



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
DECEMBER 16, 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 Receipt of the Minutes

- A. November 18, 2025 Meeting Minutes

4 Comments from citizens appearing for items not on the agenda

5 New Items

- A. Colorado Wildfire Resiliency Code Work Session

6 Old Items

- A. Housing Work Session

7 Commissioner Comments

8 Director Comments

9 Adjournment

MINUTES
City of Glenwood Springs Planning and Zoning Commission
Regular Meeting
November 18, 2025
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM

1. Roll Call

Present: Commissioners: Pete Waller, Carolyn Cipperly, John Haughton, Patrick Corcoran, and Connie Geiman.

Also Present: Community Development Director Trent Hyatt, Senior Planner Watkins Fulk-Gray, and City Attorney Karl Hanlon

2. Approval of Minutes

Commissioner Cipperly moved, Commissioner Geiman seconded, to approve the August 26, 2025 minutes with the edit that the vote for the marijuana item was not unanimous but 6-1 instead. Motion passed 5-0.

Commissioner Cipperly moved, Commissioner Corcoran seconded, to approve the October 28, 2025 minutes. Motion passed 4-0 as Chairman Waller abstained.

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

No public comment was offered.

4. New Items – Housing Work Session

Senior Planner Watkins Fulk-Gray began the work session by asking the commissioners to vote on a series of Menti polls. The potential zoning changes receiving the most votes were density bonuses, allowing duplexes in more places, commercial-to-residential conversions, and hotel conversions to housing. The top vote getters for a question about funding actions were employer-based rental assistance, mobile home park preservation, funding regional work through WMRHC, down payment assistance, incentives to convert short term rentals (STRs) to long-term rentals, licensing/creating pre-approved designs, housing navigator staff position, and tenants' rights education. Down payment assistance, incentives to convert STRs to long-term rentals, and licensing/creating pre-approved designs were tied.

When asked what additional housing topics to explore, the Planning and Zoning Commission (P&Z) offered tiny homes, ADUs, incentives for employee housing, long term camping areas, single stair reform, reducing costs for ADUs and infill, changing building codes to make multifamily housing cheaper/less hoops, 4 or less housing unit process, short-term rentals, and percent for apartments.

Commissioner comments and questions from the work session included:

- A joint work session with WHFAB is desired
- What is the homeownership rate for the City?
- Is there a target population number for Glenwood?
- Large apartment buildings are not as well suited to our community
- Smaller, infill development is more desirable
- Building code changes involving point access block changes is a tool that may help and will be up to the design/build community to implement it
- Even Rifle's residents are concerned with housing affordability
- Who are members of the West Mountain Regional Housing Coalition?
- Where does the WMRHC's down payment assistance program operate?
- How many deed restricted properties are there in Glenwood?
- Could we build deed restricted housing on City-owned land, with a ballot question?
- Explain the housing navigator concept
- How people would feel about a ballot question involving for-sale housing on City-owned land might depend on there being another grocery store in Glenwood. Small single family homes would appeal.
- It's not possible to house everyone who wants to live in Glenwood
- People would prefer to see homes remodeled and converted to more density than be torn down
- A program to assist homeowners rehabbing their homes may be good
- Does WHFAB have any topics they want P&Z to discuss?

5. Commissioner Comments

- Commissioner Cipperly would like to see a greenhouse at the confluence area.
- Commissioner Haughton said he is in favor of regionalist approaches to housing.

6. Director Comments

Community Development Director Hyatt said there will be a planning application next month, a short-term rental discussion may be coming, and interviews are scheduled for the vacant Housing Development Manager position.

7. Adjournment

Meeting adjourned at 7:00 PM.



Planning and Zoning Commission Report

Date: December 16, 2025
To: Planning and Zoning Commission
From:
Subject: Colorado Wildfire Resiliency Code Work Session

ACTION ITEMS

No action items are applicable at this time.

BACKGROUND

Please see attached memo.

PROJECT SUMMARY

Please see attached memo.

REVIEW CRITERIA AND STAFF ANALYSIS

Not applicable.

