AGENDA
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
FEBRUARY 19, 2026
101 W. 8TH STREET
6:15 p.m.

The agenda is subject to *change, including the addition of items 24 hours in advance or the deletion of items at any time. The order and times of agenda items listed are approximate and intended as a guideline for the City Council.*

ATTENTION: To ensure your written comments are included in the City Council packet, public comments must be received by 4 p.m. on the day before City Council meetings. Comments may be submitted to ryan.muse@cogs.us. Written comments may be submitted after this deadline and will be shared via email to City Council but are not guaranteed to make it into the meeting packet. Submit comments at any time directly to City Council via email at citycouncil@cogs.us.

WORK SESSION

3:00	Tourism Management Board Joint Work Session	Information/Discussion
3:30	Glen Park Homeowners Association (HOA)	Information/Discussion
4:15	Economic and Community Development Update	Information/Discussion
4:30	Housing Policy	Information/Discussion
5:00	Break to Get Dinner	
5:15	State of the City Debrief	Information/Discussion
5:30	Municipal Judge Check-In	Information/Discussion
5:45	Speed Camera Court Update	Information/Discussion

ZOOM INSTRUCTIONS

When: Feb 19, 2026 06:00 PM Mountain Time (US and Canada)
Join from PC, Mac, iPad, or Android: https://us02web.zoom.us/j/83825425336?pwd=e5ysjsSi85D1ptsNO11o5EFJZSpDg6.1
Passcode:896154
Join via audio: +1 719 359 4580 US
Webinar ID: 838 2542 5336

REGULAR SESSION

6:15

1. Roll Call
2. Agenda Changes
3. Disclosure of Councilor Conflicts of Interest
4. Citizens Appearing Before Council and Council Response(For Items Not on the Agenda-Comments Limited to 3 Minutes)
5. Council Announcements
6. Consent Agenda — Discussion and/or Action
   - A. February 5, 2026 Council Minutes
   - B. Transportation Commission Appointment
   - C. Downtown Development Authority (DDA) Appointment
   - D. Arts and Culture Board Appointments
   - E. City Manager Contract Renewal
   - F. Resolution 2026-05; Supporting the Grant Application for a Mini Grant From the Garfield County Federal Mineral Lease District and the Completion of the Gregory Park Fence Project

G. Resolution 2026-06; Supporting a Grant From the Federal Mineral Lease District for 19th Street Improvements

H. Ordinance 2026-03; Sales Tax Language 040.020.030 Cleanup (Second Reading)

ACTIONS AND/OR PRESENTATIONS

7.	Planning File 05-26 ROWENC-000106-2025 Right-of-Way Encroachment License 315 8th Street	Discussion and/or Action
8.	Special Events Challenges	Discussion and/or Action
9.	Ordinance 2026-04; Planning File COMDEV 000015-2026, Colorado Wildfire Resiliency Code (First Reading)	Discussion and/or Action
10.	Ordinance 2026-05; Article 020.020.030 Adjust Victims and Witnesses Assistance and Law Enforcement (VALE) Board's Disbursement Limit	Discussion and/or Action
11.	97 County Owned Lots Within the City Boundary Available for Purchase	Discussion and/or Action
12.	Council Comments	
13.	Report from City Administration	

A. City Manager

B. City Attorney

C. Correspondence Incoming/Outgoing

14. Social Event Announcement
15. Adjournment

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City Council

STAFF REPORT

City of Glenwood Springs

February 19, 2026

Agenda Item: Tourism Management Board Joint Work Session

Action Requested: Tourism Management Board Joint Work Session

Department: Economic and Community Development

Presented By: Jacob Zook

Strategic Goals: Provide Efficient and Responsive City Government
Protect and Preserve our Quality of Life
Generate Sustainable Economic Development

Background Info: Each volunteer board participates in joint work sessions with City Council to discuss questions, current projects, and ideas for the future. The Tourism Management Board is comprised of 9 volunteer members, listed below with terms;

Members:

- **Loretta Ayala - Board Chair**, Tourism
  Appointed: February 2022, February 2025
  Term Expires: February 2028
- **Kevin Kennedy - Vice Chair**, Lodging
  Appointed: May 2023 (to fill), February 2026
  Term Expires: February 2029
- **Steve Vanderleest**, Tourism
  Appointed: March 2025 (to fill),
  Term Expires: February 2027
- **Mike Mercatoris**, Chamber
  Appointed: March 2021, February 2024
  Term Expires: February 2027
- **Kaylyn Radden**, Lodging
  Appointed: February 2025
  Term Expires: February 2027
- **Heather Montross-Cowan**, Resident
  Appointed: Alternate March 2021, May 2021 (to fill), February 2024
  Term Expires: February 2027
- **Aaron McCallister**, Resident/Business
  Appointed: February 2024
  Term Expires: February 2027

- **Justin Bishop**, Restaurant
  Appointed: February 2023 (to fill), February 2025
  Term Expires: February 2028
- **Adam Decker**, Resident/Business
  Appointed: February 2025
  Term Expires: February 2028

Council Liasons:

- **Erin Zalinski**
- **Mitchell Weimer** (Alternate)

Issues:	None. This is the first of the bi-yearly work session.
Fiscal Impact:	N/A
Legal Review:	N/A
Staff Recommendation:	N/A

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item: Glen Park Homeowners Association (HOA)

Action Requested: NA

Department: City Administration

Presented By: Steve Boyd

Strategic Goals: Ensure Public Safety
Protect and Preserve our Quality of Life

Background Info: Glen Park is a residential area on top of Red Mountain. Residents have concerns about the growing number of people utilizing the trail/road for recreation for a couple of reasons. There is more pedestrian/bike/dog traffic sharing the trail with homeowner vehicles. The road is also expensive to maintain and the homeowner's association has asked the City to share in the cost of annual maintenance. At the request of the HOA the City has recently added signage advising users to be aware of vehicle traffic, pick up after their pets, etc.

This is a somewhat complicated issue with a long history. The purpose of this work session is to determine where Council would like the discussion to go and when. We have attached several documents for reference, but Council will be adequately prepared for the discussion by reviewing just two documents;

1. **Glen Park Summary Document**, that was submitted by Public Works Director Langhorst, and
2. **Red Mountain Trail - Road Proposed Maintenance Framework (002),** which is the proposal submitted by the HOA for discussion.

Issues: The existing easements have been in place for decades and we may want some updates to reflect the current situation.

