



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
AUGUST 26, 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: 719-359-4580,
253-215-8782 US (Tacoma) 346 248 7799 US (Houston)
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. July 22, 2025 Planning and Zoning Commission Draft Meeting Minutes

5 Comments from citizens appearing for items not on the agenda

6 New Items

- A. Planning File SUP-000062-2025, Special Use Permit Marijuana Dispensary 2922 Glen Avenue
- B. Planning File REZONE-000048-2025, Rezoning from Glenwood Springs Mall PUD to M1 - Mixed-Use Corridor, 51027 HWY 6 & 24
- C. Planning File #23-25 Code Amendment: Sidewalks

7 Commissioner Comments

8 Director Comments

9 Adjournment

MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
July 22, 2025
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM

1. Roll Call

Present: Commissioners: Carolyn Cipperly, Amy Connerton, John Houghton, Gregory Cowan, Marjorie Lear, Patrick Corcoran, Connie Geiman

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

Actions: Commissioner Cipperly made a motion to seat Alternate Commissioners Marjorie Lear and Patrick Corcoran, motion seconded by Commissioner Geiman. Voice vote taken; motion passed unanimously.

2. Conflicts of Interest

There were no conflicts of interest.

3. Receipt of Minutes

April 2025 Planning and Zoning Commission meeting minutes

May 27, 2025 Planning and Zoning Commission meeting minutes

Commissioner Cipperly made a motion to approve the April minutes, seconded by Commissioner Cowan. Voice vote taken, passed unanimously.

Commissioner Cowan made a motion to approve the May minutes, seconded by Commissioner Houghton. Motion passed unanimously.

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

No public comment was offered.

5. New Items

a. Planning File SIGN 041-2025, Off-Premises Sign Permit, Glenwood Vet Clinic

Planner Emery Ellingson presented Item 1: Planning File SIGN 041-2025, an Off-Premises Sign Permit for the Glenwood Vet Clinic.

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

No Commissioner questions for staff.

- Clarification about the location of the proposed sign and of where the old sign was. **Staff confirmed the location of the proposed sign was north of the access drive and that the previous sign was south of the drive.**

Applicant Comment: Applicant Sam Johnson, Glenwood Vet Clinic provided the Commission with a brief description of the proposed sign and reasoning behind the application.

Commissioner questions, comments, and applicant's response.

- Clarification about the location of the proposed sign and of where the old sign was. **Applicant confirmed the location of the proposed sign was north of the access drive and that the previous sign was south of the drive. Applicant also explained that the construction of apartment building at 2512 S Grand was cause for the loss of the original sign and that the owners of 2512 S Grand were okay with installation of a sign on their property.**

Discussion before the motion included:

Comment by Commissioner Cipperly that the concept of an off-premises sign for the Vet Clinic was discussed during approvals for 2512 S Grand apartment building.

Commissioner Cowan made a motion to approve Item 1 with conditions as written in the packet. Commissioner Geiman seconded the motion.

Commissioner Connerton called the item to question. Motion passed unanimously with a vote of 7-0.

b. Planning File VAR-021-2025, Sign Variance for EuroItalian Underground Signage

Planner Emery Ellingson presented Planning File VAR-021-2025, a Sign Variance for EuroItalian Underground.

Staff recommend denial with findings and conditions in the staff report.

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

- How did this get brought to the City's attention? **Staff response: Staff confirmed that this was brought to the attention with a code compliance complaint.**
- Have there been any changes to the dimensions or design? **Staff response: Staff confirmed that the replacement sign was identical to the previous unpermitted sign with no changes in dimension or design.**
- Are there other similar violations that have been found? **Staff response: At this time there are no other pending violations for signage for any newly installed signs. Staff also explained that when there is a sign code violation, there are multiple avenues for compliance, including applying for a variance.**
- How is this different from sign variance requests from Walmart? **Staff response: Staff explained that this sign variance is different than Wal-Mart because the original sign was never a permitted location.**

- If they removed the back wall sign, would they be allowed to do a mural? **Staff response: Staff confirmed that a mural would be allowed on the back wall as long as it could not be considered signage per the Sign Code.**
- Are there any other businesses at Bethel Plaza that have signage away from their entry door? **Staff response: Staff confirmed that none of the other businesses on this block of Grand has signage on this frontage. Staff mentioned Ross Bail Bonds has a legal non-conforming sign on the west side of their buildings.**
- Is the City considering any wayfinding to help people find businesses at Bethel Plaza? **Staff response: Staff explained there are wayfinding signs in the downtown but not for specific businesses.**
- Do the restaurants list their addresses as Bethel Plaza? **Staff response: Staff was not able to confirm exactly how all the restaurants advertise but surmised that most do not advertise as being on Bethel Plaza.**
- What is the purpose for these requirements? **Staff response: Staff explained that the purpose of sign code is to balance the needs for wayfinding with the possible negative effects of visual clutter associated with too much signage.**
- How many tenants are in this building? **Staff response: Staff deferred to the applicant for an exact number.**
- Clarification about existing signage. **Staff response: Staff provided summary of the existing signage and how it compared with the Sign Code.**
- Clarification about signage regulations. **Staff response: Staff clarified the differences in sign code between sign types and building types and how that applies to this building.**
- For the applicant to be able to have the sign, do both action items have to be approved? **Staff response: Staff confirmed that both items would have to be approved to allow the sign on the alley side of the building.**

The applicant, Angie Stanford, provided the Commission a description of the signage variance and reasons for why the variance was requested.

Commissioner Connerton opened the item to public comment. No members of the public offered comment. Commissioner Connerton closed the public comment.

Commissioner questions to the staff and applicant included the following:

- How else do you advertise? **Applicant response: Applicant confirmed they advertise online as well as additional signage on the building.**
- Do you do walk-ins or reservations only? **Applicant response: Applicant stated that they do not take reservations.**
- Is there a wayfinding plan to help locations like this? **Staff response: Staff explained that most wayfinding plans are for general locations and are not business specific and that staff could provide recommendations from Planning and Zoning Commission to the DDA.**
- If there were a door on the west side, could there be a sign on it? **Staff response: Staff confirmed that if there were a public entrance on the west side, there could be one small additional sign but only one total regardless of number of tenants.**

- Is the red door part of the restaurant? **Applicant response: Applicant confirmed the red door was part of the restaurant and accesses the kitchen.**
- If you were to not have signage that is in existence, how much would you have to spend on advertising? **Applicant response: Applicant explained that it would be very difficult to direct customers to this location without the sign.**
- Clarification about what directional signs means. **Staff response: Staff provided Code definition for directional signs.**
- What do the other tenants think about this sign? **Applicant response: Applicant stated no other tenants objected to the signs nor the building owner.**
- Is there signage on the other adjacent building? **Staff response: Staff confirmed that there are not other signage on the adjacent building along the alley.**
- Was there a sign code in 2003? Would this sign have required a permit in 2003? **Staff response: Staff confirmed there was a sign code in 2003 and could not confirm if this sign would have conformed to code in 2003.**

Commissioner Cipperly made a motion to deny Action Item 1 with findings and conditions in the staff report. Commissioner Geiman seconded the motion. Commissioner Connerton called the item to question. The motion passed 5-2 with Commissioners Connerton, Cipperly, Geiman, Lear, and Houghton for approval of the motion and Commissioners Cowan and Corcoran for denial of the motion.

Commissioner Cipperly made a motion to deny Action Item 2 with findings and conditions in the staff report. Commissioner Geiman seconded the motion.

Commissioner Connerton called the item to question. Motion passed 5-2 with Commissioners Connerton, Cipperly, Geiman, Lear, and Houghton for approval of the motion and Commissioners Cowan and Corcoran for denial of the motion.

c. Planning File SUP 042-2025, Special Use Permit, Tesla EV Charging Station

Planner Watkins Fulk-Gray presented Item 3: Planning File SUP 042-2025, a Special Use Permit for a Tesla EV Charging Station.

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

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

- Is there mechanical equipment in the cabinets? **Applicant response:** There are many different electrical components, including a rectifier and a fan.
- Do the cabinets need to be screened? **Staff response:** No, they are not required to be screened.
- Will these chargers only charge Teslas? **Applicant response:** They will charge other types of EVs also. Some may require adapters.
- Are they free to use and open to the public? **Applicant response:** They are not free to use, but they are open to the public.

- How do pedestrians get to and from the site? **Staff response:** There are internal sidewalks in the site that bring you to the hotel parcel, where people will need to walk through the hotel's parking lot and to the City's sidewalk network.
- Will there be signage toward the charging station? **Staff response:** That can be accommodated through the City's processes but is not contemplated in this application. **Applicant response:** Tesla is not planning for any signage. People typically use their phones to find the charging station.

Commissioner Cipperly made a motion to approve Action Item 1 with conditions as written in the packet. Commissioner Lear seconded the motion.

Motion passed unanimously with a vote of 7-0.

6. Commissioner Comments

- The Commission congratulated Director of Community Development Hannah Klausman on her new position with RFTA.

7. Director Comments

Community Development Director Hannah Klausman thanked the Commission for their well wishes and complimented the Commission on all their hard work over the years. Klausman also provided the following updates:

- The departure of Community Development Technician Halie Paris. Klausman described that position was open and had been posted.
- Update on August Planning and Zoning Commission meeting items to include a code change regarding sidewalks and ADUs, Special Use Permit for marijuana, and a rezoning application for the mall.

8. Adjournment

Meeting adjourned at 7:38 PM.



Planning and Zoning Commission Report

Date: August 26, 2025
 To: Planning and Zoning Commission
 From: Watkins Fulk-Gray, AICP, Senior Planner
 Subject: Planning File SUP-000062-2025, Special Use Permit for a Retail Marijuana Business

REQUEST	Consideration of a request for a Special Use Permit for a retail marijuana establishment
APPLICANT	F109, LLC
OWNER	Bowl-O-Rama, LLC
LOCATION	2922 Glen Ave. (PIN: 218522200001)
ZONE	CO (Commercial)
EXISTING USE	Vacant; formerly an active marijuana retail business
SURROUNDING LAND USES	North: Restaurant and retail South: Retail East: Retail West: Highway 82 and residential
LOT SIZE	60,112 square feet (1.38 acres)

ACTION ITEM

Per Section 070.060.050(e) of the *Glenwood Springs Municipal Code*, the Planning and Zoning Commission is the deciding body for Special Use Permits.

Action 1 – Special Use Permit– consideration of a Special Use Permit for a retail marijuana establishment in the CO Zone District.

Staff recommendation: *Staff recommends approval of the Special Use Permit with findings and conditions on pages 8 and 9 of the staff report.*

LOCATION AND BACKGROUND

Project Summary

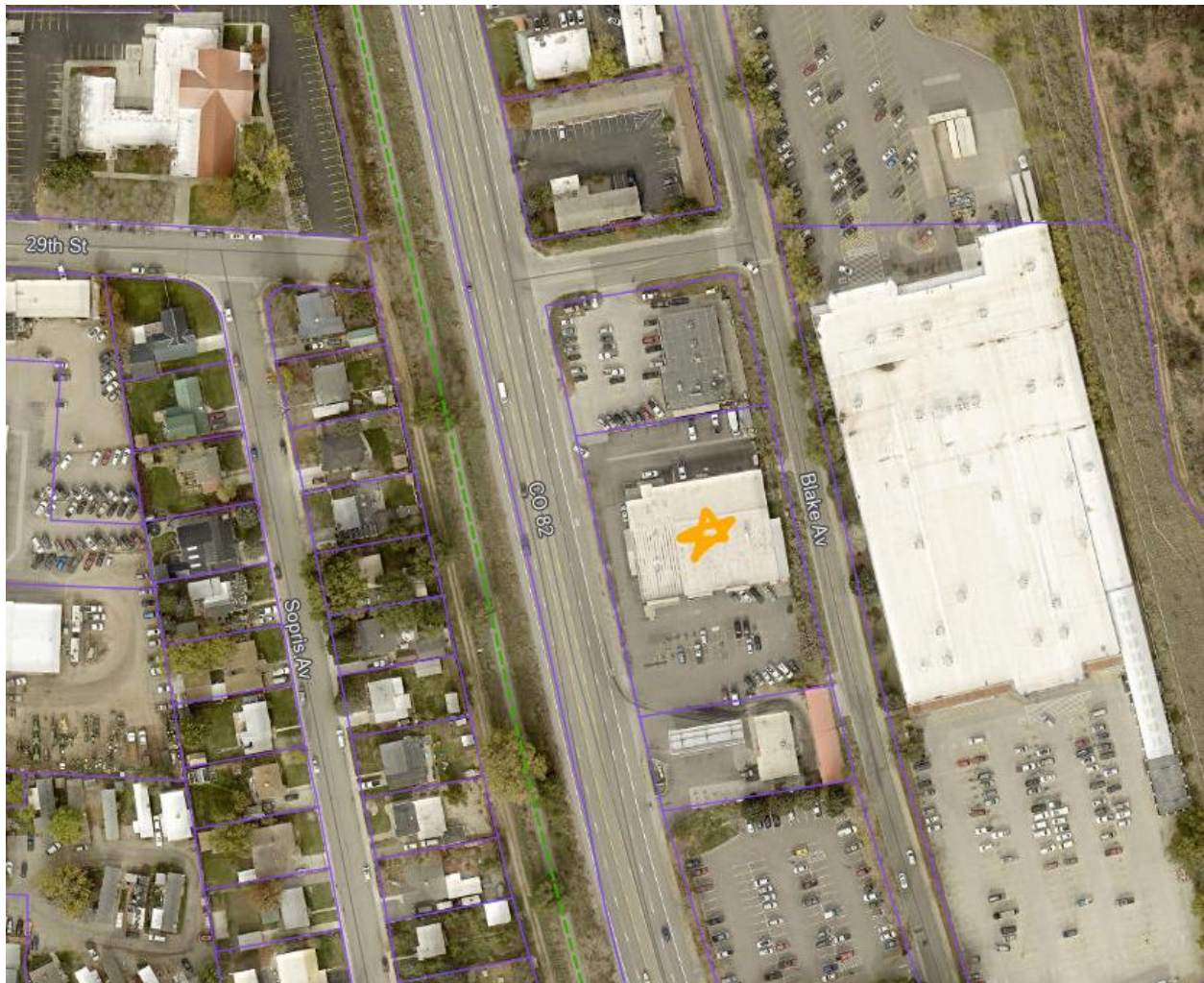
The applicants, F109 LLC, who intend to do business as Fired Cannabis, would like to open a new retail marijuana business at 2922 Glen Ave., which is the same location of the recently-closed Green Dragon marijuana business. No additions or significant remodels are proposed.

Glenwood Springs regulates marijuana businesses primarily through the chart of allowed uses (they are allowed by Special Use Permit in four zone districts), Use-Specific Standards, and Non-

Residential Design standards (for physical changes to the built environment). These standards, where applicable, will be discussed in greater detail later in this memo.