REVIEWING AGENCY COMMENTS

Not applicable.

ACTION ITEMS & STAFF RECOMMENDATIONS

Not applicable.

Suggested Findings:

Not applicable.



Planning and Zoning Commission Memo

Date	December 16, 2025
Planning File Number	Not applicable
RE:	Colorado Wildfire Resiliency Code Work Session
Staff	Robin Pitt, Fire Marshall

BACKGROUND/PURPOSE

Senate Bill 23-116 established the Colorado Wildfire Resiliency Code (CWRC) Board that is required to promulgate rules concerning the adoption and administration of code and standards for the hardening of structures and parcels in the wildland-urban interface throughout Colorado.

This applies to all new occupiable structures, with some exemptions, and significant alternations, additions and repairs of existing structures. A map based on sloped, fuel and critical weather data is used to classify low, medium and high wildfire hazards. Structures in the low hazard must meet Class 1 requirements and those found in medium and high hazard must meet Class 2 requirements for both structure hardening and site management.

Structure hardening is applied to the construction of roofing, gutters & downspouts, vents, eaves, decking and other projections. Site management includes the 5 foot immediate zone around the structure and thinning of vegetative fuels leading up to it. C.R.S. 24-33.5-1237 gives governing bodies until April 1, 2026 to adopt a code that meets or exceeds the CWRC and to start enforcing the code within three months of adoption. This work session is intended to provide an update to the Planning and Zoning Commission regarding necessary changes to the Glenwood Springs Municipal to comply with the state mandate.

2025 Colorado Wildfire Resiliency Code Rollout

Robin Pitt

Fire Marshal

robin.pitt@cogs.us

970-384-6433



Colorado Senate Bill 23-166: THE ESTABLISHMENT OF A WILDFIRE RESILIENCY CODE BOARD



COLORADO
Wildfire
Resiliency
Code Board

The Bill was introduced to the Senate by ***Senators Cutter and Exum*** on February 17th, 2023, passed in both the Senate and House, as amended, and was signed into law by the Governor on May 12th



Key Elements

Established a Wildfire Resiliency Code Board that is required to promulgate rules concerning the adoption and administration of codes and standards for the hardening of structures and parcels in the wildland-urban interface in Colorado



Key Elements

- The bill ***requires a governing body*** with jurisdiction in an area within the wildland-urban interface ***to adopt and enforce a code that meets or exceeds*** the minimum standards of the codes adopted by the board.
- ***Enforcement of the codes*** is done in accordance with the rules and regulations for code enforcement adopted by the governing body.
- If the governing body does not have rules and regulations for code enforcement, the ***governing body may request support from the Division*** to enforce the code.



Key Elements

The Board will be Responsible for:

- Defining the wildland-urban interface and identify areas of the state that are within it;
- Adopting minimum codes and standards based on best practices to reduce the risk to life and property from the effects of wildfires;
- Identifying hazards and types of buildings, entities, and defensible space around structures to which the codes apply; and
- Establishing a process for a governing body to petition the board for a modification to the codes and establish the criteria and process for the board to grant or deny an appeal from a decision of the board on a petition for modification.



Key Elements

The board consists of **21 appointed voting members** with specific government or industry qualifications and **3 non-voting members**, representing 3 State agencies. Appointments are **3-year terms**, with the exception that two-thirds of the initial appointments will be staggered. Members may be appointed for **one additional term**.



Speaker of the House	President of the Senate	Executive Director		Senate Minority Leader	House Minority Leader
Colorado Building Codes Professional: Rural Communities	Colorado Building Codes Professional: Urban Communities	Statewide Organization for Architects	Municipal Representative of Jurisdiction with Code for Wildfire Resilience	Statewide Organization for Home Building Professionals	Municipal Representative: Rural Communities
Statewide Organization for Commercial Building Professionals	County Representative: Urban Communities	Fire Marshal, Fire Chief, or Fire Engineer (x2)	County Representative of Jurisdiction with Code for Wildfire Resilience	County Representative: Rural Communities	Statewide Associate of Property and Casualty Companies
Municipal Representative: Urban Communities	Statewide Association of Non-Profit Utilities	Wildland Fire Behavior or Wildfire Mitigation Science and Strategies Expert	Building Trades Professional		
Investor-Owned Utilities		Colorado Land Use of Community Planning Professional	Nonprofit Home Builder for Affordable Home Ownership		
		Hazard Mitigation Professional			



