

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- 3.0: Action Plan Brief 06**
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This document is designed to be a tool for quick reference of the full Comprehensive Plan. Also referred to as the Comprehensive Plan Brief. The Brief is NOT meant to replace or be utilized in lieu of the Comprehensive Plan. The full Comprehensive Plan document is available on the City of Glenwood Springs website.

Glenwood Character

We value living in a place with authentic character, a relaxed and friendly atmosphere, and that is easy to get around, access the outdoors, all of which contribute to our high quality of life.

We Value:	Referenced Page Numbers in Comprehensive Plan
Social diversity in residents, workers and visitors	25, 35, 39, 40, 50, 58, 74, 86, 93
Compact, walkable and talkable neighborhoods	40, 49, 50, 51, 58, 66
Sustainable tourism	61, 65, 81, 82, 103, 112, 113
Multimodal connectivity and safety	29, 38, 48, 66-68
Diverse and historic architecture & neighborhoods	22, 27, 38, 42, 51, 56
Arts, culture, and recreation businesses and amenities	61, 64, 65, 81, 84-86, 92, 93, 102, 103, 110, 111, 113
Connection and preservation of nature (rivers and natural resources)	7, 22, 28, 44, 50, 51, 84, 88
Resilient and sustainable economy and environment	39, 62, 69, 81, 94, 105, 108, 109, 111, 112, 114
Regionalism and partnerships	25, 29, 30, 47, 51, 54, 60-62, 66, 68, 87
Livability for all	7, 35, 42, 51, 61, 66-68, 74, 75, 78
Diversity and choice among small businesses	25, 30, 51, 57, 61, 62