Location and Background

2922 Glen Ave. is an existing building shared by AutoZone and Colorado Electric Supply. The lot contains mostly the building’s footprint and impervious surfaces. Green Dragon, another retail marijuana business, recently closed its doors. Prior to Green Dragon, the business operated as Greenwerkz, also a retail marijuana business; and prior to that as Mary Jane Medical Marijuana. The applicants are in the required process with the City Clerk’s office to receive their license, which is also contingent on receiving all required State approvals.



Above: Starred, the location of the proposed retail marijuana business.

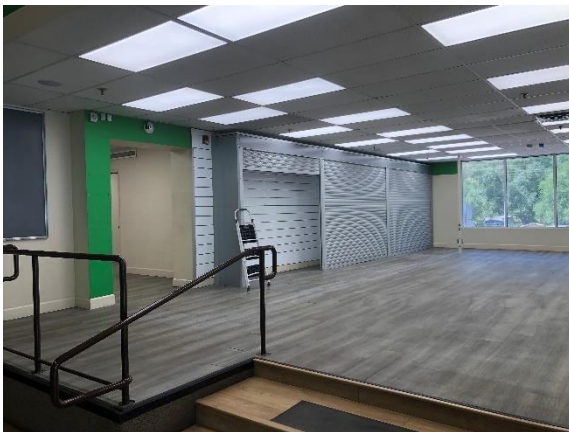


Above: The frontage along Glen Ave.

Special Use Permits

The Special Use Permit (SUP) procedure allows for the City to review development and land uses with unique or varying operating characteristics on a case-by-case basis. The procedure is intended to ensure compatibility with surrounding areas and mitigate potential impacts. SUPs are required for some uses in some zone districts. There are six criteria of approval that must be met for SUPs to be approved, and they will be discussed in the next section. For retail marijuana businesses, additional use-specific standards from 070.030.030(e)(12) must be considered.

The P&Z is the deciding body for SUPs.



Above: Interior and exterior views of the site.

PROJECT ANALYSIS AND CRITERIA

For approval of the SUP, the P&Z must consider to what degree the application meets the following criteria. Staff analysis of these criteria follows.

SPECIAL USE PERMIT CRITERIA	Meets criterion?
The use will be compatible with the surrounding area	YES
The impacts of the use on surrounding area have been adequately minimized	YES
The use will be consistent with the general purpose and intent of this Code	YES
The use will be consistent with all applicable standards of this Code	YES
The use is in conformance with the Comprehensive Plan and other City plans and policies	YES
The use minimizes adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the City	YES

1. The use will be compatible with the surrounding area.

As a continuation of a prior use (under new owners and management), no incompatibility with the surrounding area is anticipated.

2. The impacts of the use on the surrounding area have been adequately minimized.

The business's impacts will be similar to that of other retail or commercial establishments.

3. The use will be consistent with the general purpose and intent of this Code.

Staff believes there are no problems or inconsistencies with the intent of the Municipal Code that cannot be mitigated through conditions of approval.

4. The use will comply with all applicable standards of this Code.

The primary regulations that apply to this use are the Use-Specific Standards, Retail Marijuana Businesses (070.030.030(e)(12)), which are reproduced below with Staff analysis following italicized regulations.

Marijuana businesses shall be operated in accordance with Article XVIII, Section 16 of the Colorado Constitution, Article 10 of Title 44 Colorado Revised Statutes, and any other applicable state laws and regulations as well as the additional local licensing requirements and other restrictions set forth in the Glenwood Springs Municipal Code.

A condition of approval has been recommended requiring the business to be in conformance with all State and local laws and regulations. The business must also be issued a sales/business license before commencing operation.

Retail marijuana businesses shall comply with City Code Article 050.090.

A condition of approval has been recommended that the business not commence operation until receiving approval from the Glenwood Springs Clerk.

No retail marijuana business shall be located within 1,000 feet of any existing public or private school facility where classes are held for children aged kindergarten through the 12th grade; park designated in Section 090.030.010(b) but excluding subsection (15); mental health facility; or drug treatment facility. The distance shall be computed by a straight line measurement from the nearest property line of the school property, park, mental health facility, or drug treatment facility to the nearest property line of the site housing the retail marijuana business.

At 504 27th St. there is a building owned by the Roaring Fork School District (RFSD) and used for the high school automotive repair program. This school presence includes both classroom and hands-on instruction with a Colorado Mountain College instructor and a daily presence of 32 high school students from the Roaring Fork School District. This facility also includes non-student activities and staff. This facility is approximately 575 feet from the proposed marijuana business. The fact that Green Dragon was allowed to operate in this location despite the fact that the RFSD property has been used in a similar way for many years is because the required buffer distance changed in 2020 from 500 feet to 1,000 feet, when Green Dragon was already legally operating. While this is a new Special Use Permit, the use as a marijuana business is not proposed to change. Staff therefore recommends treating the proposed use as a continuation of a legal nonconforming use.

Aside from the facility at 504 27th St., the nearest school is St. Stephen's at approximately 3,700 feet away.

There is a mental health and drug treatment facility about 800 feet from the site. This facility, which is called Health Solutions West, is located at 2802 S. Grand Ave. in the former Mind Springs center. Health Solutions West does not have an approved business license. Business licenses are required for all types of businesses that have a physical location in Glenwood or that sell (or deliver) products in the City, so this requirement applies to mental health and drug treatment facilities like Health Solutions West. Title 50 of the Municipal Code states "It shall be unlawful for any person to conduct business in the City without first obtaining a license to conduct such business." Because the mental health/drug treatment facility that is within 1,000 feet of the proposed marijuana business does not have a business license for this location, the City has determined that Fired Cannabis may proceed with their application without violating the code's Use-Specific Standards. The nearest approved mental health or drug treatment facility is Momenta Recovery at approximately 1,200 feet away from the proposed marijuana business.

The nearest park is Three Mile Park at approximately 2,000 feet away.

No retail marijuana businesses shall be located within 1,000 feet of another retail marijuana business, medical marijuana business, or a marijuana cultivation facility. This distance shall be computed by a straight line measurement between property lines of the sites housing the two facilities.

No other marijuana business is located within 1,000 feet of the subject site. The nearest marijuana business is The Green Joint at 1030 Grand Ave., which is approximately 8,000 feet away (about 1.5 miles).



Above: The 1,000-foot buffer from 2922 Glen Ave. Credit: Jacob Payer, Information Technology Department.

d. Requirements Related to Operation of a Retail Marijuana Business

- 1. Retail marijuana businesses shall meet all operational criteria for the procurement, display, dispensing, labeling, sanitation, security, and any other criteria as required by the state pursuant to the CMC and the City Code [Article 050.090](#).*
- 2. In addition, all retail marijuana businesses shall comply with the following local restrictions:*
 - i. Hours of operation shall be limited to between 8:00 a.m. and 10:00 p.m. Monday through Sunday; and*
 - ii. A sign permit shall be obtained through the Community Development Department. All exterior signage associated with a retail marijuana business will meet the standards established in the Colorado Marijuana Code and in the City Code.*
 - iii. Storage of retail marijuana shall be considered an accessory use. Not more than twenty-five (25) percent of the licensed premises of a retail marijuana business shall be used for such purposes.*
 - iv. No discernible odor shall be projected beyond the exterior walls of the licensed premises.*

These operational requirements are included as a recommended condition of approval.

5. The use is in conformance with the Comprehensive Plan and other City plans and policies.

The Comprehensive Plan's Future Land Use Map categorizes this site as Commercial, which matches the proposed use.

Staff believes the project does not conflict with the Comprehensive Plan.

6. The use minimizes adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the City.

The proposed use would not adversely impact the health, safety, and welfare of the inhabitants of the surrounding areas and the City.

REVIEWING AGENCY COMMENTS

The Building, Public Works and Fire departments would like to perform an inspection of the premises. If they find issues that do not meet City standards, they request that the issues be fixed before the business opens.

PUBLIC COMMENT

No public comment has been received.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

The Planning and Zoning Commission may approve, approve with conditions, or deny the Special Use Permit. 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 – Special Use Permit – consideration of a retail marijuana business at 2922 Glen Ave.

Staff Recommendation/Suggested Motion

Staff recommends **approval** of the Special Use Permit with the following **findings and conditions**:

Suggested Findings:

1. The use will be compatible with the surrounding area.
2. The impacts of the use on surrounding areas have been adequately minimized with the recommended conditions of approval.
3. The use will be consistent with the general purpose and intent of this Code.
4. This use will comply with the applicable standards of this Code.
5. The use is in conformance with the Comprehensive Plan.
6. The use minimizes adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the City.

Suggested Conditions

1. The applicant shall comply with all verbal representations made in the public hearings, as outlined in all application materials, and/or as revised per conditions herein and approved by the Community Development Director
2. Any future physical changes to or improvements to the property are subject to the review and approval of the Community Development Director for compliance with applicable requirements of the Glenwood Springs Municipal Code.
3. The Special Use Permit shall expire if the authorized use is not substantially underway within three years after that date of this approval.
4. The business shall be at all times in conformance with all State laws and regulations.
5. The business shall not commence operations before receiving all required local approvals, including a sales/business license.
6. The business shall not commence operations until passing inspections from all relevant City departments.
7. After commencing operations, the applicant shall adhere to all operational requirements of retail marijuana businesses found in the Municipal Code, including but not limited to 070.030.030(e)(12)(d).
8. A change of ownership of the retail marijuana business shall not necessitate the need for a new Special Use Permit.

Alternative Motion

*** If the Planning and Zoning Commission finds this application does **not** meet all six criteria of approval, it may make a motion to recommend denial. This motion must be supported with findings that describe which criteria are not met and reasons why the P&Z finds this to be the case. An example motion shown below:

MOTION FOR DENIAL

Action 1 – Special Use Permit – consideration of a retail marijuana business at 2922 Glen Ave.

I move to recommend **DENIAL** finding that:

1. The use will [NOT] be compatible with the surrounding area [because _____].
2. The impacts of the use on surrounding areas have [NOT] been adequately minimized [because _____].
3. The use will [NOT] be consistent with the general purpose and intent of this Code [because _____].
4. The use will [NOT] comply with all applicable standards of this Code [because _____].
5. The use is [NOT] in conformance with the Comprehensive Plan and other city plans and policies [because _____].
6. The use does [NOT] minimize adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the City [because _____].

Narrative – Special Use Permit Application

Applicant: F109, LLC (DBA Fired Cannabis)

Property Address: 2922 S. Glen Avenue, Glenwood Springs, CO 81601

Date: June 30, 2025

F109, LLC (DBA Fired Cannabis) is applying for a Special Use Permit to operate a licensed recreational cannabis retail store at 2922 S. Glen Avenue, Glenwood Springs, CO 81601.

Proposed Use:

The proposed use is a state-licensed cannabis dispensary offering the retail sale of cannabis flower, concentrates, infused products, and accessories. The operation will be fully compliant with all Colorado Marijuana Enforcement Division (MED) regulations, as well as all applicable City of Glenwood Springs codes.

Business Hours:

The dispensary will operate **daily from 9:00 AM to 9:00 PM**, in compliance with all state and local regulations. No on-site consumption will occur.

Staffing:

The store will employ **8–12 staff members**, including management, budtenders, and support personnel. All staff will undergo MED background checks and training to ensure regulatory compliance and excellent customer service.

Site Use and Modifications:

The business will occupy an existing commercial building. No exterior construction is currently proposed. A complete floor plan is submitted with this application. Minor improvements such as new signage, lighting, and security camera installation will be made in accordance with city code.

Parking and Traffic:

The property has existing dedicated parking sufficient to accommodate staff and customer vehicles.

Security Measures:

Security measures will include:

- 24/7 monitored alarm and video surveillance system compliant with MED rules
- ID checks at entrance with the use of IDScan
- Secure storage of product inventory
- On-site staff presence at all times during operating hours

Waste Management:

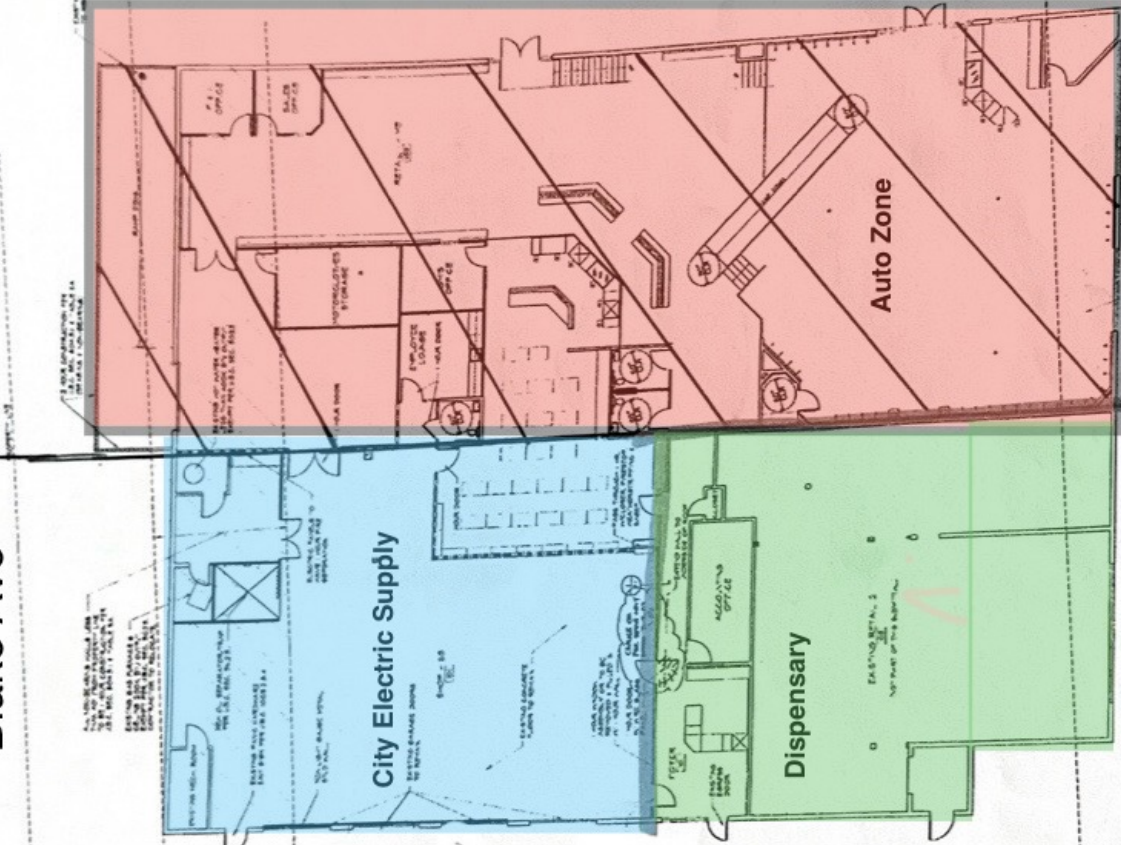
Cannabis waste will be rendered unusable and disposed of in accordance with MED

regulations. General business waste will be handled through standard commercial waste services.