DOWNLOAD YOUR COPIES

Copies of the:

- 2025 Colorado Wildfire Resiliency Code (CWRC)
- The Colorado Regulations (8 CCR 1507-39)
- State Map for the application of the 2025 CWRC

Can all be downloaded for
FREE on our Website
dfpc.colorado.gov/WRCB



2025 Colorado Wildfire Resiliency Code



The code is an adaptation of Chapters 1, 2, 3, and 5 of the [2024 International Wildland Urban Interface Code](#) by the International Code Council (ICC), © 2023 by INTERNATIONAL CODE COUNCIL, INC.

The code also includes limited use and adaption of other standards and guidelines. These include the [2022 NFPA 1140 Standard for Wildland Fire Protection](#) by the National Fire Protection Association (NFPA), © 2023 National Fire Protection Association (NFPA); the [2023 Model Ordinance for Construction in WUI Area](#) by the Insurance Institute for Business and Home Safety (IBHS), and the [2021 Home Ignition Zone](#) Guide by the Colorado State Forest Service (CSFS).

ATTRIBUTIONS

SCOPE

To what does the code apply?

When in the identified WUI, the permitting and Inspections of:

- New construction of structures and defensible space around structures
- Significant alterations/additions/repairs
 - 500sf+ increased footprint of a structure
 - 25%+ of an exterior of a structure affected

To what does the code NOT apply?

- Interior alterations of existing structures
- 35acre+ parcels with only 1 residential structure NOT abutting residential or commercial area
- Exterior painting, staining and similar routing maintenance work
- Fences located more than 8 feet from a habitable structure



APPLICABILITY

*This is a state *minimum* code, as such:

2 levels of code requirements

Class 1 - applies to all areas identified with low fire hazard (yellow)

Class 2 - applies to areas identified with moderate to high fire hazard (orange and red)