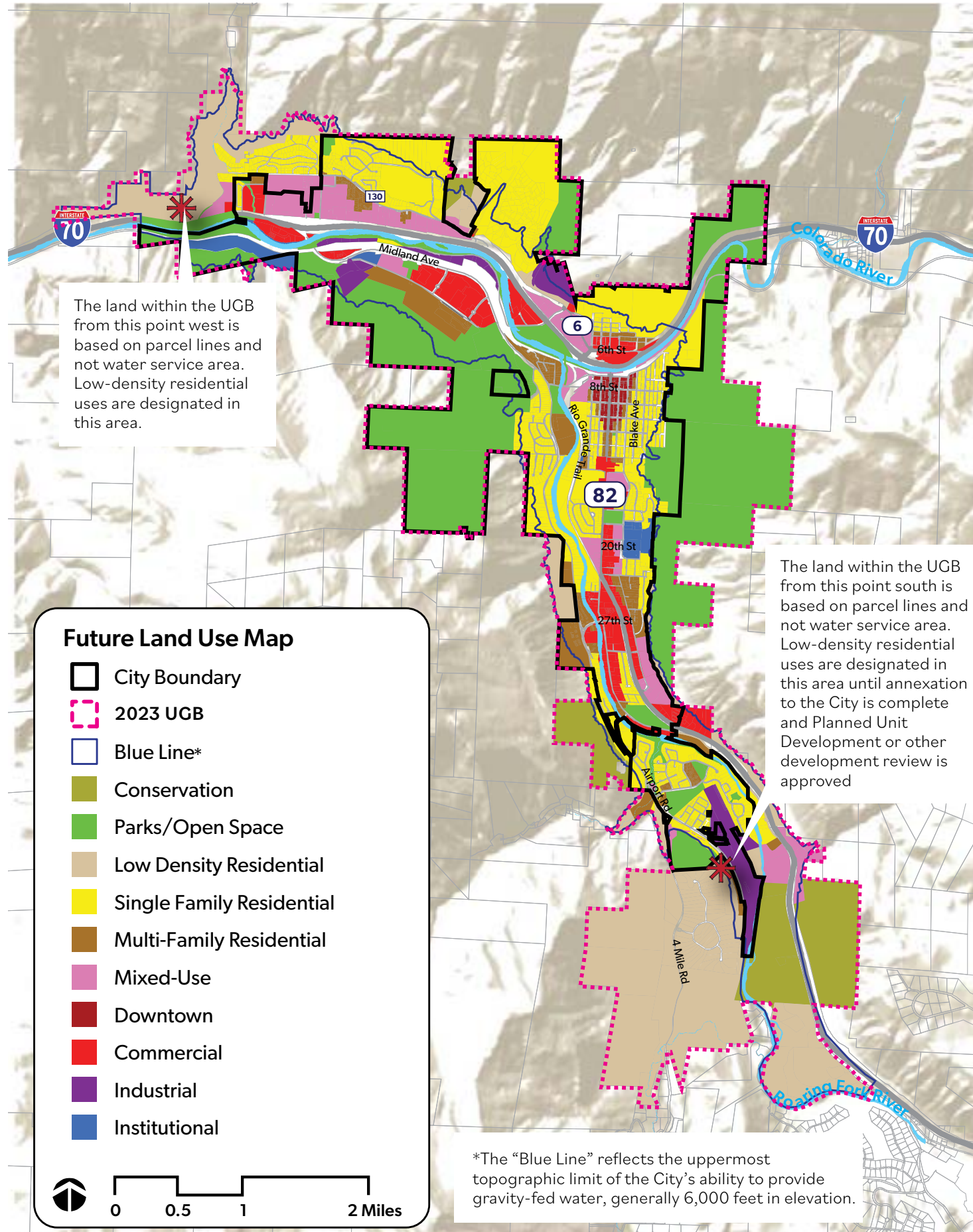
Vision

The City of Glenwood Springs desires to maintain its character and preserve its cultural and natural resources by implementing a proactive plan to achieve directed and balanced development, social and economic diversity, address its transportation needs, and continue advancing its climate goals.

Goals

- Promote long-term, sustainable, and diverse economic development
- Maintain Glenwood Springs as the regional tourism, retail, commercial, and governmental center of Garfield County
- Preserve Glenwood’s character while maintaining livability and increasing the vibrancy and commercial success of the downtown area and throughout Glenwood Springs
- Address transportation needs and provide multiple convenient travel choices
- Direct development to locations and building forms that are cost effective to serve
- Provide equitable and diverse housing for the entire community
- Support social diversity
- Preserve cultural resources
- Preserve natural resources and protect against hazards
- Advance climate and resiliency goals as a core community value

Future Land Use Map (FLUM)



FLUM Designations

Conservation

The Conservation land use designation is applied to properties with an established conservation easement restricting the property to a very limited amount of development.

Parks / Open Space

This land use designation identifies approximate locations for parks as well as for public open space. This designation is intended to include permanent open space, but also allows for limited development such as golf courses and recreation / public facilities.

Low Density Residential

Low Density Residential is a designation for land that is outside of the city limits but within the urban growth area. This designation consists of single-family residential development that is intended to maintain a rural character. Appropriate development densities will be determined by, among other things, current land uses, topographic constraints, existing and future utility connections, and existing road networks.

Single-family Residential

The Single-family Residential land use consists primarily of single-family detached homes and duplexes on a variety of lot sizes. Higher densities may be considered on a case-by-case basis if the development furthers the goals of the Comprehensive Plan. Home occupations may be permitted with additional review. Institutional uses such as churches, schools, parks, and trails are also allowed.

Multi-family Residential

The Multi-family Residential land use designation accommodates multi-family structures of 3 units or greater, and may include home occupation and assisted living facilities as per the City's Zoning code.

Mixed-Use

The Mixed-Use land use designation allows for a variety of uses including commercial, retail, office, restaurant, entertainment, and multi-family housing co-existing through design either in a horizontal or vertical fashion.

Downtown

This designation is intended to reflect the character of the historic Downtown while allowing additional uses that will strengthen and expand the core of the community including retail, offices, restaurants, residences, lodging, and civic uses. Pedestrian friendly design and a mix of uses are envisioned. The downtown is a mix of single and multifamily structures, but it maintains the architectural character of single-family neighborhoods.

Commercial

This land use designation provides a wide range of general retail goods and services for both regional and local markets, in both attached and freestanding structures. Retail uses outside of Downtown that would compete directly with Downtown retail are discouraged.

Industrial

This designation accommodates heavy commercial, light industrial, and industrial uses such as manufacturing, warehousing, distributing, and indoor and outdoor storage.

Institutional

This designation permits uses such as churches, medical facilities, and public buildings and facilities.

Action Plan Brief

The following Implementation Matrix is a tool to organize action steps that help implement the strategies outlined in the 2023 Comprehensive Plan. Every planning chapter strategy with appropriate action can be found in this section. The corresponding page numbers represent where more information can be found about the strategy and/or action in the Comprehensive Plan. An example of how the table reads is graphically represented below. All actions can be found on pages 98 to 114 in the Comprehensive plan.