Community Impact:

We are committed to being a good neighbor and employer in Glenwood Springs. Our company has a strong record of compliance, safety, and community engagement in other Colorado jurisdictions. We will maintain open lines of communication with nearby property owners and residents, and respond promptly to any concerns.

Blake Ave



CO 82 (Glen Ave)



DAVID JOHNSTON ARCHITECTS
 418 EAST COOPER
 SUITE 206-B
 DENVER, CO 80202
 (303) 733-8811

ASPEN VALLEY
 2922 SOUTH GLEN AVE
 GLENWOOD SPRINGS, CO

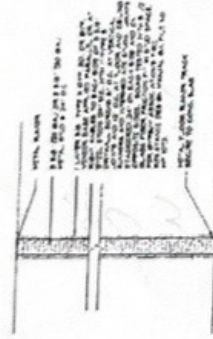
RECEIVED
 MAR 11 2005
 CITY OF GLENWOOD SPRINGS
 ENGINEERING DEPARTMENT

FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 PROJECT: GLENWOOD SPRINGS
 SHEET NO. 1-1
 DATE: 03/08/05

SHEET NUMBER
2.1



1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"



1 INTERIOR NONBEARING WALL (1 HOUR)
 SCALE: 1/4" = 1'-0"



Planning and Zoning Commission Report

Date: August 26, 2025
To: Planning & Zoning Commission
From: Jim Hardcastle, Long Range Principal Planner
Subject: Planning File REZONE-000048-2025, Rezoning from Glenwood Springs Mall PUD to M1 - Mixed-Use Corridor

REQUEST	Consideration to rezone the Glenwood Springs Mall Planned Unit Development (PUD) property Tracts A, B, C, D, E, F, & G to the Glenwood Springs zone district M1 - Mixed-Use Corridor
APPLICANT	Julie Pratt, The Land Studio Inc.
OWNERS	Frank J. Woods, Glenwood Springs Mall LLLP, Wood King LLLP, Bank Building Partnership, Rocky Mountain Planned Parenthood INC., Monument Real Estate Group LLC, Florabelle Property Holdings I LLC
LOCATION	51027 HWY 6 & 24, Tracts A, B, C, D, E, F, and G, Parcels: 218506106009, 218506106008, 218506106002, 218506106003, 218506106004, 218506106005, 218506106010
ZONE	Glenwood Springs Mall PUD
SIGN DISTRICT	Highway 6—West.
SURROUNDING LAND USES	North: Garfield County CL Commercial Limited South: HWY 6 & 24 Right-of-Way East: COGS M1 Mixed Use Corridor & Garfield County CL Commercial Limited West: COGS PUD – Commercial & Residential
LOT SIZE	20.84 acres (907,791.4square feet)

ACTION ITEM

Per Section 070.060.040 - Ordinance Amendments (a) Rezoning of the *Glenwood Springs Municipal Code* (Code), the Planning and Zoning Commission (Commission) is the recommending body to City Council for rezoning requests.

(1) Purpose.

a. The purpose of the rezoning procedure is to make amendments to the Official Zoning Map of the City of Glenwood Springs to reflect changes in public policy, changed conditions, or to advance the welfare of the City. The zoning classification of any parcel in the City may be amended using this procedure. The purpose is neither to relieve particular hardships nor to confer special privileges or rights on any person.

Rezoning should not be used when a special use permit, variance, or administrative adjustment could be used to achieve a similar result.

b. Changes to the characteristics of zoning districts (such as setback requirements) and development standards (such as parking requirements) shall be processed as Code amendments according to Subsection [070.060.040\(c\)](#).

(2) *Applicability.* A rezoning may be approved by the City Council following review and recommendation by the Planning Commission.

The staff recommendation is as follows:

Action 1 – Variance Request – To consider approval of a Rezoning according to criteria found in Section 070.060.040 - Ordinance Amendments, (a) Rezoning; to allow the establishment of the M1 - Mixed-Use Corridor pertaining to all parcels in the original PUD at 51027 HWY 6 & 24, Tracts A, B, C, D, E, F, and G, Garfield County Assessor Parcels: 218506106009, 218506106008, 218506106002, 218506106003, 218506106004, 218506106005, & 218506106010.

Staff recommendation: Staff recommends **APPROVAL** of the of the Rezoning request with findings and conditions on pages 8-10 of the staff report.

BACKGROUND

Proposal

the Applicant proposes to fully rezone the current Glenwood Springs Mall Planned Unit Development (PUD) zoning in an effort to revitalize the Mall property. This includes all land within the established PUD: Tracts A, B, C, D, E, F, and G that occupy approximately 20.84+ acres of land.



Figure 1. Vicinity map for the rezoning request.

The goal is to replace the outdated and restrictive PUD zoning approved and adopted by Garfield County in August 1979.

Municipal Code

The Municipal Code states in 070.020.090 the following regarding the intent of the Mixed-Use Corridor (M1) District:

The M1 district is intended to accommodate mixed-use development with walkable and active streetscapes on Glenwood's primary roadways. The mix of uses in the M1 district is intended to accommodate lighter-intensity commercial districts with limited auto-oriented uses compatible with surrounding residential neighborhoods. The M1 district is also intended to offer a diverse mix of housing opportunities at varying densities.

Table 020.11: M1 District, Dimensional Standards		
<u>Lot Standards, Minimum</u>		
A	Lot area (sq ft)	
None		
	Landscaped area (%)	15
<u>Setbacks, Minimum</u>		
B	Front, min (ft)	5
	Front, max (from arterials) (ft)	60
	Front, max (from other streets) (ft)	25
C	Side, min (ft)	5
D	Rear, with alley, min (ft)	10
	Rear, without alley, min (ft)	
7.5		
<u>Building Standards, Maximum</u>		
E	Building height (ft)	40

Figure 2. Above are the proposed dimensional standards which apply to the M1 Zone District.

Proposed Allowed Uses

This action will adjust the zoning of subject properties to current City of Glenwood Springs

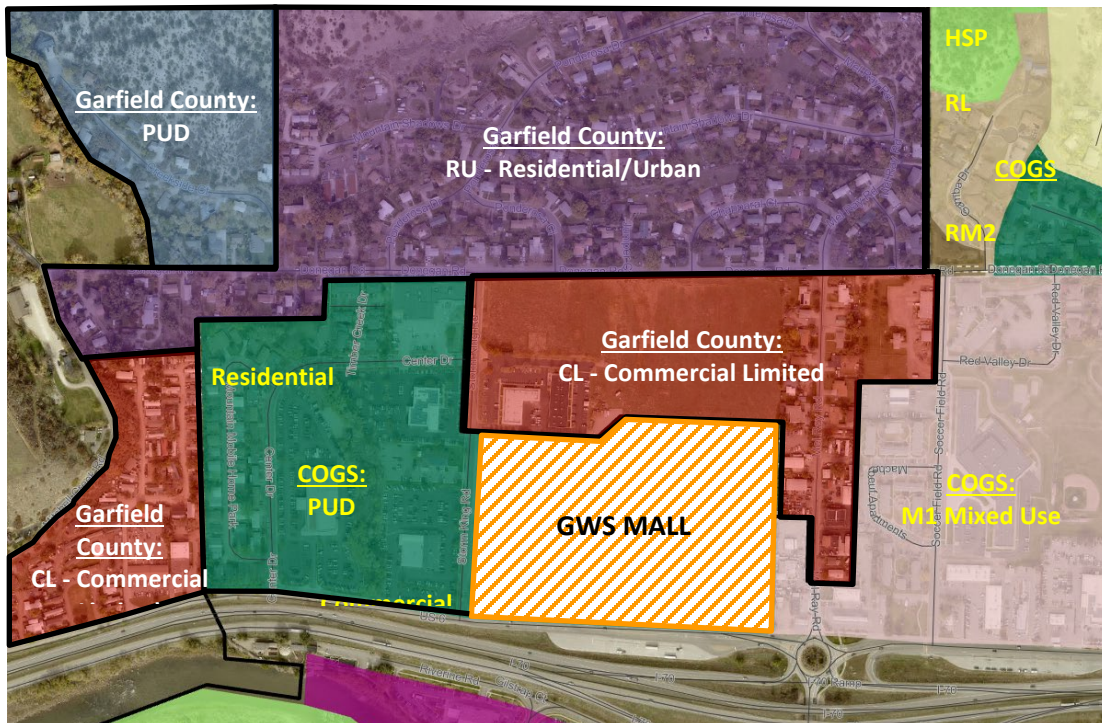


Figure 3. Subject Property to be rezoned (orange stripe polygon), with a mixture of zoning districts: City in YELLOW and Garfield County in WHITE font.

zoning standards, adjacent districts shown in the Figure 3. above, allowing an expanded variety of 57 specific and predominately non-residential uses “Permitted by Right” and 27 uses that require the approval of a “special use permit” in the M1 zone district. Please refer to the exhibit attached for proposed uses in Table 030.1: Table of Allowed Uses, found in 070.030.020 of the Municipal Code, Glenwood Springs, Colorado, with permitted and special categories noted specifically for the M1 district. As the mall has built out over the last forty-plus years, the surrounding commercial uses in the City Limits and in Garfield County have also flourished, though the mall has needed opportunities for expanded uses that are available in the M1 district.

Existing Allowed Uses and history of PUD Development

The Glenwood Springs Mall was developed in 1982 with the PUD allowing 10 specific and non-specific permitted uses by right, and no optional special or conditional uses. Over the last forty-three years, architectural design standards for the City of Glenwood Springs have changed and evolved making the PUD zoning somewhat restrictive for future prospective tenants.

Below is a history of the creation of the PUD and annexation into the City with permitted, special, and conditional categories noted:

KEY: **P = Uses permitted by right (are shown in yellow)**
S = special use permit required (are shown in pink)

- **Resolution 1979-101:** Gar Co Commercial Limited to PUD
- **Resolution 1982-272:** Gar Co.
 - First Zone District Tracts A-D, F, & G:
 - **Uses by Right:**
 - *“Sale or rental of goods or services,*
 - *public and private offices,*
 - *movie theatre,*
 - *retail business and light commercial uses,*
 - *restaurants and game rooms, provided that the only uses by right for Tract G shall be parking, landscaping, and access ways.”*
 - **Special and Conditional Uses: None**
 - Parking: 5.5 spaces/1,000ft of leasable space, 5.0 for office
 - Second Zone District Tract E:
 - **Uses by Right:**
 - *“Sale or rental of goods or services, public and private offices, retail business limited to five (5) retailers, banking, grocery, light commercial uses, restaurants and game rooms.”*
 - **Special and Conditional Uses: None**
 - Parking: 5.5 spaces/1,000ft of leasable space, 5.0 for office

- **Resolution 1984-28:** Glenwood Springs Annexation
- **Ordinance 1984-43**
 - Clarification of Zoning C-PUD
- **Ordinance 2000-31**
 - Amending PUD zone district regulations, specifically the parking requirements
 - Parking: 4.4 spaces/1,000ft of leasable space

Parking

A parking analysis, as seen below in Figure 4. demonstrates how the current Mall exceeds the needed amount of parking spaces of a full tenant buildout at the existing campus.

ORIGINAL MALL CONFIGURATION - PUD aligns with City Parking demand standards

Lot/Tract	Use	Inside (sf)	Outside (sf)	Parking Req per City of GWS	Spots Required	Spots Provided	+/-
A&G	Alpine Bank	7,570	-	1 spot/ 300 sf	26	19	(7)
B	Planned Parenthood	2,519	-	1 spot/ 250 sf	11	12	1
C	Big O Tires	5,472	-	1 spots/500 sf plus 3 per repair bay	26	19	(7)
D	O'Reilly Auto Parts	7,198	-	1 spot/ 400 sf	18	20	2
E	DMV/Boot Barn/TSC***	37,466	15,539	1 spot/ 300 sf	177	184	7
F	Glenwood Springs Mall	196,461	-	1 spot/ 300 sf**	661	981	320
Total:					919	1235	316

Wood King demands includes parking spaces for TSC exterior storage space (City of GWS decision 2012). The City of GWS confirmed this is no longer required via an email from Jim Hardcastle on 4/9/25.

Phase I - Lot Line Adjustment/Rezoning to M1

Lot/Tract	Use	Inside (sf)	Outside (sf)	Parking Req per City of GWS	Spots Required	Spots Provided	+/-
A&G	Alpine Bank	7,570	-	1 spot/ 300 sf	26	19	(7)
B	Planned Parenthood	2,519	-	1 spot/ 250 sf	11	12	1
C	Big O Tires****	5,472	-	1 spots/500 sf plus 3 per repair bay	26	19	(7)
D	O'Reilly Auto Parts	7,198	-	1 spot/ 400 sf	18	20	2
E	DMV/Boot Barn/TSC/JCP**	71,562	15,539	*See Below	245	296	51
F	Glenwood Springs Mall	162,365	-	1 spot/ 300 sf	542	857	315
Total:					868	1223	355

No longer requires outdoor parking demand for TSC. JCP now part of Wood King
 Parking demand at GWS Mall based on total interior sf, not limited to leasable space. Leasable space only would lessen demand.
 Twelve spaces behind TSC are currently being used by TSC and are no longer included in the spaces provided calculation.

Figure 4. Parking analysis table.

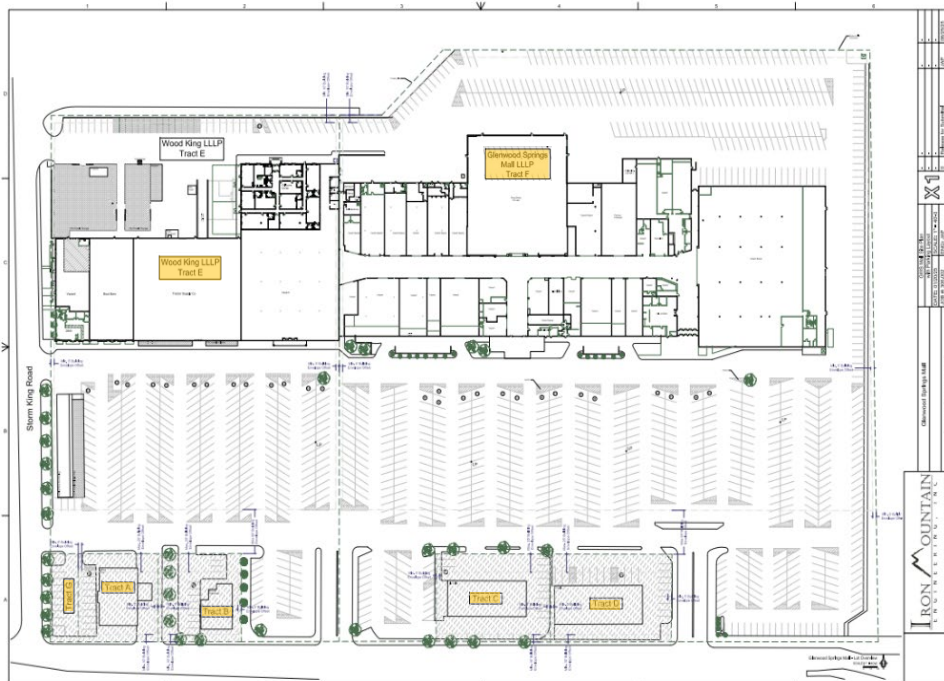


Figure 5. Parking analysis site plan.