MAPPING

Governing bodies shall adopt the state map or develop a local map

State map developed to identify fire hazard throughout CO

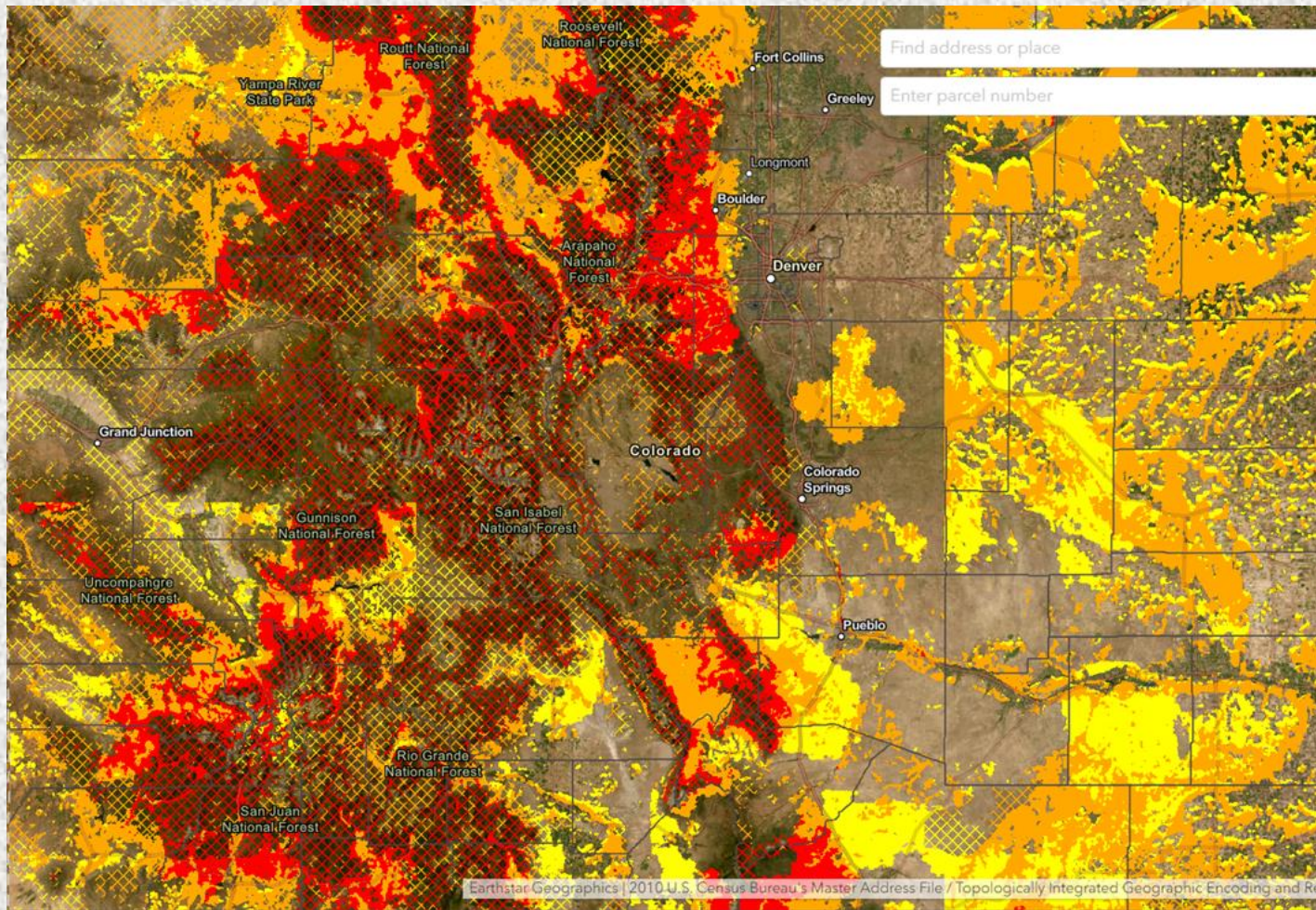
Informed by data modeling that identifies:

- Slope
- >50 fuel types
- 40yrs of critical fire weather

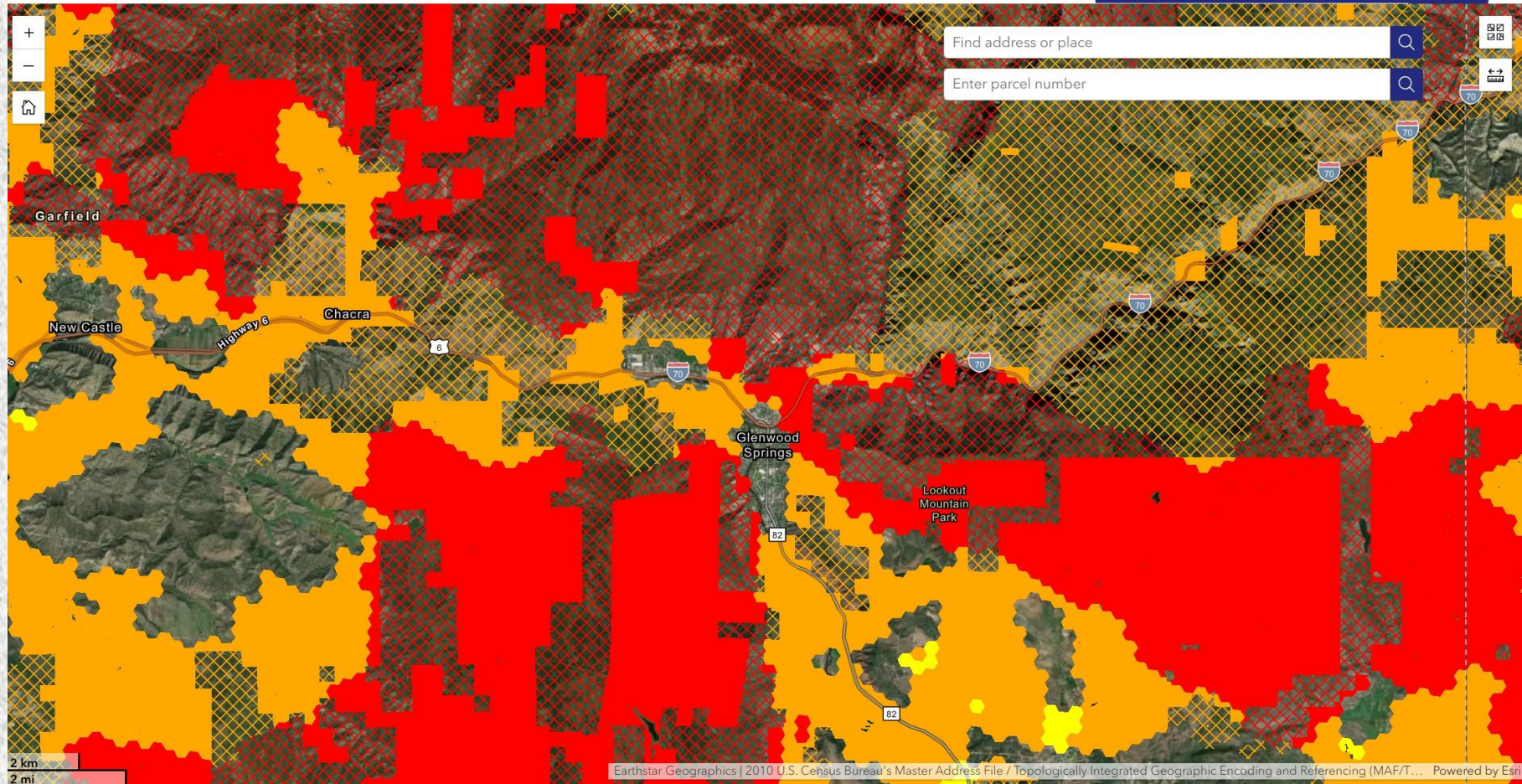
Local map must illustrate information based on actual conditions present that either meets or exceeds the intent of the code.

- Adopted local maps will be valid for 3 years.