Planning Framework (Example)

#	Policy/Action	Page
	Policy	pg. #
	Action	

Land Use & Future Growth

#	Policy/Action	Page
1.1	Promote Transit Oriented Development (TOD).	44
1.1.A	Plan for transit stations located in all mixed-use neighborhoods by incorporating principles of smart growth, new urbanism and green building.	
1.1.B	Concentrate growth in Glenwood Springs in locations that can be served by high-frequency transit.	
1.2	Encourage a compact urban form.	44
1.2.A	Increase allowable unit densities in areas where supporting infrastructure is available.	
1.2.B	Consider density or zoning bonuses to provide affordable and workforce housing.	
1.2.C	Identify opportunities for vertical mixed-use (residential over commercial) and live-work housing.	
1.3	Focus growth in Areas of Change.	44
1.3.A	Implement existing and prepare future Sub-area plans for: Confluence Riverfront Park and 8th St Crossing, 6th Street, W. Hwy 6 Corridor, S. Midland Ave, former Safeway redevelopment site, Walmart/Roaring Fork Market, River Corridor Overlay, West Glenwood Mall.	
1.3.B	Implement the annexation plan.	
1.3.C	Establish key metrics associated with growth scenarios and timelines to ensure ongoing, sustained infrastructure needs are met.	
1.4	Encourage redevelopment and prioritize public investment in identified revitalized areas to spur private investment	45
1.4.A	Strategically plan for future Sub-area plans Confluence Riverfront Park and 8th St Crossing, 6th Street, W. Hwy 6 Corridor, S. Midland Ave, former Safeway redevelopment site, Walmart/Roaring Fork Market, River Corridor Overlay, West Glenwood Mall that encourage private investment.	
1.4.B	Implement 6th Street Master Plan.	

1.4.C	Implement the Confluence Riverfront Park and 8th Street Crossing Plan.	
1.5	Foster and protect vibrant, diverse, safe, and well-connected neighborhoods.	49
1.5.A	Ensure current development standards are consistent and promote high-quality design outcomes and climate resiliency.	
1.5.B	Update infill design standards to maintain and protect established neighborhood character, form, and resilience.	
1.5.C	Integrate emergency management into the review process for large new developments.	
1.5.D	Consider to amend the land use code to include evacuation planning for new development in vulnerable areas.	
1.6	Maintain the municipal airport.	49
1.6.A	Promote safe operations at the municipal airport.	
1.7	Preserve the hillsides.	49
1.7.A	Ensure growth includes green buildings, open space, trees and native vegetation to protect our natural resources.	
1.7.B	Maximize new open space/city parks on the edge of city boundaries.	
	Protect the rivesides.	49
1.8	Reduce light pollution.	49
1.8.A	Establish and enforce a citywide Dark Sky Ordinance to reduce light pollution.	

Community Character & Vitality

#	Policy/Action	Page
2.1	Support appropriate mass, scale and density of new development.	57
2.1.A	Consider updating the Downtown Plan (1998). Prioritize downtown development that includes retail space at the street level, commercial office space at a second level and residential development above. However, priority should be placed on the implementation of sub-area plans, including 6th Street and the Confluence.	
	Implement and enforce design standards.	57
2.2	Support neighborhood commercial mixed-use development.	57
2.2.A	Identify opportunity sites that can support neighborhood-level commercial goods and services, focusing first on increasing food access.	
2.3	Support social diversity.	58
2.3.A	Create a free or low cost clinic for people without health insurance.	
2.3.B	Build community trust in council and governance. Provide more engagement opportunities with the community within City and other planning processes.	
2.3.C	Identify opportunity sites that can support neighborhood-level commercial goods and services, focusing first on increasing food access.	

2.4	Create a community for all.	58
2.4.A	Support a livable community by providing safety, water, sanitation, mental health facilities, and housing options for those experiencing homelessness.	
2.4.B	Increase communication about all city programs offered with the community in Spanish and English.	
2.4.C	Hire multilingual staff or provide education for existing staff.	
2.4.D	Develop a community hub for a meeting space and an entertainment venue.	
2.5	Provide a multimodal mobility network.	58
2.5.A	Improve the Glenwood Springs multimodal system and urban trail network, including bike and pedestrian connectivity throughout town, and filling sidewalk gaps between neighborhoods.	
2.6	Develop parking strategies and partnerships.	58
2.6.A	Create parking access along Devereux road for river access and/or parks.	
2.6.B	Continue to support the efforts of the Downtown Development Authority (DDA) in finding parking solutions in the Downtown core.	
2.6.C	As new development opportunities arise, reevaluate the potential to create new joint use parking structures at key locations for public and private use.	
2.6.D	Foster the formation of public/private partnerships to provide structured parking in mixed-use developments in all Areas of Change.	
2.7	Protect historic resources and buildings.	59
2.7.A	Implement the Citywide Historic Preservation Plan.	
2.7.B	Establish a dedicated funding and incentive program for cultural and historic preservation programs in Glenwood Springs to deter the demolition of structures that are historically or architecturally significant.	
2.7.C	Map contributing historic buildings, and modify the City's existing Design Standards as needed to address additions and modifications in a manner that preserves the integrity of the original building.	
2.7.D	Identify properties eligible for local landmark & pursue outreach with property owners for formal landmarking.	
2.8	Preserve the Cardiff Coke Ovens.	59
2.8.A	Continue to support the Historical Society for preservation and upkeep of the Cardiff Coke Ovens.	