The Building Setback Analysis on the Site Plan highlights seen below, show the minimum-maximum setback at 5'-60' in the M1 district for Tracts E & F, and 5'-25' for the four (4) lots to the south which are addressed on HWY 6 & 24 but gain their access internally on the mall

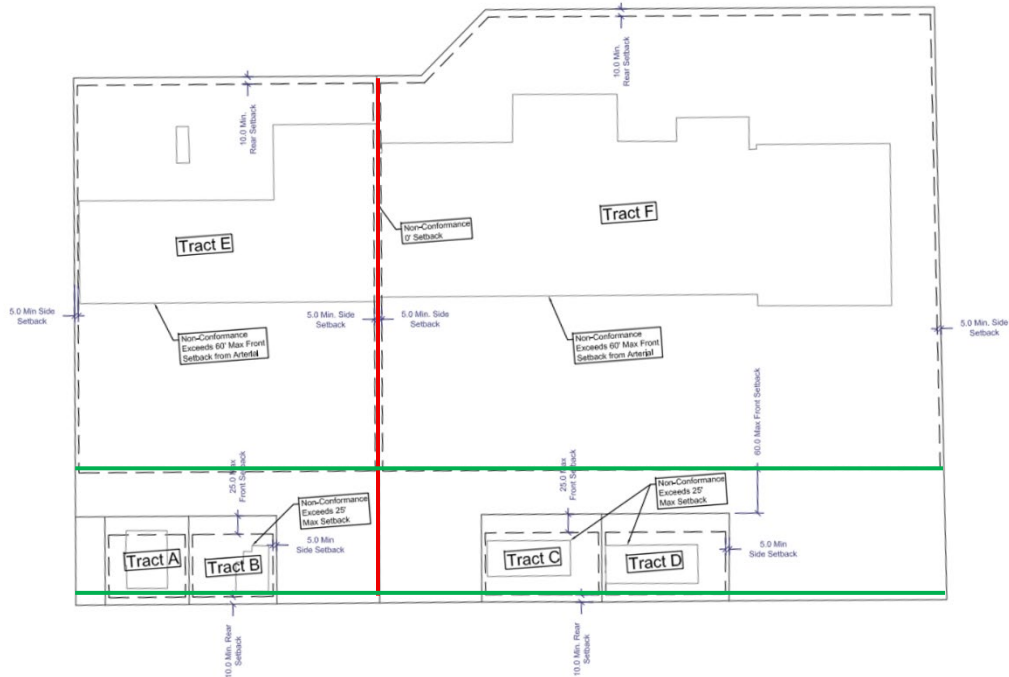


Figure 6. Subject property Tracts to be rezoned; red line - boundary of Tracts E & F, green lines - building setbacks 5' & 60'.

property which will create a legal non-conforming status of the main mall buildings. All future building expansion toward HWY 6& 24 will decrease the degree of nonconformity.

Non-Conforming Site Elements

There are existing conditions within the Glenwood Springs Mall PUD that do not comply with the modern standards, including but are not limited to; landscaping requirements, parking islands, building setbacks, and architectural design standards which will become legal nonconforming conditions of the property. Future redevelopment at the site will require additional approval from the City and either conformance with the current city standards or a variance for nonconformance. Other site statistics are seen at right.

Figure 7. Table of existing specifications for the rezoning area.

Glenwood Springs Mall Rezoning					
Lot Size Information	Acres	Square Feet	Lot Coverage	Existing (Sq ft & %)	Proposed (Sq ft & %)
	20.920 Acres	911,275.20 SF		232,715 SF, 25.5%	unchanged
Limits of Disturbance	Existing (Sq & %)		Average Slope within Limits of Disturbance	Percentage %	
	NA	NA		NA	NA
Off-street Parking Spaces	Existing # spaces	Proposed # spaces	Bicycle Parking	Existing # Spaces	Proposed # Spaces
	1235	unchanged		13	unchanged
Residential Units	# Existing Units	# Proposed Units	Non-residential Uses	Type of Use(s)	Gross Floor Area (Sq. Ft.)
	NA	NA		commercial	196,461
Open Space	Existing (Sq ft & %)	Proposed (Sq ft & %)	Total Landscaped area	Existing (Sq Ft & %)	Proposed (Sq ft & %)
	less than 1%	Unchanged		32,200 SF, 3.5%	unchanged
Building Height	Existing	Proposed	Total Impervious Area	Existing (Sq Ft & %)	Proposed (Sq ft & %)
	22' and 35' (sign)	unchanged		879075.2, 96%	unchanged
Snow storage	Required (sq ft)	Proposed (sq ft)	Other		
	NA	NA			

Comprehensive Plan

Below is a graphic analysis which shows the surrounding Future Land Use Map area designations created by the Comprehensive Plan 2023. The proposed rezoning would provide greater flexibility for business which support local economic growth and is in general conformance to the Plan.

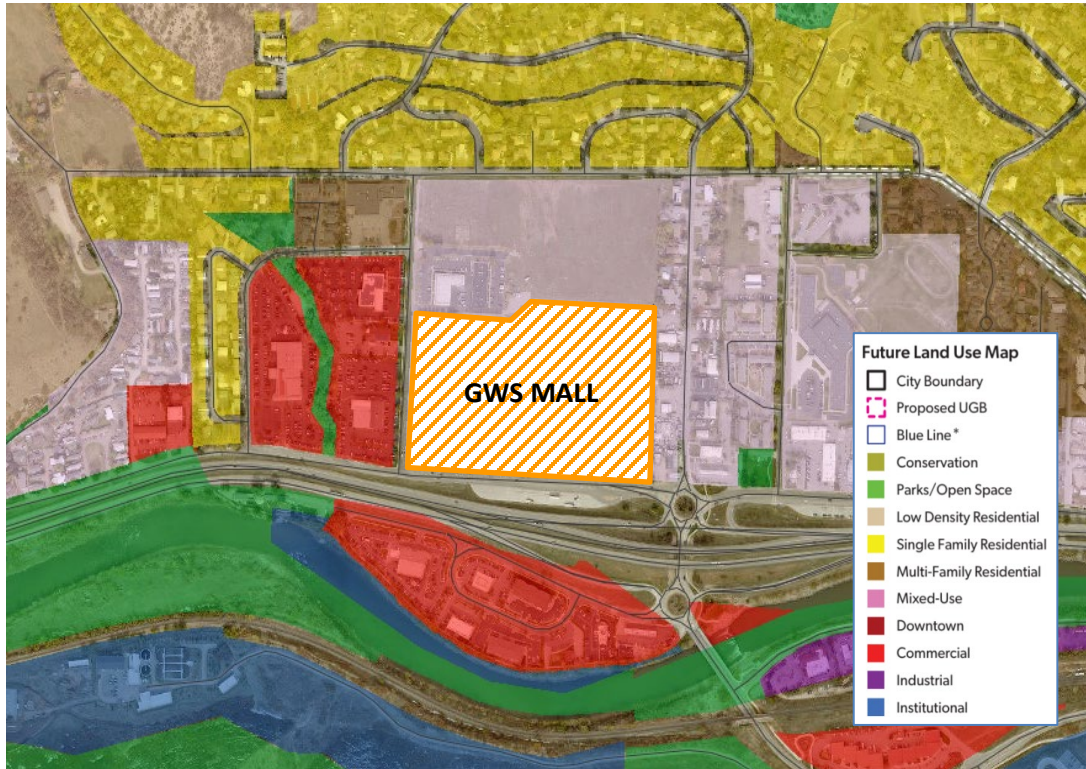


Figure 8. Future Land Use Map (FLUM), City of Glenwood Springs, Comprehensive Plan 2023, site: (orange stripe polygon).

Project History

October 22, 2024, the applicant attended a Pre-Application meeting with the City of Glenwood Springs Community Development Department, for the Rezoning where plans were proposed and preliminary recommendations were discussed to allow the rezoning modification to move forward. Further, a Minor Subdivision Plat was successfully processed which adjusted the parcel line between Tracts E & F.

July 15, 2025 at a Departmental Review Meeting, there was discussion and clarification for this rezoning application which included the following:

1. *The application will include all tracts A-G in the rezoning request.*
2. *The applicant is to gain feedback from owners of all parcels in the PUD on their concerns and position of the rezoning proposal and are to share this information.*
3. *SETBACK Determination: it is determined the setbacks are of no concern at this time.*
 - *The four lots not a part of the GWS Mall, independent businesses that front on Hwy 6 & 24; Alpine Bank, Planned Parenthood, Big O Tire, and Orielly Auto*

Parts, meet the 5'-60' setback split of the M1 Mixed Use Corridor setbacks, as access and addressing will have no bearing on this application. The intent of these setbacks is to maintain structures that do not sit hundreds of feet away from the ROW, thus creating a disconnect for users.

- *The mall does not meet the M1 5'-60' setback split but the legal non-conforming aspect of the development as noted on the site plan. Any footprint movement forward to the south toward the HWY 6 & 24 ROW will decrease the level of non-conformance.*
- *Any future building modifications proposed, such as canopies at an entrance, through a building permit application shall be allowed for the reason above, as it brings the existing building interface closer to the HWY 6 & 24 ROW.*

REVIEWING AGENCY COMMENTS

No agencies have provided written comments.

PUBLIC COMMENT

No public comment has been received.

REZONING CRITERIA

The criteria for a Rezoning Request and staff analysis are listed below:

ACTION ITEM 1	
To consider approval of a Rezoning according to criteria found in Section 070.060.040 - Ordinance Amendments, (a) Rezoning; to allow the establishment of the M1 - Mixed-Use Corridor pertaining to all parcels in the original PUD at 51027 HWY 6 & 24, Tracts A, B, C, D, E, F, and G, Garfield County Assessor Parcels: 218506106009, 218506106008, 218506106002, 218506106003, 218506106004, 218506106005, & 218506106010.	
✓	a. The rezoning is consistent with the City's comprehensive plan and the purpose of this Code;
✓	b. The rezoning is consistent with the proposed purpose statement of the proposed zoning district;
✓	c. Substantial changes in the subject area warrant a zoning change; and/or
✓	d. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.

- 1. The rezoning is consistent with the City's comprehensive plan and the purpose of this Code;**

The proposed rezoning generally meets the Vision and Goals established by the Comprehensive Plan 2023, supports the Future Land Use Map, while meeting the

intent of many aspects of the plan framework, and meeting the intent of the Municipal Code.

2. The rezoning is consistent with the proposed purpose statement of the proposed zoning district;

The proposed rezoning meets the intent and uses of the M-1 Mixed Use Corridor zoning district.

3. Substantial changes in the subject area warrant a zoning change;

Since the establishment of the original PUD, the nature of the surrounding community, uses, intensity, and level of infill development support the change in zoning.

4. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.

The new zoning district will compliment the current Mall uses and be compatible with surrounding zoning and uses in the city and in adjacent Garfield County zone districts.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

The Planning and Zoning Commission may approve, approve with conditions, or deny the Rezoning request. 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.

Suggested Conditions for Approval

1. Applicant shall comply with all verbal representations made in the public hearing, as outlined in all application materials, and/or revised conditions herein and approved by the Community Development Director.
2. The Applicant shall comply with/address all City staff comments related to specific Code requirements prior to the approval of the rezoning request.
3. The applicant shall provide a recorded copy of updated Covenants for Operation, Maintenance and Reciprocal Easements, previously established in Reception# 898752 10/13/2017.
4. Any future development as a result of subdivision within the proposed rezoning area covered in this application shall comply with all requirements contained within ARTICLE 070.040 - DEVELOPMENT STANDARDS, as applicable.

Suggested Findings for Action Item 1

1. The rezoning is consistent with the City's comprehensive plan and the purpose of this Code;
2. The rezoning is consistent with the proposed purpose statement of the proposed zoning district;
3. Substantial changes in the subject area warrant a zoning change; and/or
4. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.

ALTERNATIVE MOTION TO DENY**Action Item 1**

Consideration of the approval for a request to rezone the property in question, I move to **DENY** finding that –

1. The rezoning is not consistent with the City's comprehensive plan and the purpose of this Code;
2. The rezoning is not consistent with the proposed purpose statement of the proposed zoning district;
3. Substantial changes in the subject area do not warrant a zoning change; and/or
4. The intensity of development in the new zoning district is expected to create significantly adverse impacts to surrounding properties or the neighborhood.

Glenwood Springs Mall PUD

Rezoning of Tracts A-G

City of Glenwood Springs, Colorado

Parcel ID #218506106009, #218506106008
218506106002, 218506106003, 218506106004, 218506106005, 218506106010



Prepared June 6, 2025, 2025 for:

Mr. Frank J. Woods
Glenwood Springs Mall LLLP
Wood King LLLP
51027 Hwy 6 & 24, Suite 100
Glenwood Springs, CO 81601
frankwoods970@gmail.com

Prepared by:

The Land Studio, Inc.
365 River Bend Way
Glenwood Springs, CO 81601
Phone: (970) 927-3690
dougpratte@thelandstudio.com

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A. Pre-Application Checklist

B. Title Policy and Warranty Deed

C. Amended Final Plat – Tracts E & F

D. Site Plan Parking & Setback Analysis

E. Improvement Survey

Owner/Applicant/Consultant List

OWNER & APPLICANT:

Mr. Frank J. Woods
Glenwood Springs Mall LLLP
Wood King LLLP
51027 Highway 6 & 24, Suite 100
Glenwood Springs, CO 81601
frankwoods970@gmail.com

PLANNER:

The Land Studio, Inc.
Attn: Douglas J. Pratte
365 River Bend Way
Glenwood Springs, Colorado 81601
(970) 927-3690
dougpratte@thelandstudio.com

CIVIL ENGINEER:

Jeff Peterson
Iron Mountain Engineering, Inc
PO Box 2316
Glenwood Springs, CO 81602
(970) 274-2343
jeff@IronMountainEng.com

SURVEYOR:

Rodney P. Kiser, PLS/Partner
True North Colorado, LLC
PO Box 614
386 W. Main Street Unit 3
New Castle, CO
970.984.0474
www.truenorthcolorado.com

LAND USE ATTORNEY:

JVAM Law
Attn: Chad J. Lee, Esq.
901 Grand Ave., Suite 201
Glenwood Springs, CO 81601
970.945-8659
chad@jvamlaw.com

Land Use Application Form

DocuSign Envelope ID: 791CB44B-9E23-4DD2-9E2F-C8F48204719B



LAND USE APPLICATION

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

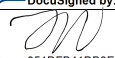
<u>Ordinance Amendments</u>		<u>Development Permits</u>	
<input checked="" type="checkbox"/>	Rezoning	<input type="checkbox"/>	Site/Architectural Plan Review
<input type="checkbox"/>	Rezoning to Planned Unit Development (PUD)	<input type="checkbox"/>	Administrative
<input type="checkbox"/>	Annexation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

<u>Applicant/Property Owner Information:</u>			
Glenwood Springs Mall LLLP & Wood King LLLP		Same as Applicant	
Applicant	Owner		
Affiliates			
Relationship to Owner		Owner	
51027 Hwy 6 & 24, Suite 100, Glenwood Springs, CO 81601			
Applicant Address		Owner Address	
(970) 948-5064	frankwoods970@gmail.com		
Phone	Email Address	Phone	Email Address

<u>Property Information:</u>	
5102606 & 24, HWY, Glenwood Springs, CO 81601	218506106009, 218506106008, 218506106002, 218506106003,
Address	Parcel Number 218506106004, 218506106005, 218506106010
Glenwood Springs Mall	Tract A,B,C,D, E, F & G
Subdivision	Lot and Block Number
PUD/ Commercial	Commercial
Zone District	Existing Land Use

<u>General Project Description:</u>
The Applicant is proposing to rezone the Glenwood Springs Mall PUD property Tracts A, B, C, D, E, F, & G to the M1 zone district.