Fiscal Impact: Unknown at this time.

Legal Review: NA

Staff Recommendation: NA

Glen Park Summary

Reception No. 225283: the lease of the city owned property that the road exists on to Glenwood Lift, Inc.

Reception No. 239014: the cancellation of the lease agreement for Glenwood Lift Inc to use the city owned property for the ski area. The agreement does state that the property to the south is granted free and clear access to their property that is not owned by Colorado West Broadcasting, Inc. and is not obligated to pay for any repairs or maintenance of said road.

Reception No. 251439: Update to 239014, the cancellation of the lease agreement for Glenwood Lift Inc to use the city owned property for the ski area. The agreement does state that the property to the south is granted free and clear access to their property that is not owned by Colorado West Broadcasting, Inc. and is not obligated to pay for any repairs or maintenance of said road.

Reception No. 269174: the access easement that was originally recorded to the Colorado West property and Glen Park Ranch. Book 478, pages 340-345. This sets up covenants that run for the 40-acre property noted in the agreement that renew every 10 years starting in 1975.

Reception No. 537554: Access easement agreement to Glen Park Ranch to use the roadway constructed for the ski area under 225283 to access their property. This agreement is to supersede the prior agreements in 239014 and 251439, but those agreements contain more property than is within the Glen Park Ranch platting, so the rest of the properties using the agreements from 1967 and 1971 would continue to se the roadway free of charge. This agreement is a non-exclusive easement. Also, if this agreement is correct, then the overhead power line should be buried, to be paid for by Glen Park Ranch. The city has no interest in these being overhead lines and the agreement to keep them overhead was voided by this agreement. Book 1105, pages 353-357.

Reception No. 567834: Glen Park Ranch CC&R's for the subdivision. Book 1202, Pages 477-504.

Reception No. 569125: the Glen Park Plat

Reception No. 658005: the access agreement to Mountain States Communications to use the road constructed for the recreational area created by 225283.

It seems that the roadway was constructed in or before the 1960's for the ski area. The agreements in 251439 and 239014 would state that the access is still good at no cost to the Colorado West property. The agreement for Glen Park under 537554 null and voids the

two prior access agreements for Glen Park Ranch that would have made the access maintenance and repair free and replaced those with the new agreement. Agreement 658005 to the Colorado West property updates the roadway access description to the new one that the City and Glen Park paid for, but does not have any language about repairs or maintenance of the road pertaining to the Colorado West property. The Glen Park agreement under 537554 states that the subdivision will maintain the roadway at their cost unless the city changes their use of the roadway in a significant way. Since this whole area has been used for summer and winter recreation for decades, and the agreement states that any gate installed shall continue to allow foot and bicycle access to the property, then I do not see how the city has changed any use of the property in any way.

658005 08/16/2004 03:17P B1614 P72 M ALSDORF
1 of 13 R 66.00 D 0.00 GARFIELD COUNTY CO

EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **CITY OF GLENWOOD SPRINGS**, a municipal corporation, whose address is 101 West Eighth Street, Glenwood Springs, Colorado, 81601, (hereinafter called "Grantor") of the County of Garfield, State of Colorado, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, convey and quitclaim to the **MOUNTAIN STATES COMMUNICATIONS, INC.** (hereinafter called "Grantee"), and its successors and assigns a permanent access easement, upon the land of Grantor, situated in the County of Garfield, State of Colorado, as more particularly described on Exhibit A attached hereto.

The purpose of this easement shall be for right-of-way access to the Grantee's property and shall supercede and replace the Easement recorded in Book 478 at page 347 of the Garfield County Clerk and Recorder's office, which by this agreement is hereby terminated.

Neither the extent nor use of the easements granted herein shall be expanded or enlarged from its initial use without a specific grant from Grantor for such expansion or enlargement.

Grantee agrees to indemnify, defend and hold harmless, to the full extent permitted by law, the Grantor for Grantee's use of the easements for their intended use as described above.

Grantee takes this easement subject to the terms and conditions of Paragraph 5 of that certain easement agreement by and between Glen Park Ranch LLC and the City of Glenwood Springs. To the extent Grantee's use of the easement triggers the provisions of said Paragraph 5, Grantee shall be fully responsible for all costs associated therewith, including but not limited to maintenance, engineering and legal fees whether incurred by the Grantee or the Grantor.

Except for the rights and privileges granted to Grantee by this Agreement, the Grantor reserves the full, complete and uninterrupted right to use, possess and occupy all portions of the property encumbered by the easements granted herein, so long as such use, possession and occupancy does not unreasonably interfere with the purposes for which the easements are hereby granted.

TO HAVE AND TO HOLD, said permanent easements, unto Grantee, its successors and assigns, forever.

Executed this 23rd day of July, 2004.

GRANTOR – CITY OF GLENWOOD SPRINGS

Mike Copp
City Manager

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658005 08/16/2004 03:17P B1614 P73 M ALSDORF
2 of 13 R 66.00 D 0.00 GARFIELD COUNTY CO

ATTEST:

Robin S. Unsworth, City Clerk

GRANTEE – MOUNTAIN STATES COMMUNICATIONS, INC.

Name:
Title: President

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing Easement Agreement was acknowledged before me this 7th day of July, 2004, by William R Dewaay.

Witness my hand and official seal.

My commission expires: December 16, 2006

Notary Public
Address:

658005 08/16/2004 03:17P B1614 P74 M ALSDORF
3 of 13 R 66.00 D 0.00 GARFIELD COUNTY CO

Exhibit A

Roadway Centerline Description

A STRIP OF LAND BEING _____ FEET IN WIDTH, SITUATED IN SECTIONS 8, 9, AND 17, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO; SAID PARCEL LYING _____ ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF THE SW1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND THE CENTERLINE OF AN EXISTING ROAD, WHENCE THE STREET MONUMENT AT THE INTERSECTION OF MIDLAND AVENUE AND EIGHTH STREET IN THE CITY OF GLENWOOD SPRINGS, COLORADO, BEARS N53°55'22"E. 694.95 FEET; THENCE THE FOLLOWING ONE HUNDRED AND SEVENTY-NINE (179) COURSES ALONG SAID CENTERLINE:

1) THENCE S.47°05'37"W. A DISTANCE OF 44.79 FEET;
2) THENCE 68.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 135.38 FEET, A CENTRAL ANGLE OF 29°01'55", THE CHORD OF WHICH BEARS S.32°34'39"W. A DISTANCE OF 67.87 FEET;
3) THENCE S.18°03'42"W. A DISTANCE OF 41.03 FEET;
4) THENCE 100.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 98.40 FEET, A CENTRAL ANGLE OF 58°14'28", THE CHORD OF WHICH BEARS S.47°10'56"W. A DISTANCE OF 95.78 FEET;
5) THENCE S.76°18'10"W. A DISTANCE OF 152.23 FEET;
6) THENCE S.69°59'54"W. A DISTANCE OF 112.11 FEET;
7) THENCE 139.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 69.36 FEET, A CENTRAL ANGLE OF 115°09'34", THE CHORD OF WHICH BEARS N.52°25'19"W. A DISTANCE OF 117.10 FEET;
8) THENCE 103.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 174.31 FEET, A CENTRAL ANGLE OF 34°10'25", THE CHORD OF WHICH BEARS N.22°14'40"E. A DISTANCE OF 102.43 FEET;
9) THENCE 59.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70.45 FEET, A CENTRAL ANGLE OF 48°22'57", THE CHORD OF WHICH BEARS N.15°08'24"E. A DISTANCE OF 57.74 FEET;
10) THENCE 33.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 22.78 FEET, A CENTRAL ANGLE OF 84°11'01", THE CHORD OF WHICH BEARS N.51°08'35"W. A DISTANCE OF 30.54 FEET;
11) THENCE 59.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 86.39 FEET, A CENTRAL ANGLE OF 39°25'49", THE CHORD OF WHICH BEARS S.67°03'00"W. A DISTANCE OF 58.28 FEET;
12) THENCE S.47°20'05"W. A DISTANCE OF 132.77 FEET;
13) THENCE 271.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 943.39 FEET, A CENTRAL ANGLE OF 16°28'15", THE CHORD OF WHICH BEARS S.55°34'13"W. A DISTANCE OF 270.26 FEET;

14) THENCE 259.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 872.27 FEET, A CENTRAL ANGLE OF 17°01'24", THE CHORD OF WHICH BEARS S.55°17'38"W. A DISTANCE OF 258.21 FEET;
15) THENCE 136.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 41.75 FEET, A CENTRAL ANGLE OF 187°47'56", THE CHORD OF WHICH BEARS N.39°19'06"W. A DISTANCE OF 83.30 FEET;
16) THENCE N.54°34'51"E. A DISTANCE OF 61.82 FEET;
17) THENCE 102.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 36.28 FEET, A CENTRAL ANGLE OF 162°12'57", THE CHORD OF WHICH BEARS N.26°31'37"W. A DISTANCE OF 71.69 FEET;
18) THENCE 72.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 516.29 FEET, A CENTRAL ANGLE OF 08°05'53", THE CHORD OF WHICH BEARS S.68°18'58"W. A DISTANCE OF 72.91 FEET;
19) THENCE S.64°16'01"W. A DISTANCE OF 156.91 FEET;
20) THENCE 102.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 207.91 FEET, A CENTRAL ANGLE OF 28°18'36", THE CHORD OF WHICH BEARS S.50°06'43"W. A DISTANCE OF 101.68 FEET;
21) THENCE S.35°57'25"W. A DISTANCE OF 87.54 FEET;
22) THENCE 105.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 603.88 FEET, A CENTRAL ANGLE OF 09°59'57", THE CHORD OF WHICH BEARS S.40°57'24"W. A DISTANCE OF 105.25 FEET;
23) THENCE 93.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 153.65 FEET, A CENTRAL ANGLE OF 34°57'33", THE CHORD OF WHICH BEARS S.63°26'09"W. A DISTANCE OF 92.30 FEET;
24) THENCE 82.61 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 160.27 FEET, A CENTRAL ANGLE OF 29°31'56", THE CHORD OF WHICH BEARS S.66°08'57"W. A DISTANCE OF 81.70 FEET;
25) THENCE S.51°23'00"W. A DISTANCE OF 147.16 FEET;
26) THENCE 38.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.99 FEET, A CENTRAL ANGLE OF 139°14'27", THE CHORD OF WHICH BEARS N.58°59'47"W. A DISTANCE OF 29.97 FEET;
27) THENCE N.10°37'26"E. A DISTANCE OF 56.10 FEET;
28) THENCE 61.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 47.15 FEET, A CENTRAL ANGLE OF 75°00'11", THE CHORD OF WHICH BEARS N.26°52'39"W. A DISTANCE OF 57.41 FEET;
29) THENCE 29.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.36 FEET, A CENTRAL ANGLE OF 83°51'30", THE CHORD OF WHICH BEARS S.73°41'30"W. A DISTANCE OF 27.21 FEET;
30) THENCE S.31°45'45"W. A DISTANCE OF 114.89 FEET;
31) THENCE 122.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 398.01 FEET, A CENTRAL ANGLE OF 17°35'39", THE CHORD OF WHICH BEARS S.40°33'35"W. A DISTANCE OF 121.74 FEET;
32) THENCE 119.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.33 FEET, A CENTRAL ANGLE OF 20°43'44", THE CHORD OF WHICH BEARS S.38°59'33"W. A DISTANCE OF 118.86 FEET;