Economic Development & Tourism Management

#	Policy/Action	Page
3.1	Retain Glenwood Springs' role as a regional commercial hub.	63
3.1.A	Identify gaps or missing opportunities that may exist in recreation/light manufacturing sectors.	
3.1.B	Encourage businesses to expand operational hours in the downtown core area.	

3.1.C	Encourage spending to support commercial development and businesses by improving and identify new wayfinding throughout town.	
3.2	Ensure adequate food access.	63
3.2.A	Actively attract new grocery, both large and neighborhood scale to increase food access in Glenwood Springs.	
	Focus on local-serving economic development.	63
3.3	Attract and retain diverse businesses and industries.	64
3.3.A	Increase and provide consistent communication with businesses for Community Events to collaborate with City-hosted events. This will better position businesses to market and attract new clients.	
3.3.B	Explore the feasibility of an incubator 'makers' space tailored to fostering entrepreneurship.	
3.3.C	Facilitate the expansion of regional facilities. Work to protect and expand Glenwood Springs' role as a regional hub for medical and educational activity by facilitating expansion of existing facilities where compatible and appropriate. Consider suitable incentives for attracting new educational and healthcare facilities as those opportunities arise.	
	Make space for new employers and the expansion of existing employment centers	64
3.4	Revitalize underutilized properties.	64
3.4.A	Strategically plan for future Sub-area plans Confluence Riverfront Park and 8th St Crossing, 6th Street, W. Hwy 6 Corridor, S. Midland Ave, former Safeway redevelopment site, Walmart/Roaring Fork Market, River Corridor Overlay, West Glenwood Mall that encourage private investment.	
3.4.B	Implement the 6th Street Master Plan.	
	Encourage workforce training and development	65
3.5	Ensure adequate development of workforce housing.	65
3.5.A	Evaluate and update incentive programs and other public subsidies (such as city-funded road, sewer, and transportation infrastructure), that help attract new affordable housing supply for local employees to support and attract business development and growth.	
3.6	Support the management of sustainable tourism in Glenwood Springs.	65
3.6.A	Find, develop, and promote RV Parking locations and amenities for those who would otherwise pass through. Visitors in RVs often pass through Glenwood Springs, because of the inability to find parking for large vehicles, which is a missed opportunity for the City.	
3.6.B	Increase promotion that supports historical tourism and sustainable recreation industries.	
3.6.C	Support and increase engagement with diverse visitors through multilingual marketing.	
3.6.D	Provide educational information on the pros and cons of the impacts of tourism including local businesses and the tax base contribution as an economic driver.	
3.6.E	Increase environmental stewardship promotion to minimize visitor impact	
3.6.F	Retain, enhance, and expand the long-standing diverse and sustainable tourist market	
3.6.G	Continue to implement recommendations from the Destination Recovery Workshop including attracting responsible visitors and educating them on responsible tourism.	

Transportation & Mobility

#	Policy/Action	Page
4.1	Continue to evaluate and monitor State Highway 82.	70
4.1.A	Develop and implement mitigation strategies to reduce the impact of regional growth on traffic congestion on major roads, highways, and residential streets.	
4.2	Focus on Transportation Demand Management (TDM).	70
4.2.A	Implement a Transportation Demand Management Plan to reduce vehicle miles traveled.	
4.2.B	Allocate adequate funding to maintain existing multimodal infrastructure.	
4.3	Develop a regional traffic model & Regional Transportation Master Plan.	71
4.3.A	Serve as a leader in regional transportation and strengthen partnerships to pursue federal funding and to “regionalize” non-federal funding commitments. Begin to budget transportation and capital improvement work programs and work with RFTA and others to leverage multi-modal opportunities (such as road/Bus Rapid Transit or road/rail) to fund and implement corridor routes for SH82, Railroad Corridor and South Bridge.	
	Expand and enhance regional transit to, from, and through Glenwood Springs.	71
4.4	Expand local transit and enhance regional transit to, from, and through Glenwood Springs.	71
4.4.A	Improve public transit access, infrastructure, frequency of local and regional service, and expand park and rides.	
4.4.B	Continue and strengthen partnerships between Federal, State, and Municipalities to build a more robust transportation system to serve the region such as Bustang, Pegasus, and RFTA.	
4.4.C	Investigate opportunities and feasibility of train, tram, or city street car for residents and visitors and buy electric vans that circulate the city on a regular route.	
4.5	Ensure Downtown is pedestrian-friendly and safe	71
4.5.A	Consider converting to paid parking Downtown and other Downtown parking management strategies identified in the MOVE study to encourage use by other modes of Downtown.	
4.6	Improve the regional trail network.	71
4.6.A	Support the development, connection, and completion of the LoVa Trail.	
4.7	Enhance the pedestrian and bicycle network.	72
4.7.A	To better improve and identify multi-modal connection points in town, conduct an assessment of existing multi-modal infrastructure and define priorities to improve bicycle and pedestrian networks.	
4.7.B	Improve the Glenwood Springs multimodal system and urban trail network, including bike and pedestrian connectivity throughout town, and filling sidewalk gaps between neighborhoods.	
4.7.C	Establish a Vision Zero or Local Road Safety Plan policy to address pedestrian safety issues.	
4.7.D	Create a Complete Streets Policy to encourage alternative modes of travel. All transportation infrastructure projects need to include elements to provide safe, efficient use by pedestrians, especially children, and non-motor users, bikes, e-bikes wheelchairs, etc.	
4.7.E	Create a bike share system and last mile system in Glenwood Springs.	