<u>Signatures:</u>		
The owner or applicant must be present at the hearing. All public hearings must be properly noticed according to G.S.M.C. Section 070.010.030. Signatures of all owners of the property must appear before the application is accepted. Partnerships or corporations may have the authorized general partner or corporate officer sign the	DocuSigned by: Applicant	5/28/2025
	Date	
	DocuSigned by: Owner	5/28/2025
	Date	

application. (Attach additional incorporation documents if necessary.) I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge.	DocuSigned by: 	5/28/2025
	951DFB41DB3E4AA... Owner	Date

Owner Authorization Letter

DocuSign Envelope ID: AB78921D-AE10-4590-BA04-7F90C3D1BE73

**Glenwood Springs Mall LLLP & Wood King LLLP
51027 Hwy 6 & 24, Suite 100
Glenwood Springs, CO 81601**

June 5, 2025

Hannah Klausman
Director, Economic and Community Development
City of Glenwood Springs
101 W. Eighth Street
Glenwood Springs, CO 81601

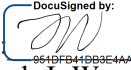
Re: ***Rezoning of Glenwood Springs Mall property***

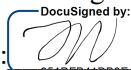
Dear Hannah:

Glenwood Springs Mall LLLP and Wood King LLLP are the applicants and owners of Tracts E and F, a portion of the real property which is the subject of the Rezoning Application submitted herewith. Glenwood Springs Mall LLLP and Wood King LLLP hereby authorize Chad J. Lee and the firm of JVAM Law and Douglas Pratte of The Land Studio, Inc. to act in all respects as the authorized representative of Glenwood Springs Mall LLLP and Wood King LLLP to submit and prosecute the above-referenced application.

Very truly yours,

Glenwood Springs Mall LLLP

By: 
851DF641D93E4AA
Frank J. Woods member/manager

Wood King LLLP
By: 
851DF641D93E4AA
Frank J. Woods member/manager

Project Description

A Pre-Application meeting was completed on October 22, 2024, with the City of Glenwood Springs Community Development Department, for the Glenwood Springs Mall LLLP & Wood King LLLP Rezoning. The Rezoning process requires a hearing with both the Planning and Zoning Commission and City Council and will follow the checklist provided by Jim Hardcastle. The Pre-Application meeting Checklist is attached as an Exhibit.

The Applicant, Glenwood Springs Mall LLLP owns Tract F and Co-Applicant Wood King LLLP owns Tract E, both within the property known as the Glenwood Springs Mall, which was zoned PUD in August 1979. In an effort to revitalize the Glenwood Springs Mall property, the Applicants propose to rezone the Glenwood Springs Mall PUD Tracts A, B, C, D, E, F, and G that occupy approximately 20.84± acres of land including and around the Glenwood Springs Mall. The objective is to rezone the properties to the City of Glenwood Springs M1 (Mixed-Use Corridor) zone district to replace the outdated PUD zoning approved and adopted by Garfield County in August 1979. This rezoning will bring the zoning of these properties up to current City of Glenwood Springs zoning standards and will allow uses in the M1 zone district.

The Glenwood Springs Mall was developed in 1982. Over the last forty-three years, architectural design standards for the City of Glenwood Springs have changed and evolved. There are existing conditions within the Glenwood Springs Mall PUD that do not comply with the modern standards. These include, but are not limited to, landscaping requirements, parking islands, building setbacks and architectural design standards. After rezoning, these conditions will be legal nonconforming conditions of the property. Future development at the site will require approval from the City and either conformance with the current city standards or a variance for nonconformance.

A Parking analysis along with a Site Plan showing current uses has been included as an Exhibit in this Application. A Building Setback Analysis Site Plan has also been included.

Ownership

A Warranty Deed and Owner's Policy of Title Insurance are included as an Exhibit to this Application as proof of ownership.

Public Notice

Notice will be mailed to property owners within 300 feet and the mineral owners and lessees on the property.

Parcel	Physical Address	Owner	Account Nu	Mailing Address
Lot A, 218506106002				
218506106002	50891 6 & 24 HWY GLENWOOD SPRINGS	BANK BUILDING PARTNERSHIP	R020424	PO BOX 10000 GLENWOOD SPRINGS, CO 81602
218506106003	50923 6 & 24 HWY GLENWOOD SPRINGS	ROCKY MOUNTAIN PLANNED PARENTHOOD	R020425	7155 EAST 38TH AVENUE DENVER, CO 80207
218506106008	51027 6 & 24 HWY #190 GLENWOOD SPRINGS	WOOD KING LLLP	R020438	51027 HIGHWAY 6 & 24, SUITE 100 GLENWOOD SPRINGS, CO 81601
218506106009	51027 6 & 24 HWY #190 GLENWOOD SPRINGS	GLENWOOD SPRINGS MALL LLLP	R020439	51027 HIGHWAY 6 & 24, SUITE 100 GLENWOOD SPRINGS, CO 81601-2576
218506106010	Not available GLENWOOD SPRINGS	ALPINE BANK-GLENWOOD SPRINGS	R020440	2200 GRAND AVENUE GLENWOOD SPRINGS, CO 81601
218506209001	55 STORM KING RD GLENWOOD SPRINGS	M & N ASSOCIATES LTD	R520004	55 STORM KING ROAD GLENWOOD SPRINGS, CO 81601
218506400071	Not available GLENWOOD SPRINGS	GLENWOOD SPRINGS, CITY OF	R530122	101 W 8TH STREET GLENWOOD SPRINGS, CO 81601
ROW	Not available null			
Lot B, 218506106003				
218506106002	50891 6 & 24 HWY GLENWOOD SPRINGS	BANK BUILDING PARTNERSHIP	R020424	PO BOX 10000 GLENWOOD SPRINGS, CO 81602
218506106003	50923 6 & 24 HWY GLENWOOD SPRINGS	ROCKY MOUNTAIN PLANNED PARENTHOOD	R020425	7155 EAST 38TH AVENUE DENVER, CO 80207
218506106008	51027 6 & 24 HWY #190 GLENWOOD SPRINGS	WOOD KING LLLP	R020438	51027 HIGHWAY 6 & 24, SUITE 100 GLENWOOD SPRINGS, CO 81601
218506106009	51027 6 & 24 HWY #190 GLENWOOD SPRINGS	GLENWOOD SPRINGS MALL LLLP	R020439	51027 HIGHWAY 6 & 24, SUITE 100 GLENWOOD SPRINGS, CO 81601-2576
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218506209001	55 STORM KING RD GLENWOOD SPRINGS	M & N ASSOCIATES LTD	R520004	55 STORM KING ROAD GLENWOOD SPRINGS, CO 81601
218506400071	Not available GLENWOOD SPRINGS	GLENWOOD SPRINGS, CITY OF	R530122	101 W 8TH STREET GLENWOOD SPRINGS, CO 81601
Lot C, 218506106004				
218506106004	51079 6 & 24 HWY GLENWOOD SPRINGS	MONUMENT REAL ESTATE GROUP LLC	R020426	10761 NOEL STREET LOS ALAMITOS, CA 90720
218506106005	51101 6 & 24 HWY GLENWOOD SPRINGS	FLORABELLE PROPERTY HOLDINGS LLLP	R020439	PO BOX 6132 CHICO, CA 95927
218506106009	51027 6 & 24 HWY GLENWOOD SPRINGS	GLENWOOD SPRINGS MALL LLLP	R020439	51027 HIGHWAY 6 & 24, SUITE 100 GLENWOOD SPRINGS, CO 81601-2576
Lot D, 218506106005				
218506106004	51079 6 & 24 HWY GLENWOOD SPRINGS	MONUMENT REAL ESTATE GROUP LLC	R020426	10761 NOEL STREET LOS ALAMITOS, CA 90720
218506106005	51101 6 & 24 HWY GLENWOOD SPRINGS	FLORABELLE PROPERTY HOLDINGS LLLP	R020439	PO BOX 6132 CHICO, CA 95927
218506106009	51027 6 & 24 HWY GLENWOOD SPRINGS	GLENWOOD SPRINGS MALL LLLP	R020439	51027 HIGHWAY 6 & 24, SUITE 100 GLENWOOD SPRINGS, CO 81601-2576
Lot E, 218506106008				
218506106002	50891 6 & 24 HWY GLENWOOD SPRINGS	BANK BUILDING PARTNERSHIP	R020424	PO BOX 10000 GLENWOOD SPRINGS, CO 81602
218506106003	50923 6 & 24 HWY GLENWOOD SPRINGS	ROCKY MOUNTAIN PLANNED PARENTHOOD	R020425	7155 EAST 38TH AVENUE DENVER, CO 80207
218506106008	51027 6 & 24 HWY #190 GLENWOOD SPRINGS	WOOD KING LLLP	R020438	51027 HIGHWAY 6 & 24, SUITE 100 GLENWOOD SPRINGS, CO 81601
218506106009	51027 6 & 24 HWY #190 GLENWOOD SPRINGS	GLENWOOD SPRINGS MALL LLLP	R020439	51027 HIGHWAY 6 & 24, SUITE 100 GLENWOOD SPRINGS, CO 81601-2576
218506106010	Not available GLENWOOD SPRINGS	ALPINE BANK-GLENWOOD SPRINGS	R020440	2200 GRAND AVENUE GLENWOOD SPRINGS, CO 81601
218506120001	214 CENTER DR GLENWOOD SPRINGS	CITADEL GLENWOOD LLLP	R085467	214 CENTER DRIVE GLENWOOD SPRINGS, CO 81601
218506120002	CENTER DR GLENWOOD SPRINGS	M & N ASSOCIATES LTD	R520004	910 GRAND AVENUE SUITE 201 GLENWOOD SPRINGS, CO 81601
218506209001	55 STORM KING RD GLENWOOD SPRINGS	KIP HAMPDEN LLLP	R530045	1212 MOTOR CITY DRIVE COLORADO SPRINGS, CO 80905
218506209011	175 STORM KING RD GLENWOOD SPRINGS	LOT 2B LLC	R530046	55 STORM KING ROAD GLENWOOD SPRINGS, CO 81601
218506209012	125 STORM KING RD GLENWOOD SPRINGS			
Lot F, 218506106009				
218506101002	191 MEL REY RD GLENWOOD SPRINGS	WARD, KEVIN B & KELLY J	R020054	0191 MEL RAY ROAD GLENWOOD SPRINGS, CO 81601
218506101003	201 MEL REY RD GLENWOOD SPRINGS	ARBANEY FAMILY TRUST DTD 4/23/2015	R020195	201 MEL REY ROAD GLENWOOD SPRINGS, CO 81601
218506101009	151 MEL REY RD GLENWOOD SPRINGS	MELRAY OZF LLC	R084559	375 OAK RUN ROAD CARBONDALE, CO 81623
218506101010	173 MEL REY RD GLENWOOD SPRINGS	SUNRAY OZF LLC	R084560	375 OAK RUN ROAD CARBONDALE, CO 81623
218506102001	150 MEL REY RD GLENWOOD SPRINGS	CROSBY, JOAN P	R020396	518 BENTON ROAD ALBION, ME 04910
218506102002	170 MEL REY RD GLENWOOD SPRINGS	MONTANEZ, EDNA Z	R020096	170 MEL RAY ROAD GLENWOOD SPRINGS, CO 81601
218506102003	194 MEL REY RD GLENWOOD SPRINGS	HAMBURG, KENNETH J & SCHMITZ, SUSAN	R020227	194 MEL RAY ROAD GLENWOOD SPRINGS, CO 81601

218506103002	112 MEL REY RD GLENWOOD SPRINGS	R020377	1127 HOLLYBROOK LANE GLENWOOD SPRINGS, CO 81601
218506103003	90 MEL REY RD GLENWOOD SPRINGS	PROT R020248	PO BOX 2111 GLENWOOD SPRINGS, CO 81602-2111
218506103004	72 MEL REY RD GLENWOOD SPRINGS	R020392	501 EQUESTRIAN WAY PROSPER, TX 75078
218506103005	58 MEL REY RD GLENWOOD SPRINGS	R020072	187 MOUNTAIN SHADOW DRIVE GLENWOOD SPRINGS, CO 81601
218506103006	51171 6 & 24 HWY GLENWOOD SPRINGS	R020372	2249 BROADWAY, UNIT # 10 GRAND JUNCTION, CO 81507
218506104001	129 MEL REY RD GLENWOOD SPRINGS	R020386	13155 NOEL ROAD #100 LB73 DALLAS, TX 75240
218506104002	111 MEL REY RD GLENWOOD SPRINGS	R020375	0281 PONDEROSA DRIVE GLENWOOD SPRINGS, CO 81601
218506104006	77 MEL REY RD GLENWOOD SPRINGS	R020382	9198 N COUNTY ROAD 17 FORT COLLINS, CO 80524
218506106002	50891 6 & 24 HWY GLENWOOD SPRINGS	R020424	PO BOX 10000 GLENWOOD SPRINGS, CO 81602
218506106003	50923 6 & 24 HWY GLENWOOD SPRINGS	R020425	7155 EAST 38TH AVENUE DENVER, CO 80207
218506106004	51079 6 & 24 HWY GLENWOOD SPRINGS	R020426	10761 NOEL STREET LOS ALAMITOS, CA 90720
218506106005	51101 6 & 24 HWY GLENWOOD SPRINGS	RS20001	PO BOX 6132 CHICO, CA 95927
218506106008	51027 6 & 24 HWY #190 GLENWOOD SPRINGS	R020438	51027 HIGHWAY 6 & 24, SUITE 100 GLENWOOD SPRINGS, CO 81601
218506106009	51027 6 & 24 HWY GLENWOOD SPRINGS	R020439	51027 HIGHWAY 6 & 24, SUITE 100 GLENWOOD SPRINGS, CO 81601-2576
218506106010	Not available GLENWOOD SPRINGS	R020440	2200 GRAND AVENUE GLENWOOD SPRINGS, CO 81601
218506107001	55 MEL REY RD GLENWOOD SPRINGS	R020480	PO BOX 1036 GLENWOOD SPRINGS, CO 81602
218506120001	214 CENTER DR GLENWOOD SPRINGS	R085466	214 CENTER DRIVE GLENWOOD SPRINGS, CO 81601-2564
218506120002	CENTER DR GLENWOOD SPRINGS	R085467	910 GRAND AVENUE SUITE 201 GLENWOOD SPRINGS, CO 81601
218506120003	CENTER DR GLENWOOD SPRINGS	R085468	333 EAST MAIN STREET SUITE 300 LOUISVILLE, KY 40202
218506121001	23 MEL REY RD GLENWOOD SPRINGS	R085472	625 S WEST END STREET, APT 4 ASPEN, CO 81611