33) THENCE 177.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2113.39 FEET, A CENTRAL ANGLE OF 04°49'11", THE CHORD OF WHICH BEARS S.31°02'16"W. A DISTANCE OF 177.73 FEET;
34) THENCE 89.98 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 39.30 FEET, A CENTRAL ANGLE OF 131°10'58", THE CHORD OF WHICH BEARS S.32°08'37"E. A DISTANCE OF 71.57 FEET;
35) THENCE 153.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 512.03 FEET, A CENTRAL ANGLE OF 17°09'03", THE CHORD OF WHICH BEARS N.73°41'22"E. A DISTANCE OF 152.70 FEET;
36) THENCE 52.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 148.30 FEET, A CENTRAL ANGLE OF 20°07'21", THE CHORD OF WHICH BEARS N.55°03'10"E. A DISTANCE OF 51.81 FEET;
37) THENCE 115.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 172.08 FEET, A CENTRAL ANGLE OF 38°26'06", THE CHORD OF WHICH BEARS N.64°12'32"E. A DISTANCE OF 113.28 FEET;
38) THENCE 31.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 43.31 FEET, A CENTRAL ANGLE OF 41°47'41", THE CHORD OF WHICH BEARS S.75°40'35"E. A DISTANCE OF 30.89 FEET;
39) THENCE S.54°46'45"E. A DISTANCE OF 222.80 FEET;
40) THENCE 92.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1365.55 FEET, A CENTRAL ANGLE OF 03°53'11", THE CHORD OF WHICH BEARS S.52°50'09"E. A DISTANCE OF 92.60 FEET;
41) THENCE 138.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 203.98 FEET, A CENTRAL ANGLE OF 38°49'21", THE CHORD OF WHICH BEARS S.70°18'15"E. A DISTANCE OF 135.58 FEET;
42) THENCE S.89°42'55"E. A DISTANCE OF 112.58 FEET;
43) THENCE 105.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 240.16 FEET, A CENTRAL ANGLE OF 25°06'42", THE CHORD OF WHICH BEARS N.77°43'44"E. A DISTANCE OF 104.42 FEET;
44) THENCE 196.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.55 FEET, A CENTRAL ANGLE OF 51°01'50", THE CHORD OF WHICH BEARS S.89°18'42"E. A DISTANCE OF 190.00 FEET;
45) THENCE 78.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 62.71 FEET, A CENTRAL ANGLE OF 71°48'51", THE CHORD OF WHICH BEARS S.27°53'22"E. A DISTANCE OF 73.55 FEET;
46) THENCE 61.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.34 FEET, A CENTRAL ANGLE OF 139°01'01", THE CHORD OF WHICH BEARS S.77°31'34"W. A DISTANCE OF 47.48 FEET;
47) THENCE 145.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 96.97 FEET, A CENTRAL ANGLE OF 85°45'01", THE CHORD OF WHICH BEARS N.75°50'26"W. A DISTANCE OF 131.96 FEET;
48) THENCE 205.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1074.02 FEET, A CENTRAL ANGLE OF 10°58'13", THE CHORD OF WHICH BEARS S.55°47'57"W. A DISTANCE OF 205.33 FEET;

49) THENCE 141.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 163.89 FEET, A CENTRAL ANGLE OF 49°19'30", THE CHORD OF WHICH BEARS S.74°58'35"W. A DISTANCE OF 136.77 FEET;
50) THENCE 124.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 185.97 FEET, A CENTRAL ANGLE OF 38°12'19", THE CHORD OF WHICH BEARS S.80°32'10"W. A DISTANCE OF 121.72 FEET;
51) THENCE 63.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 209.69 FEET, A CENTRAL ANGLE OF 17°26'27", THE CHORD OF WHICH BEARS S.70°09'14"W. A DISTANCE OF 63.58 FEET;
52) THENCE S.78°52'28"W. A DISTANCE OF 161.60 FEET;
53) THENCE 98.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 354.20 FEET, A CENTRAL ANGLE OF 15°55'08", THE CHORD OF WHICH BEARS S.70°54'53"W. A DISTANCE OF 98.09 FEET;
54) THENCE 116.94 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 369.00 FEET, A CENTRAL ANGLE OF 18°09'30", THE CHORD OF WHICH BEARS S.72°02'04"W. A DISTANCE OF 116.46 FEET;
55) THENCE 130.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 334.72 FEET, A CENTRAL ANGLE OF 22°22'07", THE CHORD OF WHICH BEARS S.69°55'46"W. A DISTANCE OF 129.85 FEET;
56) THENCE 173.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1397.55 FEET, A CENTRAL ANGLE OF 07°06'26", THE CHORD OF WHICH BEARS S.62°17'55"W. A DISTANCE OF 173.25 FEET;
57) THENCE 132.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 9101.37 FEET, A CENTRAL ANGLE OF 00°49'52", THE CHORD OF WHICH BEARS S.66°16'04"W. A DISTANCE OF 132.02 FEET;
58) THENCE 66.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 339.36 FEET, A CENTRAL ANGLE OF 11°13'46", THE CHORD OF WHICH BEARS S.61°04'07"W. A DISTANCE OF 66.40 FEET;
59) THENCE 106.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 727.29 FEET, A CENTRAL ANGLE OF 08°24'38", THE CHORD OF WHICH BEARS S.59°39'33"W. A DISTANCE OF 106.66 FEET;
60) THENCE S.63°51'52"W. A DISTANCE OF 89.09 FEET;
61) THENCE 86.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 683.05 FEET, A CENTRAL ANGLE OF 7°15'12", THE CHORD OF WHICH BEARS S.60°14'15"W. A DISTANCE OF 86.41 FEET;
62) THENCE 24.74 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8.22 FEET, A CENTRAL ANGLE OF 172°30'24", THE CHORD OF WHICH BEARS S.29°38'33"E. A DISTANCE OF 16.40 FEET;
63) THENCE 29.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 172.75 FEET, A CENTRAL ANGLE OF 09°42'39", THE CHORD OF WHICH BEARS N.59°14'56"E. A DISTANCE OF 29.24 FEET;
64) THENCE 28.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 141.12 FEET, A CENTRAL ANGLE OF 11°29'38", THE CHORD OF WHICH BEARS N.60°08'25"E. A DISTANCE OF 28.26 FEET;
65) THENCE N.65°53'14"E. A DISTANCE OF 62.62 FEET;