MAP



MAP

CODE REQUIREMENTS - Class 1

Class 1 - Structure Hardening

Roofing

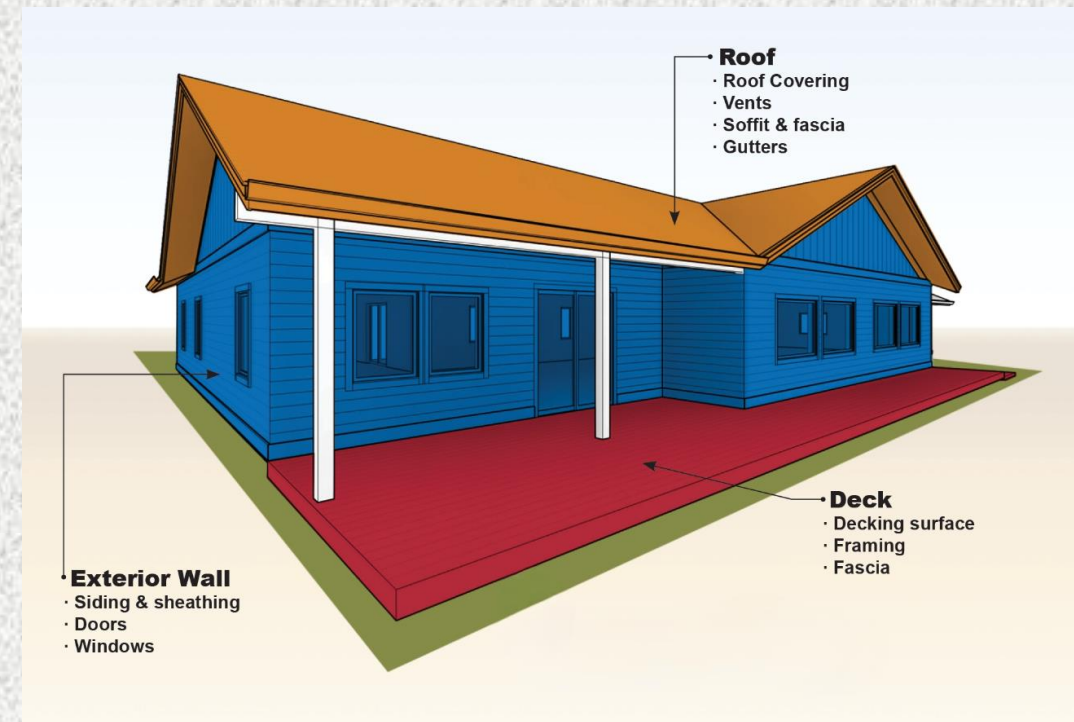
- Class A covering or assembly

Gutters & Downspouts

- Noncombustible materials

Vents

- Ignition-resistant construction
- 1/8" mesh openings



CODE REQUIREMENTS - Class 1

Class 1 - Site Management

Signage & Addressing

- Roads, fire protection equipment, addresses

Retaining Walls

- Noncombustible or ignition-resistant materials within 8' of a structure and for structural support or egress