Lot G, 218506106010

218506106002	50891 6 & 24 HWY GLENWOOD SPRINGS	R020424	PO BOX 10000 GLENWOOD SPRINGS, CO 81602
218506106003	50923 6 & 24 HWY GLENWOOD SPRINGS	R020425	7155 EAST 38TH AVENUE DENVER, CO 80207
218506106008	51027 6 & 24 HWY #190 GLENWOOD SPRINGS	R020438	51027 HIGHWAY 6 & 24, SUITE 100 GLENWOOD SPRINGS, CO 81601
218506106009	51027 6 & 24 HWY GLENWOOD SPRINGS	R020439	51027 HIGHWAY 6 & 24, SUITE 100 GLENWOOD SPRINGS, CO 81601-2576
218506106010	Not available GLENWOOD SPRINGS	R020440	2200 GRAND AVENUE GLENWOOD SPRINGS, CO 81601
218506209001	55 STORM KING RD GLENWOOD SPRINGS	RS20004	55 STORM KING ROAD GLENWOOD SPRINGS, CO 81601
218506400071	Not available GLENWOOD SPRINGS	RS30122	101 W 8TH STREET GLENWOOD SPRINGS, CO 81601

Mineral Interest



A Mountain Law Firm

Chad Lee
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Glewood Springs, Colorado, 81601
(970) 893-8242
chad@jvamlaw.com

June 5, 2025

Town of Glenwood Springs, Community Development
108 8th St #401
Glenwood Springs, CO 81601

Re: *Glenwood Springs Mall, LLLP Application Mineral Owner Notification Research*

To Whom it May Concern:


C.R.S. § 24-65.5-103 requires that an applicant notify a mineral estate owner who either (1) is identified as such by the county tax assessor's records; or (2) has filed in the Clerk and Recorder a request for notification. If such records do not identify any mineral estate owners, including their addresses of record, "the applicant shall be deemed to have acted in good faith and shall not be subject to further obligations...." On May 28, we conducted the following tasks for Parcel Nos. 218506106009, 218506106008, 218506106002, 218506106003, 218506106004, 218506106005, and 2185061060010 (51027 6 & 24 Hwy, Glenwood Springs, CO 81601):

1. We researched the Garfield County Clerk and Recorder's index of mineral owner requests for notification per C.R.S. § 24-65.5-103(a)(l)(B) and confirmed that no mineral owner for the subject property has filed a request for notification; and
2. We spoke with Casey Lawrence at the Garfield County Assessor's office who confirmed that the Assessor's records for Section 6, Township 6, Range 89 do not list any active or inactive mineral owners and that there are no separate tax accounts for mineral owners.

As additional research, we searched the Garfield County Clerk and Recorder's Grantor-Grantee Index and found no recorded conveyances of mineral interests. Therefore, the Applicant has satisfied its obligations under the statute, and no mineral owner notification is required.

Best regards,

JVAM PLLC

By: 
Chad Lee, Esq.

Aspen	Basalt	Buena Vista	Glenwood Springs	Salida
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P.O. Box 878, Glenwood Springs, CO 81602

Exhiits

- A. Pre-Application Checklist*
- B. Title Policy and Warranty Deed*
- C. Amended Final Plat – Tracts E & F*
- D. Site Plan Parking & Setback Analysis*
- E. Improvement Survey*

Exhibit A
Pre-Application Checklist



REZONING APPLICATION CHECKLIST

For office use: 9/17/22 & 10/22/24
 Pre-application Meeting Date: _____ Planning File #: 28-24
 Applicant: Frank Woods Lead Planner: Jim Hardcastle

During or shortly following your pre-application meeting, you will receive this checklist noting the materials that the City will need to process your rezoning application. This information constitutes your application. Failure to provide the required materials on or before the application deadline will delay your application.

Materials to be Provided by Applicant								
Submittal Requirements		Paper Copy – number and format			PDF	Notes	Required Submission (√)	Submitted by Applicant (√)
		8 ½ x11	11 x 17	24 x 36				
1	Planning Application – completed in full and signed by applicant and all property owners of record				√		X	
2	Ownership - provide proof of ownership such as Deed of Trust, Warranty Deed or Quit Claim Deed. Title commitment will not suffice				√		X	
3	Public Noticing – signed and notarized affidavit proof of public notice including mineral estate owner notification					Refer to Public Noticing Packet	X	
4	Neighborhood Meeting – provide an attendance list and written summary of the neighborhood meeting				√		X	
5	Site Improvement Survey				√		X	

6	Project Description – narrative describing the need for rezoning and addressing how the project meets the rezoning review criteria found on page 1 of the guide				√		X		
7	Complete Plan Set including:				√		X		
	Cover Sheet						X		
	Site Plan						X		
8	Fee	\$ _____				Cash, check or credit card. Check payable to the City of Glenwood Springs	X		
9	Other Materials	AS DISCUSSED IN 10/22/24 Pre-Application meeting #2:						As needed	
		Connection with all tract owners for clarity of rezoning changes.						based on	
							discussions		
							post Pre-app		
							10/22/24		



Economic & Community Development Department
 101 W. 8th Street
 Glenwood Springs, CO 81601
 (970) 384-6411

Complete Plan Set: Cover Sheet

The cover sheet must include the information listed below to be considered complete. During the Pre-application Meeting, City Staff may request additional items.

General Plan Items (to be included on all sheets)				
Applicant			City Staff	
Yes	N/A		Yes	N/A
		<u>Formatting Requirements:</u>		
		All drawings shall be submitted in both hard copy and electronic (PDF) formats.		
		Sheet sizes shall be a minimum of 11" x 17" and a maximum of 24" x 36" with a ½" border in landscape orientation.		
		Symbols and line types shall comply with industry drafting standards and shall graphically distinguish between existing and proposed items.		
		Text shall be no less than 0.1 inch in height.		
		Property boundary lines of the subject property shall be depicted with a bold "phantom" linetype.		
		Utilize match lines to connect information from drawings.		
		<u>General Information to be included on all civil sheets:</u>		
		Name of subdivision or address; section, township, range; city, county and state.		
		Page number (i.e. 1 of x, 2 of x, etc.)		
		Title block.		
		North arrow and indication of standardized scale, both fractional and bar (i.e. 1" = 20' or 1" = 40')		
		Date of preparation.		
		Contact information for professional preparing plans including email address.		
		Name, address, email, and telephone number of owner and applicant.		

Cover Sheet				
Applicant			City Staff	
Yes	N/A		Yes	N/A
		Vicinity map.		
		Basis of bearings & benchmarks.		
		FEMA floodplain statement including community map number and date. Indicate whether the site is located within a designated floodplain.		
		Geologic hazards disclosure. "This property is subject to geologic hazards per the adopted mapping by the City of Glenwood Springs. Hazards to note are _____. A final Geologic Hazard Report will be submitted upon application of a building permit.		
		If property is located within an airport overlay zone, the following note must be included		

	on the cover sheet: "The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions specified on the instrument recorded at _____ of the records of Garfield County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect."		
	Index for all sheets included in submittal set.		
	Public Facilities – A note shall be placed on the site plan that makes reference to the public facility requirements for the installation and construction and/or contributions.		
	Project Summary Table – Use the table format below to provide data about the proposed project. Make sure to complete all applicable cells.		

Project Summary Table

Project Description					
Lot Size Information	Acres	Square feet	Lot Coverage	Existing (Sq Ft & %)	Proposed (Sq. Ft. & %)
Limits of Disturbance	Existing (Sq & %)	Proposed (Sq. Ft. & %)	Average Slope within Limits of Disturbance	Percentage %	
Off-street Parking Spaces	Existing # Vehicle Spaces	Proposed # Vehicle Spaces	Bicycle Parking	Existing # Spaces	Proposed # Spaces
Residential Units	# Existing Units	# Proposed Units	Non-residential Uses	Type of Use(s)	Gross Floor Area (Sq. Ft.)
Open Space	Existing (Sq ft & %)	Proposed (Sq Ft & %)	Total Landscaped area	Existing (Sq Ft & %)	Proposed (Sq Ft & %)
Building Height	Existing	Proposed	Total Impervious Area	Existing (Sq Ft & %)	Proposed (Sq Ft & %)
Snow Storage	Required (sq ft)	Proposed (sq ft)	Other		



Economic & Community Development Department
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 Glenwood Springs, CO 81601
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Complete Plan Set: Site Plan

The Site Plan must include the information listed below to be considered complete. During the Pre-application Meeting, City Staff may request additional items.

Site Plan				
Applicant			City Staff	
Yes	N/A		Yes	N/A
		Depict existing and proposed improvements including, without limitation, all of the following: grading; circulation systems (sidewalks, trails, roadways); parking areas & driveway locations; floodways and floodplains; street lights; curbs & gutters; traffic signal poles and controllers; fire hydrant locations; pavement edges; open space; and landscaping.		
		Depict existing and proposed utilities (gas, electric, cable, fiber optics, raw water, water, sewer) and include sizing. Note: Depending on the amount of detail on the site plan, the utilities may be shown on a separate plan sheet.		
		Depict existing and proposed buildings and structures. Label uses and square footages.		
		Depict existing and proposed circulation systems (sidewalks, trails, roadways, driveways, curb cuts, parking areas). Include widths and surface material information. Provide parking count, space dimensions, and identify all ADA parking spaces. Include curb return radii; ADA ramp locations; horizontal curve data; full width of right of way; intersecting roadways; street cross sections; and other relevant features along all roadways abutting the proposed development. Show bicycle parking location and quantity. Indicate all loading and vehicular stacking areas, as applicable.		
		Depict existing and proposed drainage facilities including inlets, manholes, and stormwater outfalls. Include directional drainage flow arrows.		
		Label all existing and proposed easements. Provide width and purpose of easement (utility, access, etc.)		
		Indicate required setbacks.		
		Indicate high water setback for developments bordering the Roaring Fork or Colorado rivers.		
		Depict sight triangles for all access points.		
		Depict type, material, height for all fences and retaining walls. Label top and bottom of all retaining walls.		
		Depict trash enclosure locations. Provide enclosure material and height details.		
		Label accessible route from the public right of way or primary access to the proposed building public entrance. Label distance from closest property line to the building.		
		Label snow storage areas.		

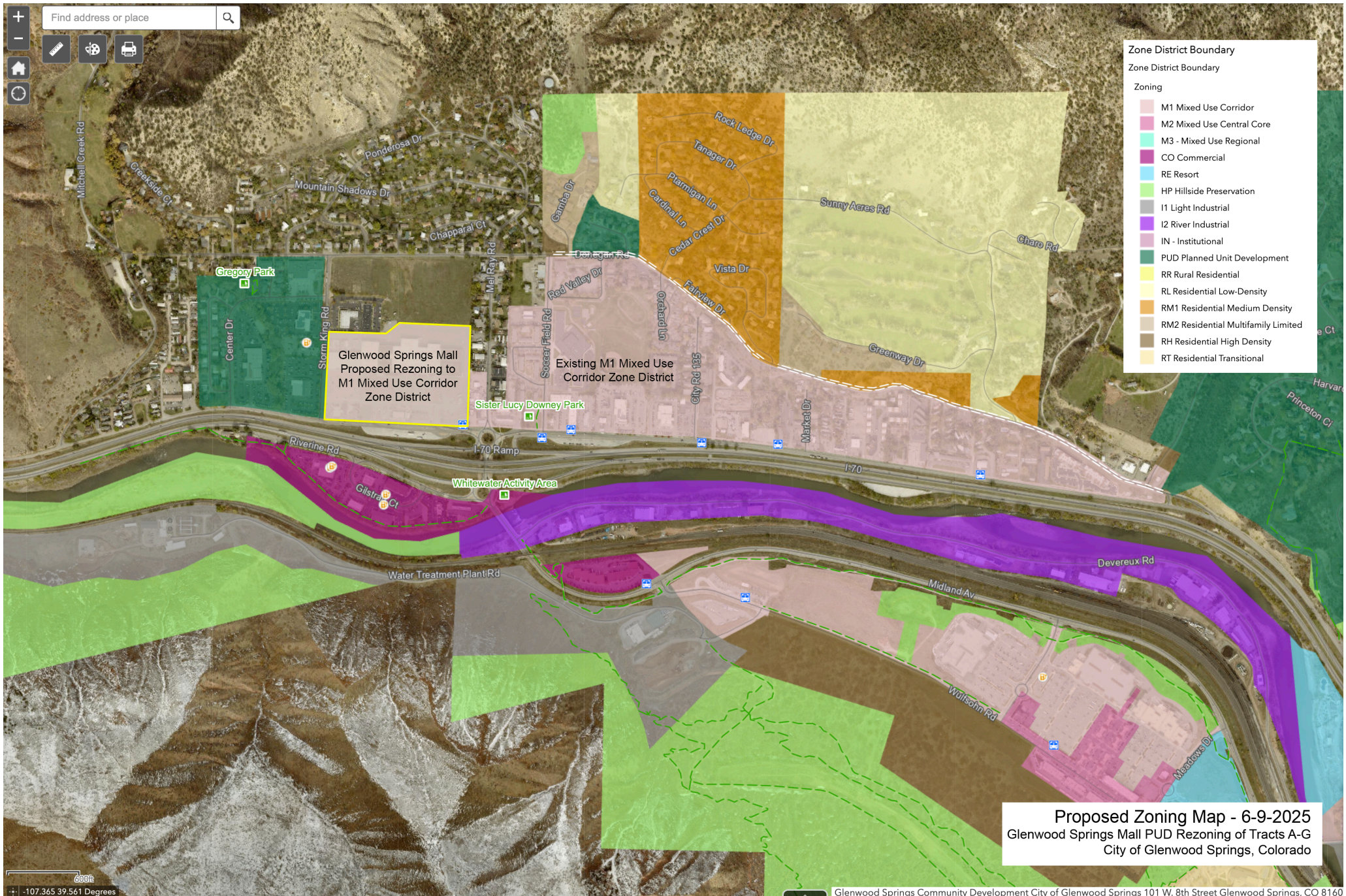


Table 030.1: Table of Allowed Uses

P = permitted by right S = special use permit required Blank = use prohibited

Use Category	Use Type	RR	RL	RM1	RM2	RH	RT	M1	M2	M3	CO	RE	I1	I2	IN	HP	Use-Specific Standards	Required Minimum Parking
RESIDENTIAL USES																		
Household Living	Dwelling, live-work						P	P	P	P	P	P	P	P			070.030.030(c)(2)	1 per dwelling unit
	Dwelling, multifamily				P	P	P	P	P	P	P	P					070.030.030(c)(1)	1.5 per dwelling unit, plus 1 guest space per each 5 dwelling units
	Dwelling, townhouse				P	P	P	P	P	P	P	P			S		070.030.030(c)(1)	1.5 per dwelling unit, plus 1 guest space per each 5 dwelling units
	Dwelling, single-family detached	P	P	P	P	P	P	P	P		P	P			S		070.030.030(c)(1)	1 per dwelling unit
	Dwelling, two-family		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	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