66) THENCE 92.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 179.29 FEET, A CENTRAL ANGLE OF 29°25'24", THE CHORD OF WHICH BEARS N.80°35'56"E. A DISTANCE OF 91.06 FEET;
67) THENCE 63.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 101.40 FEET, A CENTRAL ANGLE OF 35°57'27", THE CHORD OF WHICH BEARS N.77°19'54"E. A DISTANCE OF 62.60 FEET;
68) THENCE 151.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 202.63 FEET, A CENTRAL ANGLE OF 42°44'06", THE CHORD OF WHICH BEARS N.80°43'14"E. A DISTANCE OF 147.65 FEET;
69) THENCE 208.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 627.90 FEET, A CENTRAL ANGLE OF 18°59'31", THE CHORD OF WHICH BEARS S.87°24'29"E. A DISTANCE OF 207.18 FEET;
70) THENCE N.83°05'46"E. A DISTANCE OF 124.91 FEET;
71) THENCE 37.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 121.18 FEET, A CENTRAL ANGLE OF 17°47'53", THE CHORD OF WHICH BEARS S.88°00'17"E. A DISTANCE OF 37.49 FEET;
72) THENCE S.79°06'21"E. A DISTANCE OF 31.67 FEET;
73) THENCE 74.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.38 FEET, A CENTRAL ANGLE OF 32°44'31", THE CHORD OF WHICH BEARS N.84°31'24"E. A DISTANCE OF 73.50 FEET;
74) THENCE 63.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 97.94 FEET, A CENTRAL ANGLE OF 37°07'16", THE CHORD OF WHICH BEARS N.86°42'46"E. A DISTANCE OF 62.35 FEET;
75) THENCE 55.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 56.53 FEET, A CENTRAL ANGLE OF 56°24'42", THE CHORD OF WHICH BEARS S.46°31'15"E. A DISTANCE OF 53.44 FEET;
76) THENCE 41.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 142.34 FEET, A CENTRAL ANGLE OF 16°33'00", THE CHORD OF WHICH BEARS S.10°02'24"E. A DISTANCE OF 40.97 FEET;
77) THENCE 47.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.19 FEET, A CENTRAL ANGLE OF 67°12'44", THE CHORD OF WHICH BEARS S.31°50'28"W. A DISTANCE OF 44.49 FEET;
78) THENCE 45.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 42.83 FEET, A CENTRAL ANGLE OF 61°12'17", THE CHORD OF WHICH BEARS N.83°57'01"W. A DISTANCE OF 43.61 FEET;
79) THENCE 155.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 146.52 FEET, A CENTRAL ANGLE OF 60°40'28", THE CHORD OF WHICH BEARS N.83°41'06"W. A DISTANCE OF 148.01 FEET;
80) THENCE S.65°58'39"W. A DISTANCE OF 87.96 FEET;
81) THENCE 86.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 427.43 FEET, A CENTRAL ANGLE OF 11°33'56", THE CHORD OF WHICH BEARS S.60°11'42"W. A DISTANCE OF 86.13 FEET;
82) THENCE 135.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 194.05 FEET, A CENTRAL ANGLE OF 40°05'33", THE CHORD OF WHICH BEARS S.74°27'30"W. A DISTANCE OF 133.03 FEET;

83) THENCE 90.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 82.50 FEET, A CENTRAL ANGLE OF 62°50'47", THE CHORD OF WHICH BEARS S.63°04'53"W. A DISTANCE OF 86.03 FEET;
84) THENCE S.31°39'29"W. A DISTANCE OF 74.21 FEET;
85) THENCE 209.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 179.60 FEET, A CENTRAL ANGLE OF 66°51'33", THE CHORD OF WHICH BEARS S.65°05'16"W. A DISTANCE OF 197.89 FEET;
86) THENCE 85.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 51.39 FEET, A CENTRAL ANGLE OF 95°11'42", THE CHORD OF WHICH BEARS S.50°55'12"W. A DISTANCE OF 75.90 FEET;
87) THENCE S.03°19'21"W. A DISTANCE OF 75.45 FEET;
88) THENCE 99.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 307.32 FEET, A CENTRAL ANGLE OF 18°28'04", THE CHORD OF WHICH BEARS S.12°33'23"W. A DISTANCE OF 98.63 FEET;
89) THENCE 165.94 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 101.11 FEET, A CENTRAL ANGLE OF 94°01'53", THE CHORD OF WHICH BEARS S.68°48'22"W. A DISTANCE OF 147.93 FEET;
90) THENCE N.64°10'42"W. A DISTANCE OF 52.71 FEET;
91) THENCE 19.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 61.63 FEET, A CENTRAL ANGLE OF 17°52'13", THE CHORD OF WHICH BEARS N.73°06'48"W. A DISTANCE OF 19.15 FEET;
92) THENCE 31.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 22.40 FEET, A CENTRAL ANGLE OF 79°42'47", THE CHORD OF WHICH BEARS S.58°05'42"W. A DISTANCE OF 28.71 FEET;
93) THENCE 34.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 23.23 FEET, A CENTRAL ANGLE OF 84°41'35", THE CHORD OF WHICH BEARS S.24°06'28"E. A DISTANCE OF 31.29 FEET;
94) THENCE S.66°27'15"E. A DISTANCE OF 33.93 FEET;
95) THENCE 44.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 314.95 FEET, A CENTRAL ANGLE OF 08°01'52", THE CHORD OF WHICH BEARS S.62°26'19"E. A DISTANCE OF 44.11 FEET;
96) THENCE S.58°25'23"E. A DISTANCE OF 51.72 FEET;
97) THENCE 49.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 78.56 FEET, A CENTRAL ANGLE OF 35°43'56", THE CHORD OF WHICH BEARS S.76°17'22"E. A DISTANCE OF 48.21 FEET;
98) THENCE N.85°50'40"E. A DISTANCE OF 44.63 FEET;
99) THENCE 30.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 58.72 FEET, A CENTRAL ANGLE OF 29°58'57", THE CHORD OF WHICH BEARS N.70°51'12"E. A DISTANCE OF 30.38 FEET;
100) THENCE 50.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 258.59 FEET, A CENTRAL ANGLE OF 11°05'02", THE CHORD OF WHICH BEARS N.50°19'12"E. A DISTANCE OF 49.95 FEET;
101) THENCE N.44°46'41"E. A DISTANCE OF 51.93 FEET;
102) THENCE 226.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 108.99 FEET, A CENTRAL ANGLE OF 119°19'38", THE CHORD OF WHICH BEARS S.75°33'30"E. A DISTANCE OF 188.14 FEET;