4.8	Develop an efficient and interconnected road network to reduce gridlock, delays and trips per day.	72
4.8.A	Provide a resilient transportation network that supports safe and efficient emergency access and adequate evacuation routes.	
4.8.B	Complete critical street network connections to include the I-70 A-line breaks and South Bridge transportation projects.	
4.9	Expand and improve Ride Glenwood Transit.	73
4.9.A	Includes improving multi-modal transit to West and South Glenwood.	
4.9.B	Evaluate and expand Ride Glenwood to Regional Transit services and improve connections across the City.	
4.10	Plan for emergency evacuation.	73
4.10.A	Develop a regional emergency management evacuation plan and integrate planning into growth management.	
4.10.B	Complete cost updates for major projects including South Bridge and disseminate to public. Increase communication and engagement around plans for South Bridge including operations and cost.	
4.11	Support the expansion of green transportation options.	73
4.11.A	Plan and incentivize EV and E-bike growth and operations.	
4.11.B	As the City’s fleet of vehicles reach the end of their lifespan, replace them with electric vehicles.	
4.11.C	Work with RFTA and regional partners to understand the feasibility of electric buses.	

Housing

#	Policy/Action	Page
5.1	Increase housing density.	76
5.1.A	Provide incentives for developers to build condos or townhouse units, including identifying and supporting condominiumization opportunities to increase homeownership .	
5.1.B	Support the ad hoc housing coalition to come up with affordable housing options.	
5.2	Encourage Accessory Dwelling Units (ADUs).	76
5.2.A	Consider policy changes to increase ADUs.	
5.2.B	Address barriers to ADUs such as parking and consider policy changes to increase ADUs in a housing strategy.	
5.3	Continue to utilize inclusionary zoning as a tool to produce more affordable and workforce housing.	76
5.3.A	Refine policy and regulations related to inclusionary housing to increase workforce and affordable housing opportunities. Evaluate for 10-25% dedicated affordable units.	
5.3.B	Re-evaluate current deed restriction policies to determine effectiveness for homeownership and adjust City policy accordingly.	
5.3.C	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.	

5.3.D	Review the short term rental policy to determine impact in local housing market.	
5.4	Pursue a community land trust model.	76
5.4.A	Establish, or participate with an existing community land trust to expand homeownership opportunities.	
	Locate housing near jobs and transit.	76
5.5	Promote mixed-use development.	77
5.5.C	Require high-quality, energy efficient design for mixed-use and higher density housing projects.	
5.6	Provide diversity in housing types.	77
5.6.A	Develop a local Housing Strategy with robust public engagement. The Community Development Department is currently working on a 2023 Housing Strategy Plan. Housing Strategy should address mitigating the cost of housing and rental costs, evaluating the need for subsidies for affordable/attainable housing.	
5.6.B	Establish baseline annual goals for housing production that promotes a mix of housing types.	
5.6.C	Identify potential parcels for the development of senior housing and identify partners to develop.	
5.6.D	Create a policy or program to preserve existing missing middle housing and explore ways to develop new missing middle housing.	
5.7	Preserve existing, naturally-occurring affordable housing.	77
5.7.A	Create a policy or program to preserve existing, naturally occurring affordable housing such as mobile homes.	
5.8	Address housing regionally.	77
5.8.A	Partner with Garfield, Pitkin and Eagle Counties to combine resources, share strategies, and jointly seek funding and land for community housing projects.	
5.8.B	Support the West Mountain Regional Housing Coalition in its efforts, including a regional buy-down program, rental assistance, and ADU assistance.	
5.9	Accommodate seasonal workers.	77
5.9.A	Explore alternative housing types that accommodate seasonal workers, including dormitories, hostels, camps, or other accommodations that employers could provide subsidy for.	