Table 030.1: Table of Allowed Uses

P = permitted by right **S = special use permit required** **Blank = use prohibited**

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
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(e)(5)
	Transit terminal or station							S	P	P	P		P	P	P			Based on demand study, see Subsection 070.040.060(e)(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

Table 030.1: Table of Allowed Uses

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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
	Restaurant with drive-through							S		S	S					S		1 per 200 square feet
Funeral and Intermment 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
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)
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

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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
	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(e)(5)
	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(e)(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(e)(5)
	Pawn shop							P	P	P	P							1 per 300 square feet
	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	

Table 030.1: Table of Allowed Uses

P = permitted by right **S = special use permit required** **Blank = use prohibited**

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
	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	S		No requirement
	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

Table 030.1: Table of Allowed Uses

P = permitted by right **S = special use permit required** **Blank = use prohibited**

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
	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			
Marjuana Businesses	Marjuana 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
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

Table 030.1: Table of Allowed Uses

P = permitted by right **S = special use permit required** **Blank = use prohibited**

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
	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	070.030.030(g)	No requirement
	Small cell facility	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	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							P		P	P	P	P	P			070.030.040(d)(4)	No requirement

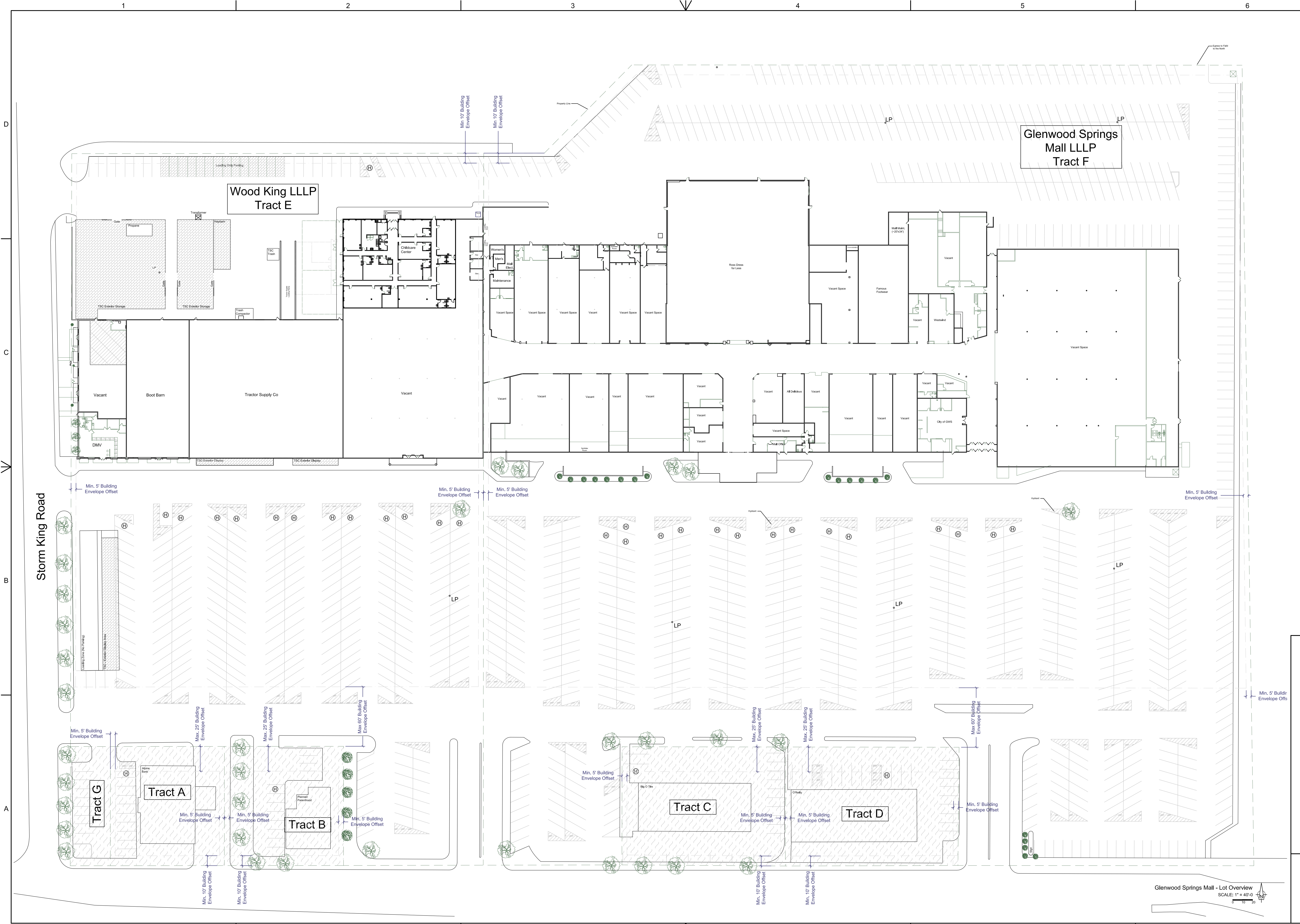
Table 030.1: Table of Allowed Uses

P = permitted by right **S = special use permit required** **Blank = use prohibited**

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
	containers																	
	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	P			Determined at time of temporary use permit.
	Temporary special event							P	P	P	P	P	P	P	P			070.030.050(e)

Glenwood Springs Mall Rezoning

Glenwood Springs Mall Rezoning					
Lot Size Information	Acres	Square Feet	Lot Coverage	Existing (Sq ft & %)	Proposed (Sq ft & %)
	20.920 Acres	911,275.20 SF		232,715 SF, 25.5%	unchanged
Limits of Disturbance	Existing (Sq & %)		Average Slope within Limits of Disturbance	Percentge %	
	NA	NA		NA	NA
Off-street Parking Spaces	Existing # spaces	Proposed # spaces	Bicycle Parking	Existing # Spaces	Proposed # Spaces
	1235	unchanged		13	unchanged
Residential Units	# Existing Units	#Proposed Units	Non-residential Uses	Type of Use(s)	Gross Floor Area (Sq. Ft.)
	NA	NA		commercial	196,461
Open Space	Existing (Sq ft & %)	Proposed (Sq ft & %)	Total Landscaped area	Existing (Sq Ft & %)	Proposed (Sq ft & %)
	less than 1%	Unchanged		32,200 SF, 3.5%	unchanged
Buidlding Height	Existing	Proposed	Total Impervious Area	Existing (Sq Ft & %)	Proposed (Sq ft & %)
	22' and 35' (sign)	unchanged		879075.2, 96%	unchanged
Snow storage	Required (sq ft)	Proposed (sq ft)	Other		
	NA	NA			



Glenwood Springs Mall - Lot Overview
 SCALE: 1" = 40'-0"
 0 10 20

IRON MOUNTAIN
 ENGINEERING, INC.
 Jeff@IronMountainEng.com • (970) 274-2343 • PO Box 2316, GWS, CO 81602

Glenwood Springs Mall
 Glenwood Springs Mall LLLP

GWS Mall Site Plan
 with Parking Layout
 DATE: 01/20/25
 JOB #: 306.002
 ENG: JAP

X1

Release for Submittal
 Jul. 22, 2024
 REV. DESCRIPTION

REV.	DESCRIPTION	BY	DATE
0	Release for Submittal	JAP	06/25/25



Storm King Road

IRON MOUNTAIN
 ENGINEERING, INC
 Jeff@IronMountainEng.com • (970) 274-2343 • PO Box 2316, GWS, CO 81602

Glenwood Springs Mall - Lot Overview
 SCALE: 1" = 40'-0"

GWS Mall PUD Plan View with Parking Layout		X1	
DATE: 01/20/25	SCALE: 1" = 40'-0"	0	Release for Review
JOB #: 306.002	ENG: JAP	0	REV: DESCRIPTION
GWS Mall - Master Drawing.dwg		Jul. 22, 2024	JAP
Glenwood Springs Mall		BY	DATE
Glenwood Springs Mall LLLP			05/27/25

Glenwood Springs Mall Parking Analysis (May 2025)

ORIGINAL MALL CONFIGURATION - PUD aligns with City Parking demand standards

Lot/Tract	Use	Inside (sf)	Outside (sf)	Parking Req per City of GWS	Spots Required	Spots Provided	+/-
A&G	Alpine Bank	7,570	-	1 spot/ 300 sf	26	19	(7)
B	Planned Parenthood	2,519	-	1 spot/ 250 sf	11	12	1
C	Big O Tires	5,472	-	1 spots/500 sf plus 3 per repair bay	26	19	(7)
D	O'Reilly Auto Parts	7,198	-	1 spot/ 400 sf	18	20	2
E	DMV/Boot Barn/TSC***	37,466	15,539	1 spot/ 300 sf	177	184	7
F	Glenwood Springs Mall	196,461	-	1 spot/ 300 sf**	661	981	320
Total:					919	1235	316

Wood King demands includes parking spaces for TSC exterior storage space (City of GWS decision 2012). The City of GWS confirmed this is no longer required via an email from Jim Hardcastle on 4/9/25.

Phase I - Lot Line Adjustment/Rezoning to M1

Lot/Tract	Use	Inside (sf)	Outside (sf)	Parking Req per City of GWS	Spots Required	Spots Provided	+/-
A&G	Alpine Bank	7,570	-	1 spot/ 300 sf	26	19	(7)
B	Planned Parenthood	2,519	-	1 spot/ 250 sf	11	12	1
C	Big O Tires****	5,472	-	1 spots/500 sf plus 3 per repair bay	26	19	(7)
D	O'Reilly Auto Parts	7,198	-	1 spot/ 400 sf	18	20	2
E	DMV/Boot Barn/TSC/JCP**	71,562	15,539	*See Below	245	296	51
F	Glenwood Springs Mall	162,365	-	1 spot/ 300 sf	542	857	315
Total:					868	1223	355

No longer requires outdoor parking demand for TSC. JCP now part of Wood King

Parking demand at GWS Mall based on total interior sf, not limited to leasable space. Leasable space only would lessen demand.

Twelve spaces behind TSC are currently being used by TSC and are no longer included in the spaces provided calculation.

*Track E Parking (Wood King)

Tenant	Square Feet	Parking Req per City of GWS	Spots Required	
DMV	2,116	1 spot/ 300 sf	7.05	Office - Government office
Vacant	4,824	1 spot/ 300 sf	16.08	Retail - General > 1,500 sf (assumed)
Boot Barn	8,856	1 spot/ 300 sf	29.52	Retail - General > 1,500 sf
Tractor Supply CO (Indoor)	21,670	1 spot/ 300 sf	72.23	Retail - Building Supply Store
Tractor Supply CO (Outdoor)	15,539	No dedicated spaces required	-	Retail - Building Supply Store
JCP Vacant Space	24,934	1 spot/ 300 sf	83.11	Retail - General > 1,500 sf
Childcare Center	9,187	1 spot/ 250 sf	36.75	Childcare Center, large
Total:			245	

**Childcare Center requires 1 spot per 250 sf - 10,000 sf in JCP space increases requirements by 6 spaces beyond retail requirements.

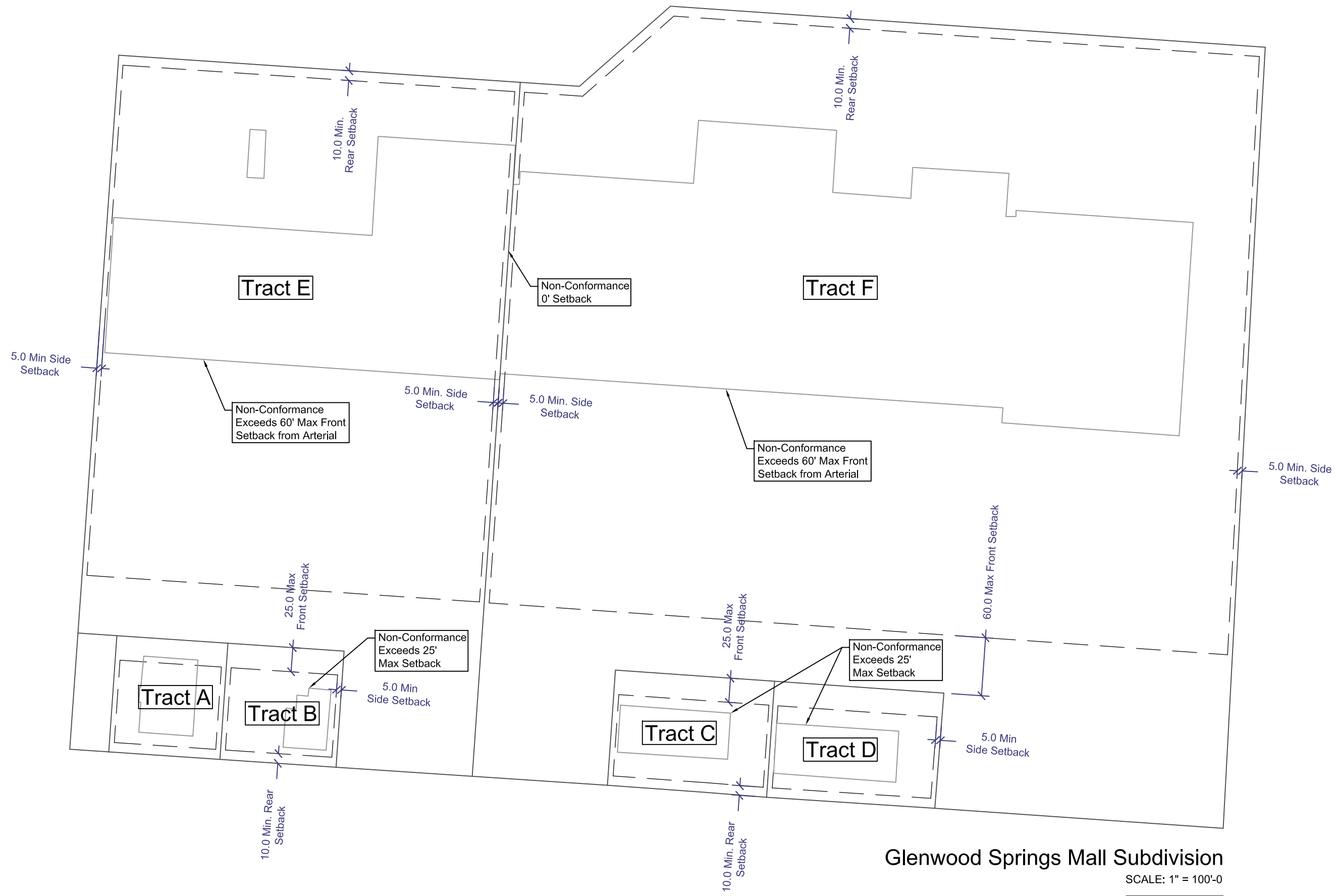
*** Canyon Engineering drawings & TSC drawings show 37,466 sf of building area, GarCO assessor shows 37,240 sf

****Big'O Tires Striped additional spots since 2022 parking count. Six additional parallel parking spot spaces could be stripped on the south side of the lot.