103) THENCE S.15°53'41"E. A DISTANCE OF 42.60 FEET;
104) THENCE 24.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.77 FEET, A CENTRAL ANGLE OF 27°48'38", THE CHORD OF WHICH BEARS S.29°48'00"E. A DISTANCE OF 24.40 FEET;
105) THENCE S.43°42'19"E. A DISTANCE OF 56.03 FEET;
106) THENCE 37.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 37.08 FEET, A CENTRAL ANGLE OF 57°14'00", THE CHORD OF WHICH BEARS S.15°05'19"E. A DISTANCE OF 35.52 FEET;
107) THENCE 48.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.09 FEET, A CENTRAL ANGLE OF 115°42'36", THE CHORD OF WHICH BEARS S.71°22'59"W. A DISTANCE OF 40.80 FEET;
108) THENCE N.50°45'43"W. A DISTANCE OF 58.79 FEET;
109) THENCE 115.55 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.14 FEET, A CENTRAL ANGLE OF 73°27'09", THE CHORD OF WHICH BEARS N.87°29'18"W. A DISTANCE OF 107.80 FEET;
110) THENCE S.55°47'08"W. A DISTANCE OF 262.59 FEET;
111) THENCE 106.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 98.22 FEET, A CENTRAL ANGLE OF 62°02'28", THE CHORD OF WHICH BEARS S.86°48'22"W. A DISTANCE OF 101.24 FEET;
112) THENCE 55.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 22.67 FEET, A CENTRAL ANGLE OF 140°15'19", THE CHORD OF WHICH BEARS S.47°41'57"W. A DISTANCE OF 42.65 FEET;
113) THENCE 72.98 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 95.08 FEET, A CENTRAL ANGLE OF 43°58'34", THE CHORD OF WHICH BEARS S.44°25'00"E. A DISTANCE OF 71.20 FEET;
114) THENCE 24.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 27.75 FEET, A CENTRAL ANGLE OF 50°58'29", THE CHORD OF WHICH BEARS N.88°06'29"E. A DISTANCE OF 23.88 FEET;
115) THENCE 85.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 285.74 FEET, A CENTRAL ANGLE OF 17°09'30" , THE CHORD OF WHICH BEARS N.71°11'59"E. A DISTANCE OF 85.25 FEET;
116) THENCE 62.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 97.86 FEET, A CENTRAL ANGLE OF 36°37'22", THE CHORD OF WHICH BEARS S.81°54'34"E. A DISTANCE OF 61.49 FEET;
117) THENCE S.63°35'53"E. A DISTANCE OF 109.54 FEET;
118) THENCE 54.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 233.34 FEET, A CENTRAL ANGLE OF 13°23'31", THE CHORD OF WHICH BEARS S.56°54'08"E. A DISTANCE OF 54.42 FEET;
119) THENCE 120.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 131.96 FEET, A CENTRAL ANGLE OF 52°10'18", THE CHORD OF WHICH BEARS S.76°17'31"E. A DISTANCE OF 116.05 FEET;
120) THENCE 60.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.39 FEET, A CENTRAL ANGLE OF 88°38'05", THE CHORD OF WHICH BEARS S.58°03'38"E. A DISTANCE OF 55.03 FEET;

121) THENCE 27.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.92 FEET, A CENTRAL ANGLE OF 63°45'35", THE CHORD OF WHICH BEARS S.18°08'12"W. A DISTANCE OF 26.32 FEET;
122) THENCE 52.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 81.27 FEET, A CENTRAL ANGLE OF 36°40'01", THE CHORD OF WHICH BEARS S.68°21'00"W. A DISTANCE OF 51.13 FEET;
123) THENCE S.86°41'00"W. A DISTANCE OF 133.61 FEET;
124) THENCE 267.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 577.15 FEET, A CENTRAL ANGLE OF 26°32'23", THE CHORD OF WHICH BEARS S.73°24'49"W. A DISTANCE OF 264.96 FEET;
125) THENCE 130.77 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 276.05 FEET, A CENTRAL ANGLE OF 27°08'31", THE CHORD OF WHICH BEARS S.73°42'53"W. A DISTANCE OF 129.55 FEET;
126) THENCE 50.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 66.95 FEET, A CENTRAL ANGLE OF 43°37'14", THE CHORD OF WHICH BEARS N.70°54'15"W. A DISTANCE OF 49.75 FEET;
127) THENCE N.49°05'38"W. A DISTANCE OF 37.33 FEET;
128) THENCE 45.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 14.02 FEET, A CENTRAL ANGLE OF 185°04'46", THE CHORD OF WHICH BEARS S.38°21'59"W. A DISTANCE OF 28.01 FEET;
129) THENCE S.54°10'24"E. A DISTANCE OF 79.28 FEET;
130) THENCE 120.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 123.66 FEET, A CENTRAL ANGLE OF 55°47'04", THE CHORD OF WHICH BEARS S.82°03'56"E. A DISTANCE OF 115.70 FEET;
131) THENCE 249.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 257.60 FEET, A CENTRAL ANGLE OF 55°31'42", THE CHORD OF WHICH BEARS S.82°11'37"E. A DISTANCE OF 240.00 FEET;
132) THENCE S.54°25'45"E. A DISTANCE OF 98.71 FEET;
133) THENCE 132.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 339.41 FEET, A CENTRAL ANGLE OF 22°23'23", THE CHORD OF WHICH BEARS S.65°37'27"E. A DISTANCE OF 131.79 FEET;
134) THENCE 133.46 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 111.37 FEET, A CENTRAL ANGLE OF 68°39'29", THE CHORD OF WHICH BEARS N.68°51'08"E. A DISTANCE OF 125.62 FEET;
135) THENCE 194.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 662.92 FEET, A CENTRAL ANGLE OF 16°48'53", THE CHORD OF WHICH BEARS N.42°55'50"E. A DISTANCE OF 193.85 FEET;
136) THENCE 37.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 51.18 FEET, A CENTRAL ANGLE OF 41°45'40", THE CHORD OF WHICH BEARS N.72°13'06"E. A DISTANCE OF 36.49 FEET;
137) THENCE 30.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 18.42 FEET, A CENTRAL ANGLE OF 95°52'29", THE CHORD OF WHICH BEARS S.38°57'50"E. A DISTANCE OF 27.36 FEET;
138) THENCE 29.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.28 FEET, A CENTRAL ANGLE OF 67°06'15", THE CHORD OF WHICH BEARS S.42°31'32"W. A DISTANCE OF 27.95 FEET;