Public Utilities & Services

#	Policy/Action	Page
6.1	Direct growth to areas where utilities and services can be provided efficiently.	79
6.1.A	Connect the 4th electrical substation.	
6.1.B	Update the City Capital Improvement Program (CIP) to compare maximum future growth projections and infrastructure needs (domestic water infrastructure, wastewater improvements) without degrading the environment.	

6.2	Allocate land for utility expansion.	79
6.2.A	Determine where land acquisitions for utility expansion are needed and develop a plan accordingly.	
6.3	Consider fiscal impacts prior to expanding City water and sewer services.	79
6.3.A	Continue to set utilities and other fees adequately to cover cost impacts of development.	
6.4	Plan for increased landfill capacity.	79
6.4.A	Incentivize and require recycling and composting in public places and large-scale development projects.	
6.4.B	Revise and reinstate policies related to Spring Cleanup and Hazardous Waste Day to promote separate waste streams.	
6.4.C	Require all-compostable or reusable materials for events that sell food/beverages.	
6.4.D	Improve residential recycling by expanding the Recycling Center's operational hours.	
	Continue to support the expansion of broadband infrastructure.	80
6.5	Complete domestic water infrastructure improvements.	80
6.5.A	Address waterline improvements within annexations road networks.	
6.6	Plan and budget for electrical system improvements.	80
6.6.A	Plan and budget for electrical system improvements, including preparation for vehicle and building electrification (process to replace technologies that rely on fossil fuels).	
6.7	Promote water conservation.	80
6.7.A	Promote an ongoing citywide water conservation program, especially non-potable/irrigation water.	
6.7.B	Implement a Water Efficiency program to include a lawn buy-back program, fixture replacement funding help, irrigation control, and rain sensor programming.	
6.7.C	Conduct a comprehensive energy and environmental audit of the entire municipal water system to determine the carbon emissions and energy consumption associated with water delivery, water treatment, and wastewater treatment.	
6.8	Increase electrical efficiency.	81
6.8.A	Continue to purchase renewable/green energy. Consider the development and production of renewable energy when appropriate.	
6.8.B	Replace tall street lights in neighborhoods with a more aesthetic and energy efficient light.	
6.8.C	Establish and monitor energy conservation programs and reduce electrical consumption.	
6.9	Provide appropriate levels of service for emergency services.	82
6.9.A	Provide appropriate levels of service for emergency services such as police, fire protection, and hazard events services in response to growth.	
6.10	Assure appropriate levels of fire protection and emergency medical services.	82
6.10.A	Update development codes and Capital Improvement Plan to address fire prevention and possible new fire substation needs.	

6.11	Apply intergovernmental efforts toward regional wildfire fire protection.	83
6.11.A	Review current intergovernmental agreements to address regional wildfire protection needs.	
6.11.B	Develop ongoing public information service announcements to communicate to community members on public services and programs. Increase bilingual communication and planning for emergency services and hazards.	

Parks, Recreation, Open Space & Trails

#	Policy/Action	Page
7.1	Focus on securing/maintaining sufficient parkland, greenspace and open space.	85
7.1.A	Review and update park land dedication requirements.	
7.1.B	Update and implement a Parks and Recreation Master Plan. CAPRA department accreditation and accompanying master plan will be a valuable measure of the agency's overall quality of operation, management, and service to the community.	
7.1.C	Prepare a South Canyon Management Plan.	
7.1.D	Increase tree canopy for Downtown to maintain the City of Glenwood Springs as a Green City to create a healthy urban environment.	
7.1.E	Develop a funding program to support the maintenance of street trees.	
7.1.F	Update and monitor tree canopy coverage for climate/pest related infestations and develop educational and tree replacement programs.	
7.1.G	Develop an open space preservation strategy for open lands within and around the perimeter of the Urban Growth Boundary.	
7.1.H	Address the Wulfsohn Mountain Park's continuing maintenance and development.	
7.1.I	Disperse the same amount of parkland fairly to all areas of the City of Glenwood Springs.	
7.1.J	Evaluate existing landscaping requirements to address water conservation practices.	
7.2	Plan for the City-owned land adjacent to the River Trail.	85
7.2.A	Conduct a comprehensive river corridor study to assess land use, land ownership, natural resources (including wildlife fishery habitats), bank/bed conditions, and river access needs to preserve the health of the River.	
7.3	Improve and expand facilities.	85
7.3.A	Provide sufficient public restrooms in all future public spaces.	
7.3.B	Consider expanding the community center to include a performing art space and events space.	
7.3.C	Upgrade maintenance and operation for parks facilities e.g., public restrooms, trails and bike paths.	
7.3.D	Improve and upgrade city parks to be ADA compliant.	