Fencing

- Noncombustible or ignition-resistant materials within 8' of a structure

Structure Ignition Zone 1

- 0-5' from structure: fuel modification

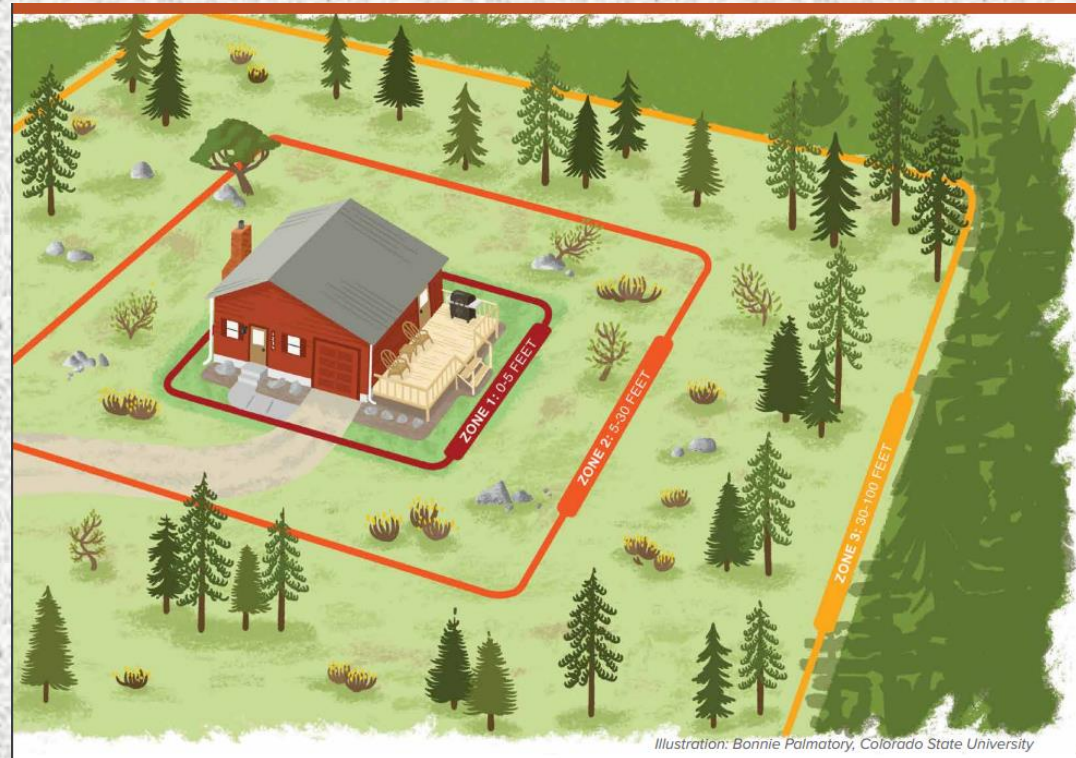


Illustration: Bonnie Palmatory, Colorado State University



CODE REQUIREMENTS - Class 2

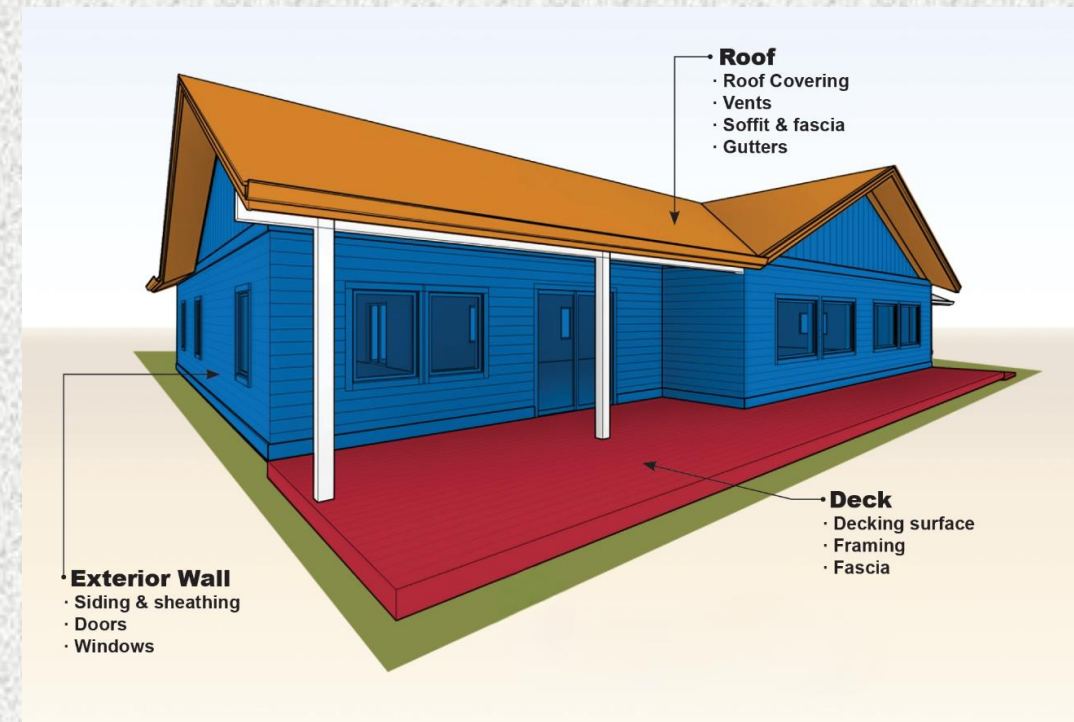
Class 2 - Structure Hardening

Consistent with Class 1:

- Roofing
- Gutters & Downspouts
- Vents

Additional Class 2 requirements:

- Eaves
- Exterior Walls
- Underfloor Enclosures
- Decking
- Appendages & Projections
- Windows & Doors
- Detached Accessory Structures



CODE REQUIREMENTS - Class 2

Class 2 - Site Management

Consistent with Class 1:

- Signage & Addressing
- Retaining walls
- Fencing
- SIZ 1

Additional Class 2 requirements:

- SIZ 2 (5-30' from a structure)
- SIZ 3 (30-100' from a structure)



8 CCR 1507-39

**THE ADOPTION OF MINIMUM CODES AND
STANDARDS FOR
HARDENING STRUCTURES AND REDUCING FIRE RISK
IN THE DEFENSIBLE
SPACE SURROUNDING STRUCTURES IN THE
WILDLAND-URBAN INTERFACE**

REGULATIONS

PURPOSE

The Wildfire Resiliency Code Board (“Board”) will promulgate these rules to accomplish the following:

1. Define the Wildland-Urban Interface and identify the areas of Colorado that are included within it.
2. Adopt minimum Codes and Standards (“Codes”) that apply to permitting and inspections for new construction of structures and the defensible space around such structures and are based on best practices to reduce the risk to life and property from the effects of wildfires.
3. Adopt minimum Codes and Standards (“Codes”) that apply to new external additions, alterations, or repair to existing structures or the defensible space around such structures and are based on best practices to reduce the risk to life and property from the effects of wildfires.
4. Identify the range of hazards and the types of buildings, entities, and defensible space around structures within the wildland-urban interface to which the codes apply.
5. Establish the process by which a Governing Body may petition the Board for a modification to the Codes and establish the criteria and process for the Board to deny or grant an appeal from a decision by the Board on a petition for modification.
6. Establish criteria and parameters for expedited consideration or approval of an exemption from the Codes for activities or investments related to repair, replacement, or hardening of existing utility infrastructure primarily within existing transmission routes that mitigate wildfire risk.



WHAT'S NEXT?

- **C.R.S. 24-33.5-1237** requires:
 - Local Governing Bodies in an area within the wildland-urban interface to adopt a code that meets or exceeds the 2025 Colorado Wildfire Resiliency Code by **April 1, 2026**.
 - Adopting Governing Bodies must begin enforcing said code **within three months of the date the code is adopted**.
- **SB25-142** was signed into law and allows Governing Bodies to enter into Cooperative Agreements to Enforce the Code



THANK YOU!





Planning and Zoning Commission Report

Date: December 16, 2025
To: Planning and Zoning Commission
From: Watkins Fulk-Gray, Senior Planner
Subject: Housing Work Session

Not applicable

ACTION ITEMS

Not applicable

BACKGROUND

Please see the attached staff memo.

PROJECT SUMMARY

Please see the attached staff memo.

REVIEW CRITERIA AND STAFF ANALYSIS

Please see the attached staff memo.

REVIEWING AGENCY COMMENTS

Please see the attached staff memo.

ACTION ITEMS & STAFF RECOMMENDATIONS

Please see the attached staff memo.

Suggested Findings:

Please see the attached staff memo.



Planning and Zoning Commission Memo

Date	December 16, 2025
Planning File Number	Not applicable
RE:	Housing Work Session Discussion
Staff	Watkins Fulk-Gray, AICP, Senior Planner

BACKGROUND/PURPOSE

At the November 6, 2025 joint work session between the Planning & Zoning Commission (P&Z) and City Council, members of both bodies expressed interest in exploring new incentives for housing. A work session was conducted at the November 18, 2025 P&Z meeting based on various housing related topics suggested by staff in the attached memo. Minutes from the November 18 meeting are attached.

Below is list of themes/topics discussed at the November meeting separate in related categories. Staff intends to use the list to continue the discussion around housing. As previously noted, staff considers these ongoing work sessions as early-stage, open discussions. No rigorous evaluation has been carried out regarding most of these topics, nor does staff recommend any related Code Amendments at this time.

Infill Development

- Determine neighborhoods to promote
- Incentivize remodels (i.e. grants/loans for desired solutions)
- Smaller footprint multifamily developments
- Duplexes by right in more zone districts
- Masterplan for the use of city owned properties
 - Plan from an election backwards
- Consider subdivision of accessory dwelling units (ADUs)
- Amend kitchen definition to allow greater occupancy of existing housing stock
- Conversion of short-term rentals to long-term
- Pre-approved plans for ADUs

Education Campaign

- Inform public of the dire nature of the problem

- Eliminate emotion surrounding 4 or more units
- Importance of regional solution; eliminating stigma associated with funding projects up/down valley
- Consortium of like minded businesses/organizations to develop capital (i.e. CMC, Sopris Engineering, Gould Construction, Valley View Hospital, SGM, etc.)
- Housing navigator project

Building Code Changes

- Point access blocks
- Commercial to residential conversions
- Tiny homes

Other Options

- Density bonuses
 - Specify what they are
- For sale and entry level development
 - How to promote

Conclusions

These topics should be considered preliminary ideas and not recommendations from Community Development. Additional work sessions to discuss housing incentives will be scheduled when meeting time permits. Staff looks forward to the continued discussion with P&Z.