139) THENCE 103.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 101.25 FEET, A CENTRAL ANGLE OF 58°41'50", THE CHORD OF WHICH BEARS S.46°43'44"W. A DISTANCE OF 99.25 FEET;
140) THENCE S.17°22'49"W. A DISTANCE OF 151.55 FEET;
141) THENCE 144.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 209.32 FEET, A CENTRAL ANGLE OF 39°36'24", THE CHORD OF WHICH BEARS S.37°11'01"W. A DISTANCE OF 141.84 FEET;
142) THENCE 165.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 328.99 FEET, A CENTRAL ANGLE OF 28°46'32", THE CHORD OF WHICH BEARS S.71°22'29"W. A DISTANCE OF 163.49 FEET;
143) THENCE 52.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.66 FEET, A CENTRAL ANGLE OF 40°01'01", THE CHORD OF WHICH BEARS N.74°13'44"W. A DISTANCE OF 51.77 FEET;
144) THENCE 75.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 21.72 FEET, A CENTRAL ANGLE OF 199°35'45", THE CHORD OF WHICH BEARS S.25°58'54"W. A DISTANCE OF 42.80 FEET;
145) THENCE S.73°48'58"E. A DISTANCE OF 174.70 FEET;
146) THENCE 89.98 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 137.32 FEET, A CENTRAL ANGLE OF 37°32'40", THE CHORD OF WHICH BEARS N.87°24'42"E. A DISTANCE OF 88.38 FEET;
147) THENCE N.68°38'21"E. A DISTANCE OF 90.56 FEET;
148) THENCE 67.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 21.26 FEET, A CENTRAL ANGLE OF 181°20'46", THE CHORD OF WHICH BEARS S.20°41'15"E. A DISTANCE OF 42.52 FEET;
149) THENCE S.69°59'08"W. A DISTANCE OF 68.54 FEET;
150) THENCE 37.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 144.44 FEET, A CENTRAL ANGLE OF 14°50'34", THE CHORD OF WHICH BEARS S.62°33'51"W. A DISTANCE OF 37.31 FEET;
151) THENCE S.55°08'33"W. A DISTANCE OF 58.57 FEET;
152) THENCE 70.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 183.46 FEET, A CENTRAL ANGLE OF 22°10'09", THE CHORD OF WHICH BEARS S.66°13'38"W. A DISTANCE OF 70.54 FEET;
153) THENCE S.77°18'43"W. A DISTANCE OF 96.42 FEET;
154) THENCE 123.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 182.97 FEET, A CENTRAL ANGLE OF 38°39'05", THE CHORD OF WHICH BEARS N.83°21'45"W. A DISTANCE OF 121.10 FEET;
155) THENCE 129.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 678.09 FEET, A CENTRAL ANGLE OF 10°55'42", THE CHORD OF WHICH BEARS N.58°34'22"W. A DISTANCE OF 129.14 FEET;
156) THENCE 57.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1945.20 FEET, A CENTRAL ANGLE OF 1°41'02", THE CHORD OF WHICH BEARS N.53°57'02"W. A DISTANCE OF 57.17 FEET;
157) THENCE 74.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 21.61 FEET, A CENTRAL ANGLE OF 198°16'04", THE CHORD OF WHICH BEARS S.26°04'25"W. A DISTANCE OF 42.67 FEET;

158) THENCE 41.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 87.17 FEET, A CENTRAL ANGLE OF 27°31'24", THE CHORD OF WHICH BEARS S.59°17'55"E. A DISTANCE OF 41.47 FEET;
159) THENCE S.45°32'13"E. A DISTANCE OF 141.42 FEET;
160) THENCE 209.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 272.79 FEET, A CENTRAL ANGLE OF 43°58'42", THE CHORD OF WHICH BEARS S.67°31'34"E. A DISTANCE OF 204.28 FEET;
161) THENCE S.89°30'55"E. A DISTANCE OF 133.73 FEET;
162) THENCE 104.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 439.84 FEET, A CENTRAL ANGLE OF 13°36'39", THE CHORD OF WHICH BEARS N.83°40'46"E. A DISTANCE OF 104.24 FEET;
163) THENCE 63.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 74.50 FEET, A CENTRAL ANGLE OF 49°06'55", THE CHORD OF WHICH BEARS S.78°34'06"E. A DISTANCE OF 61.92 FEET;
164) THENCE 49.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 21.17 FEET, A CENTRAL ANGLE OF 135°11'49", THE CHORD OF WHICH BEARS S.13°35'16"W. A DISTANCE OF 39.14 FEET;
165) THENCE 41.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 124.27 FEET, A CENTRAL ANGLE OF 19°18'49", THE CHORD OF WHICH BEARS N.89°09'25"W. A DISTANCE OF 41.69 FEET;
166) THENCE 68.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 178.60 FEET, A CENTRAL ANGLE OF 22°05'25", THE CHORD OF WHICH BEARS S.89°27'18"W. A DISTANCE OF 68.43 FEET;
167) THENCE S.78°24'35"W. A DISTANCE OF 325.65 FEET;
168) THENCE 171.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 215.19 FEET, A CENTRAL ANGLE OF 45°32'17", THE CHORD OF WHICH BEARS N.78°49'16"W. A DISTANCE OF 166.56 FEET;
169) THENCE 138.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 136.29 FEET, A CENTRAL ANGLE OF 58°24'36", THE CHORD OF WHICH BEARS N.85°15'26"W. A DISTANCE OF 133.00 FEET;
170) THENCE S.65°32'16"W. A DISTANCE OF 122.75 FEET;
171) THENCE 203.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 124.14 FEET, A CENTRAL ANGLE OF 93°54'56", THE CHORD OF WHICH BEARS S.18°34'48"W. A DISTANCE OF 181.45 FEET;
172) THENCE S.28°22'40"E. A DISTANCE OF 218.00 FEET;
173) THENCE 73.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 66.24 FEET, A CENTRAL ANGLE OF 63°52'24", THE CHORD OF WHICH BEARS S.60°18'51"E. A DISTANCE OF 70.08 FEET;
174) THENCE N.87°44'57"E. A DISTANCE OF 159.65 FEET;
175) THENCE 126.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 128.25 FEET, A CENTRAL ANGLE OF 56°23'10", THE CHORD OF WHICH BEARS N.59°33'22"E. A DISTANCE OF 121.18 FEET;
176) THENCE 162.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 94.98 FEET, A CENTRAL ANGLE OF 98°13'41", THE CHORD OF WHICH BEARS N.80°28'38"E. A DISTANCE OF 143.61 FEET;

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177) THENCE 119.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 661.46 FEET, A CENTRAL ANGLE OF 10°23'14", THE CHORD OF WHICH BEARS S.45°12'55"E. A DISTANCE OF 119.75 FEET;
178) THENCE 49.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 95.34 FEET, A CENTRAL ANGLE OF 29°31'48", THE CHORD OF WHICH BEARS S.25°15'23"E. A DISTANCE OF 48.60 FEET;
179) THENCE S.10°29'29"E. A DISTANCE OF 161.16 FEET TO EAST-WEST CENTERLINE OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THE TERMINUS, WHENCE SAID STREET MONUMENT AT THE INTERSECTION OF MIDLAND AVENUE AND EIGHTH STREET IN THE CITY OF GLENWOOD SPRINGS, COLORADO, BEARS N.29°21'41"E. A DISTANCE OF 5729.06 FEET.