7.4	Coordinate trail planning, implementation, ongoing maintenance, and expansion.	86
7.4.A	Update the 1991 River Trails Master Plan in coordination with transportation plan	
7.4.B	Increase new recreational trail development for mountain biking and hiking to continue to be a recreational destination.	
7.4.C	Link Two Rivers Park to the proposed Confluence Riverfront Park as a contiguous park connecting Downtown to our two rivers.	
7.5	Protect and preserve recreational City water rights.	86
7.5.A	Utilize the Recreational In-Channel Diversion (RICD) recreational water rights on the Colorado River for additional outdoor recreation opportunities.	
7.6	Ensure safe and sustainable business operations for recreation based businesses.	86
7.6.A	Create a business resiliency plan to help businesses prepare for and deal with crises (pandemic, wildfires, etc.)	
	Promote economic diversification in the outdoor recreation sector.	86
7.7	Ensure underrepresented groups are included in the recreation economy.	86
7.7.A	Increase programs for all.	
7.7.B	Provide more inclusive program offering at the community center to reduce barriers to participation for community for all.	
7.7.C	Increase cultural and historic identity in existing parks and trails.	
	Continue to partner with the Roaring Fork RE-1 School District.	87
	Coordinate with other recreation providers and develop partnerships.	87

Natural Resources

#	Policy/Action	Page
8.1	Continue leadership in protecting the natural setting through a variety of programs, committees, and multi-jurisdictional agreements.	89
8.1.A	Develop ongoing public information campaigns and social media communications to educate the community on the importance of protecting the natural setting and urban wildland interface areas.	
8.1.B	Assist in Public Outreach and Education of Laws, Regulations and Policies Influencing Water Use by regularly sharing educational information on water policies/programs, river clean up, riparian restoration, sustainable living and the environment.	
8.1.C	Participate in the Colorado Basin Roundtable and other Regional Watershed Programs to improve communication about water availability/ sustainability as well as addressing options for meeting future water needs	
8.2	Preserve and enhance the river corridors.	89
8.2.A	Support efforts to protect and manage usage of the Roaring Fork River, Colorado River Systems, and River Clean up.	

8.2.B	Maintain and continue to evaluate commercial regulations to manage river access to monitor the health and safety of the Roaring Fork and Colorado Rivers.	
8.2.C	Continue to obtain access easements as opportunities arise along the Roaring Fork and Colorado Rivers for fishing access.	
8.2.D	Study the feasibility of a River Overlay District. Continue to assess land use and natural resources, and access to the Roaring Fork and Colorado Rivers through completion of the river trail and through City-owned property adjacent to the river.	
8.2.E	Determine how the riparian habitat near the confluence could be impacted should it be developed in the future.	
8.3	Participate in regional planning efforts and work regionally to protect natural resources.	90
8.3.A	Partner with Garfield County to address water quality issues, such as impacts from leach fields, in those areas that may attract growth (e.g. No Name, Four Mile Creek drainage, the area south of the city limits along SH 82).	
8.4	Minimize human/wildlife conflicts.	90
8.4.A	Require wildlife protection and mitigation standards as part of future development reviews and approvals including riparian habitat restrictions for public and private entities.	
8.4.B	Require bear proof trash cans where appropriate.	

Cultural Resources & the Arts

#	Policy/Action	Page
9.1	Provide civic spaces: parks, promenades, and plazas.	93
9.1.A	Develop a master plan for civic spaces: parks, promenades, and plazas in the Downtown.	
9.2	Work regionally to protect cultural assets.	93
9.2.A	Work regionally with Garfield County and other organizations to promote arts and cultural assets.	
9.2.B	Support and increase funding for the Historical Society and Museum.	
9.3	Grow Glenwood Springs as a regional multicultural hub.	93
9.3.A	Promote Glenwood Springs as a cultural arts destination, implement the City Public Art Master Plan, and develop indoor and outdoor performance space, and festivals.	
9.3.B	Advance a feasibility study for a Performing Arts Center. Continue to plan for and encourage the development of a performing arts center - especially where there is adequate parking and pedestrian connections. It should be sited within the Downtown so that it can be near other complementary and synergistic businesses and in turn help bring more vitality to the Downtown.	
9.3.C	Develop 6th Street as an Arts corridor connection from the North Landing to the historic Downtown.	
9.3.D	Implement all-season events.	
9.3.E	Increase cultural events for the Hispanic & Latino/a community, for example, Cinco de Mayo, Independence days, and Hispanic Heritage Month.	