There are seven additional spots that were previously striped on the east side of the lot that are blocked by Con-X containers.

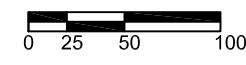
Notes:

1.) Parking was counted during a site inspection on 9/23/22.



Glenwood Springs Mall Subdivision

SCALE: 1" = 100'-0"



PROJECT: Glenwood Springs Mall Rezoning	X1	0	Release for Submittal	JAP	05/27/25
		REV.	DESCRIPTION	BY	DATE
DESCRIPTION: Building Setback Analysis		05/22/25	SCALE: 1" = 100'-0"		
		306.002	ENG: JAP		
		GWS Mall Setbacks.dwg		May. 27, 2025	
CLIENT: Glenwood Springs Mall LLLP				 <small>IRON MOUNTAIN ENGINEERING, INC. 1000 Iron Mountain Eng. • (970) 274-2343 • PO Box 2316, GWS, CO 81602</small>	



Planning Commission Report

Date August 26, 2025
 To: Planning and Zoning Commission
 From: Watkins Fulk-Gray, Senior Planner
 Subject: Planning File #23-25 Code Text Amendments to Title 070, 070.040.070(f) Pedestrian Circulation

REQUEST	Consideration of code text amendments to Municipal Code Title 070 to amend the standards of 070.040.070(f) Pedestrian Circulation related to sidewalk requirements
APPLICANT	City of Glenwood Springs
OWNER	City of Glenwood Springs
LOCATION	City-wide
ZONE	All

REQUIRED ACTION

Action 1:

Consideration of code text amendments to Municipal Code Title 070.040.070(f) to amend the standards regarding sidewalk installation.

Staff recommends **taking no action** on the code amendment options listed in this memo. The recommended findings and motion are on pages 6 and 7 of this report.

REVIEW AUTHORITY

For actions involving amendments to the land use code, the Planning & Zoning Commission is a recommending body to City Council. All Municipal Code amendments are completed by ordinance, which requires two hearings before City Council. To be approved all amendments must meet the criteria of approval in section 070.060.040(c)(3)(d).

SUMMARY

The Community Development Department is always seeking ways to upgrade the City’s land use regulations in ways that lead to better outcomes in the built environment. City Council requested consideration of ways to reduce the barriers in the land use regulations to building Accessory Dwelling Units (ADUs), and specifically, whether the creation of ADUs should trigger the requirement to install (or pay for) sidewalks when they are not present on the adjacent street. The Department believes that while this decision involves competing priorities for the City, the importance of sidewalks, and the comparatively low cost of building them relative to the high costs of the types of projects that trigger them, along with the fact that there are other ways to reduce barriers to ADU construction, weighs in favor of no changes to the Municipal Code.

PROPOSED AMENDMENTS

Background

At a City Council worksession on February 6, 2025, Staff and City Council discussed barriers to ADU construction that exist in the City’s land use regulations. Both landscaping and sidewalk requirements were identified and discussed. Verbal direction was given to Staff to bring forward options for changing the Municipal Code in ways that reduce the barriers to ADU construction, for both landscaping and sidewalks. City Council recently approved an ordinance that reduces the burden of bringing an entire lot’s landscaping into compliance when ADUs are proposed. To address the next barrier to ADU construction, this memo outlines the situations when building sidewalks is required, ADU trends that can be observed, relevant Comprehensive Plan policies, a recommendation from Staff, and options for changing the requirements of when sidewalks are required to be built or paid for in-lieu.

When sidewalks are not present along a street, there is a “trigger requirement” that requires sidewalks to either be installed or paid for when a certain development threshold is crossed. This is a common way for building and zoning codes to bring the community, which includes homes built before such rules existed, up to compliance with current rules. The concept is that small improvements do not trigger major upgrades to a building or lot, but major redevelopments do trigger bigger upgrades, including site elements that are completely separate from the improvements proposed by the builder. In other words, major investments require bringing more expensive nonconformities into compliance, but smaller investments are typically allowed to remain small. The “trigger requirements” for sidewalk compliance are developments that 1) involve changes to more than 50% of the exterior walls of a roofed building within a two-year period, or 2) structural additions of 500 square feet or more. Any development that meets either of these two thresholds that does not have a sidewalk along the adjacent right-of-way must either install the sidewalk or pay the fee-in-lieu cost of a sidewalk, which is currently \$96 per linear foot for an eight-foot sidewalk or \$60 for a five-foot sidewalk.

These thresholds often apply to new detached Accessory Dwelling Units, unless the owner chooses to build a small (less than 500 square foot) ADU. Sidewalk construction or paying the fee-in-lieu increases the cost to build a detached ADU and is counterproductive to the City’s goal of increasing ADU production. ADUs are a useful part of the City’s housing stock, because they can facilitate multigenerational living and care, help homeowners earn extra income, and be relatively lower cost housing for renters. Despite these benefits, Glenwood only sees about five ADU building permits per year.

New development on some streets is already exempted from the requirement of providing sidewalks. Resolution 2020-25 established 18 streets that are exempt or partially exempt, although there are many other streets besides these 18 that lack sidewalk connections. Sidewalks are important because they make it easier for people to take alternative modes of travel, reduce greenhouse gas emissions, be physically active, have the chance to see friends and have a conversation, and simply feel more connected to the community.

ADU Construction in Glenwood Springs

Since 2021, 20 ADUs have been permitted. The majority of these (16 of 20) have been ADUs created within the existing footprint of homes, such as basement remodels, rather than detached ADUs. Based on the valuations provided the City with building permits, the cost of building a detached ADU is about ten times more expensive than interior remodels that create new ADUs

on a per-square-foot basis. Cost is therefore an obvious barrier to building detached ADUs in Glenwood, and sidewalks are an additional project cost.

Besides waiving the costs of building a missing sidewalk or paying the fee-in-lieu, there are other ways to reduce barriers to ADU construction, including some that the City is already doing. These options can include creating pre-approved ADU plans, placing deed restrictions on ADUs in exchange for a waiver of system improvement fees, greater assistance from the City in helping homeowners plan for ADUs, and utilizing modular ADUs.

Comprehensive Plan goals, policies, and actions related to ADUs and sidewalks

To examine the relative importance of both ADU production and filling in the gaps of our sidewalk network, a list of Comprehensive Plan goals relating to both City priorities is below.

Goals, policies, and actions related to ADUs:

- Increase housing density
- Encourage accessory dwelling units
- Consider policy changes to increase ADUs
- Address barriers to ADUs such as parking and consider policy changes to increase ADUs in a housing strategy
- Provide a diversity in housing types

Goals, policies, and actions related to sidewalks:

- Enhance the pedestrian and bicycle network
- Improve the Glenwood Springs multimodal system and urban trail network, including bike and pedestrian connectivity throughout town, and filling sidewalk gaps between neighborhoods
- 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.
- Support the expansion of green transportation options
- Promote a multimodal mobility network

It is clear that the Comprehensive Plan supports both promoting ADUs and filling sidewalk gaps between neighborhoods.

Staff recommendation:

Building sidewalks and reducing barriers to ADU construction is a classic case of competing priorities; the City wants both things, and changes designed to do either one are supported by the Comprehensive Plan. Sidewalks are part of the literal fabric of the community, and without them, it is difficult for even enthusiastic pedestrians to leave the car at home. However, ADUs are a useful part of Glenwood's stressed housing market, and building detached ADUs or additions to a home for an ADU often trigger the additional expense of building sidewalks, if no sidewalk is present along the street.

While building a sidewalk or paying the fee-in-lieu for a detached ADU is an additional cost to what is typically an expensive project, this requirement is only triggered for detached ADUs. This may be part of the reason why few detached ADUs have been built in the City in recent years, although this portion of the project cost is likely a small percentage. The City can also take other steps, such as offering pre-approved ADU construction plans, to try to reduce the financial burden on homeowners without compromising on requiring sidewalks. Missing sidewalk connections, on the other hand, are only paid for by tax dollars or by the adjacent property owners during redevelopment. With multiple potential ways to incentivize ADU production but fewer tools to build missing sidewalk connections, Staff believes the Comprehensive Plan's policies in favor of sidewalk building are a stronger priority, and that no changes to the Municipal Code are warranted at this time.

Options for code amendments and other changes

If the P&Z and City Council decide that the benefit of reducing ADU barriers outweighs the benefit of greater sidewalk connections, here are options for code amendments.

Double underline indicates new language, and ~~strike through~~ indicates deleted language. The four options provided below are separated by solid lines.

(f) *Pedestrian Circulation.*

(1) *Sidewalks Required.*

a. *Where Required.*

1. Sidewalks shall be provided by the developer to allow convenient pedestrian access through or across the development and joining with pedestrian ways of adjacent properties.
2. Sidewalks shall be installed on both sides of all arterials, collector streets, and local streets (including loop streets and culs-de-sac), and within and along the frontage of all new development and redevelopment, excluding those redevelopments with building elevation changes that involve fifty (50) percent or less of the exterior walls of a roofed building within a two-year period, commencing upon the issuance of the building or other required permit, structural additions of less than ~~five hundred (500)~~ one thousand (1,000) square feet on a single lot, and/or building elevation changes that are for the purpose of minor cosmetic maintenance.

Staff comment: This option of increasing the new construction threshold to 1,000 square feet would exempt all ADUs and all projects that add less than 1,000 square feet. ADUs are not allowed to be larger than 1,000 square feet.

(f) *Pedestrian Circulation.*

(1) *Sidewalks Required.*

a. *Where Required.*

1. Sidewalks shall be provided by the developer to allow convenient pedestrian access through or across the development and joining with pedestrian ways of adjacent properties.
2. Sidewalks shall be installed on both sides of all arterials, collector streets, and local streets (including loop streets and culs-de-sac), and within and along the frontage of all new development and redevelopment, excluding those redevelopments with building elevation changes that involve

fifty (50) percent or less of the exterior walls of a roofed building within a two-year period, commencing upon the issuance of the building or other required permit, structural additions of less than five hundred (500) square feet on a single lot, and/or building elevation changes that are for the purpose of minor cosmetic maintenance, provided, however, that those developments and redevelopments for Accessory Dwelling Units shall be exempt from these requirements.

Staff comment: This would provide a more targeted approach to exempting ADUs specifically.

(f) *Pedestrian Circulation.*

(1) *Sidewalks Required.*

b. Fee in Lieu of Sidewalks. Where the existing right-of-way adjacent to a development is substandard or insufficient for providing a sidewalk according to the City Engineer, or where there is a discontinuity of the sidewalk system, the developer may, with approval by the City Engineer or Director, pay a fee in lieu of providing all or a portion of the required sidewalk. The amount of such in-lieu payment shall be set by City Council resolution. The developer of an Accessory Dwelling Unit who is approved to pay a fee in lieu shall be allowed to pay one-half the fee in lieu rate. All fees paid pursuant to this section shall be deposited in a separate fund, which fund may be used to undertake future projects to accommodate pedestrian improvements. These fees may not be used for the general expenses of the City.

Staff comment: This section of the Municipal Code is specific to the fee-in-lieu option. Reducing the cost of the fee-in-lieu would virtually ensure builders pay it instead of providing the sidewalk. The fee-in-lieu rate of \$96 and \$60 per linear foot (eight-foot and five-foot widths) is likely significantly below market rate already.

Additions to sidewalk exemptions list.

Staff comment: Rather than code amendments, City Council could instead add additional streets to the list of streets in the Engineering Standards that are exempt, or partially exempt, from providing sidewalks.

Review Criteria and Analysis

A code amendment is a legislative decision by the City Council. Prior to recommending approval or approving a proposed Code amendment, the P&Z and City Council shall consider whether and to what extent the proposed amendment meets the following criteria. Staff analysis is in bold.

- I. Is consistent with the Comprehensive Plan and other City policies;
Any amendment that lowers the barriers to ADU construction is supported by the Comprehensive Plan. However, amendments that reduce the City's ability to require filling sidewalk connections are not supported by the Comprehensive Plan. Both ADU production and sidewalk building are goals of the City and supported by

the Comprehensive Plan, and in this case they can be seen as competing priorities. Because there are many potential ways to incentivize ADU production but fewer tools to fund missing sidewalk connections, Staff believes the Comprehensive Plan's policies in favor of sidewalk building are a stronger priority.

- II. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
The proposed changes do not conflict with other sections of the Municipal code.

- III. Is necessary to address a demonstrated community need;
Both ADU production and sidewalk building are community needs demonstrated through the Comprehensive Plan's goals, policies, and actions. Because more tools are available to affect ADU production than sidewalk building, Staff believes the community need to require private funding of sidewalk construction is a more important community need than the relief that would be offered to would-be ADU builders by relaxing the sidewalk requirements.

- IV. Is necessary to respond to substantial changes in conditions and/or policy;
Data from the past five years suggests that ADUs that are required to include sidewalk construction are rare, suggesting sidewalk construction may be one of the barriers to this type of development. Therefore, changing conditions do support a code amendment relaxing the requirement to provide sidewalks with new development.

- V. Is consistent with the general purpose and intent of this Code.
The proposed amendment is in line with the purpose and intent of the Code.

ACTION ALTERNATIVES

Regarding the amendments, the Planning and Zoning Commission may take one of the following actions:

1. Recommend approval of some or all of the amendments;
2. Recommend denial of some or all of the amendments; or,
3. Continue the hearing with a requirement that staff submit changes or provide additional information regarding some or all the amendments.

STAFF RECOMMENDATION AND FINDINGS

Action 1:

Consideration of a code text amendments to Municipal Code Title 070 to amend the standards for Pedestrian Circulation.

Staff recommends **taking no action**. *Note: If the P&Z does not recommend any code amendments, the issue will still be brought to City Council for a decision.*

Suggested Findings

The code amendment options outlined in this memo:

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

Alternative Motion

If the Planning & Zoning Commission does believe that changes are necessary, your motion to approve must make affirmative findings for all five criteria of approval. You should support your findings with specific information.

Motion to Approve Code Amendments:

I move to recommend approval of code amendments regarding **(specify what specific changes)** with the following findings:

Suggested Findings

The proposed code amendment:

- I. **IS** consistent with the Comprehensive Plan and other City policies **(insert your reasoning with specific policy/plan excerpts)**;
- II. **Does NOT** conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code**(insert your reasoning with specific code sections that conflict)**;
- III. **IS** necessary to address a demonstrated community need because **(insert your reasoning)**;
- IV. **IS** necessary to respond to substantial changes in conditions and/or policy because **(insert your reasoning)**; and
- V. **IS** consistent with the general purpose and intent of this Code **(insert your reasoning with specific purpose/intent of code section)**.