Climate & Hazards

#	Policy/Action	Page
10.1	Prioritize sustainable development practices.	95
10.1.A	Implement and update 2008 Climate Action Plan with equity goals.	
10.1.B	Encourage the adaptive re-use of existing vacant buildings.	
10.1.C	Encourage the use of green infrastructure over gray infrastructure.	
	Balance future growth and development with water resources and other resource capabilities.	95
10.2	Address resiliency planning, reduce and mitigate hazards, and develop emergency response system policies.	95
10.2.A	Develop an evacuation plan for the community by conducting a traffic evacuation analysis to identify remaining bottleneck locations and potential connections to address those bottlenecks, and perform a limited parcel analysis to identify particularly vulnerable neighborhoods in town and solutions.	
10.2.B	Improve emergency access communications.	
10.2.C	Develop wildfire and natural hazard defense plans.	
10.3	Reduce greenhouse gas emissions.	95
10.3.A	Establish accountability measures and procedures to monitor Climate and Resiliency progress. Update the GHG inventory for City government buildings and operations.	
10.3.B	Reconvene a permanent City Energy and Climate Commission.	
10.3.C	Replace city fleet of vehicles with electric and hybrid as feasible when existing vehicles need replacement.	
10.3.D	Develop community scale solar arrays or any other green power generation.	
10.4	Increase energy efficiency.	95
10.4.A	Continue Glenwood Springs Electric Department program to provide rebates to offset capital cost for energy efficiency measures for residents and businesses.	
10.4.B	Update the investment-grade energy audit and greenhouse gas inventory for all City government operations.	
10.5	Address climate change impacts regionally	95
10.5.A	Work with the Mount Sopris and Roaring Fork Conservation Districts to address noxious weed mitigation programs and promoting tree planting programs in the community.	
10.5.B	Facilitate private landowners entering into conservation easements on private property.	
10.5.C	Work with federal agencies and/or private land owners to thin wildfire vegetation on the surrounding hillsides.	



Planning and Zoning Commission Report

Date: April 22, 2025
 To: Planning and Zoning Commission
 From: Kevin Rayes, Housing Development Manager
 Subject: Workforce Housing Advisory Board Update on Affordable Housing Programs

ACTION ITEMS

Discussion only.

BACKGROUND

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

In October of 2023, the WFHAB began working with a consultant to draft an implementation plan, as well as goals and vision for the Board. The plan outlines general budgeting priorities as well as prioritized tasks. Council approved the implementation plan in February of 2024.

Staff would like to provide an update to the Planning and Zoning Commission on WFHAB's efforts and new programs that are being implemented in the community.

PROJECT SUMMARY

The Workforce Housing Advisory Board have implemented or are working on numerous projects to support homeownership and rental assistance. Those include, but are not limited to the following:

- Employee Rental Assistance
- Down Payment Assistance
- Support for West Mountain Regional Housing Good Deeds Program
- Support for Habitat for Humanity Affordable Condo Project
- Support for Canyon Vista Low Income Housing Tax Credit Project
- Mobile Home Park Preservation

REVIEW CRITERIA AND STAFF ANALYSIS

N/A

REVIEWING AGENCY COMMENTS

N/A

ACTION ITEMS & STAFF RECOMMENDATIONS

N/A

Suggested Findings:

N/A



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

PURPOSE:

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

VALUES:

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

GOALS & STRATEGIES:

1. Provide a place to go and a person to talk to for people seeking housing solutions in Glenwood Springs.
 - A. Build an affordable housing information and resource website by December 2024.
 - B. Hire a City of Glenwood Springs Housing Manager by August 2024.
2. Increase affordable housing by 3%, based on the City of Glenwood Springs 2023 Strategic Housing Plan’s projected long-range need for dwelling units*, through **property preservation & affordable housing creation strategies**, by December 2027.
 - A. Establish property acquisition pilot program(s) to facilitate purchase of existing properties (i.e. mobile home parks) for affordable housing preservation and/or land banking by December 2024.
 - B. Design and implement rental assistance pilot program(s) inclusive of immediate and long-term rental subsidy options, for households at 30 – 150% of AMI** and any additional criteria established by the working groups, by December 2024.
 - C. Design and implement homeownership assistance pilot program(s) (i.e. buy down), in partnership with West Mountain Regional Housing Coalition, for households at 30 – 150%** of AMI and any additional criteria established by the working groups, by December 2025.
 - D. Establish property preservation pilot program(s) to facilitate rehabilitation and conversion of existing properties by December 2025.
 - E. Implement funding opportunities with loans, incentives, cash subsidy and other gap financing that leverages private funding by December 2026.
3. Increased confidence and trust in Glenwood Springs commitment to addressing workforce housing.
 - A. Provide CoGS Council a multi-year plan, priorities and resource allocation recommendations for the use of 2C funds, by February 2024.
 - B. Establish program/initiative working groups for design and implementation of pilot programs by April 2024.

VISION:

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



Workforce Housing Fund Advisory Board

RECOMMENDED APPROACH:

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

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

* <https://www.cogs.us/DocumentCenter/View/9241/Strategic-Housing-Plan-Update>

** <https://dlg.colorado.gov/area-median-income-and-housing-calculator>