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1 of 28 R 140.00 D 0.00 GARFIELD COUNTY CO

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RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:

Glen Park Ranch Limited Liability Company
c/o William K. Guest, P.C.
804 Pitkin Avenue
Glenwood Springs, CO 81601

DECLARATION OF PROTECTIVE COVENANTS FOR GLEN PARK RANCH

Name of the Association:	GLEN PARK RANCH HOMEOWNERS ASSOCIATION, a Colorado nonprofit corporation
Name of Declarant:	GLEN PARK RANCH LIMITED LIABILITY COMPANY, a Colorado limited liability company

135
(28) 140

LAND TITLE
GW233230

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DECLARATION OF PROTECTIVE COVENANTS FOR GLEN PARK RANCH

This Declaration of Protective Covenants for Glen Park Ranch is made this 16th day of August, 2000, by Glen Park Ranch Limited Liability Company, a Colorado limited liability company (referred to herein as "Declarant") whose address is c/o William K. Guest, P.C., 804 Pitkin Avenue, Glenwood Springs, CO 81601.

ARTICLE 1 - PURPOSE OF COVENANTS

1.1 GENERAL PURPOSES. Declarant is the owner of certain real estate located in Garfield County, Colorado, more particularly described in Exhibit "A" attached hereto, which exhibit is by this reference made a part hereof. Glenwood Springs Ford, Inc., is the owner of certain real estate located in Garfield County, Colorado, more particularly described in Exhibit "B" attached hereto, which exhibit is by this reference made a part hereof. Declarant desires to create a common interest community under the name "Glen Park Ranch" pursuant to which the real estate described in said Exhibits "A" and "B" will be divided into the separate Lots defined in Exhibit "C" for separate ownership to be used for residential purposes.

1.2 SUBMISSION OF REAL ESTATE. Glenwood Springs Ford, Inc., is contractually obligated to have the real estate described in Exhibit "B" included in the common interest community formed by Declarant for the real estate described in Exhibit "A." Declarant hereby submits the real estate described in said Exhibit "A" and Glenwood Springs Ford, Inc., hereby submits the real estate described in said Exhibit "B," together with all easements, rights-of-way and appurtenances to the real estate described in Exhibits "A" and "B" and the improvements erected on the real estate described in Exhibits "A" and "B" (collectively, the "Real Estate") to this Declaration. Declarant hereby declares that all of the Real Estate shall be held, leased, mortgaged, sold and conveyed subject to the following terms, easements, reservation, restrictions, covenants, and conditions. Declarant further declares that this Declaration shall run with the Real Estate and shall be binding on all parties having right, title or interest in the Real Estate or any part thereof, their heirs, devisees, legal representatives, successors and assigns and shall inure to the benefit of each and every Owner.

1.3 GENERAL REQUIREMENTS. It is the intention of the Declarant, expressed by its execution of this instrument, that the lands within Glen Park Ranch be developed and maintained as a highly desirable rural residential area. It is the purpose of these covenants that the present natural beauty, the natural growth and native setting and surroundings of Glen Park Ranch shall always be protected insofar as is possible in connection with the uses and structures permitted by this instrument. It is of primary intent that the seclusion of each home site in Glen Park Ranch from neighboring home sites shall be protected insofar as is possible.

ARTICLE 2 - DEFINITIONS

2.1 ARTICLES. "Articles" shall mean the Articles of Incorporation of the Association as the same may be duly amended from time to time.

2.2 ASSOCIATION. "Association" shall mean the Glen Park Ranch Homeowners Association, a Colorado nonprofit corporation.

2.3 BYLAWS. "Bylaws" shall mean the bylaws of the Association in effect from time to time.

2.4 COMMON EXPENSES. "Common Expenses" shall mean expenditures made or liabilities incurred by or on behalf of the Association in the performance of its duties under this Declaration, the Articles, or the Bylaws, together with any allocation to reserves whether or not the same may be expressly declared to be Common Expenses.

2.5 GLEN PARK RANCH. "Glen Park Ranch" shall mean all of the lands included within Glen Park Ranch.

2.6 LOT. "Lot" shall mean each parcel of the Real Estate designated as a Lot in Exhibit "C," attached hereto, which exhibit is by this reference made a part hereof.

2.7 OWNER. "Owner" shall mean any individual, corporation, partnership, limited liability company, joint venture, trust or other legal entity capable of holding title to real property in Colorado, that is the record owner of a fee simple interest in one or more Lots according to the real property records of Garfield County, State of Colorado. For purposes of the Colorado Common Interest Ownership Act ("Act"), an Owner is the same as a "Unit Owner."

2.8 PERIOD OF DECLARANT CONTROL. Period of Declarant Control of the Association is defined in the Articles of Incorporation of the Association.

ARTICLE 3 - MEMBERSHIP IN GLEN PARK RANCH HOMEOWNERS ASSOCIATION

All persons or entities who own or acquire the title in fee to any of the lands in Glen Park Ranch, by whatever means acquired, shall automatically become members ("Members") of the Association, in accordance with the Articles.

ARTICLE 4 - ARCHITECTURAL COMMITTEE

4.1 ARCHITECTURAL COMMITTEE. The Architectural Committee shall mean the Board of Trustees of the Association or a Committee appointed by the Board of Trustees. Said Architectural Committee shall have and exercise all of the powers, duties and responsibilities set out in this instrument.

4.2 APPROVAL OF ARCHITECTURAL COMMITTEE. No improvements of any kind including but not limited to dwelling houses, outbuildings, swimming pools, tennis courts, ponds, parking areas, fences, walls, garages, drives, antennae, flagpoles, curbs, and walks, shall ever be constructed or altered on any lands within Glen Park Ranch, nor may any vegetation be altered or destroyed nor any landscaping performed on any Lot, unless the complete architectural plans for such

construction or alteration or landscaping are approved in writing by the Architectural Committee prior to the commencement of such work.

4.3 GENERAL REQUIREMENTS. The Architectural Committee shall exercise its best judgment to see that all improvements, construction, landscaping, and alterations on the lands within Glen Park Ranch conform and harmonize the natural surroundings and with existing structures as to external design, materials, color, siting, height, and location with respect to the topography and finished grade elevations. It is particularly noted that dwelling height should conform as far as is practical with the height of surrounding vegetation. Exterior colors and architectural design of strictures should be in harmony with the natural surroundings and other structures within Glen Park Ranch. Landscaping should be in harmony with the natural setting and native vegetation. The Architectural Committee shall protect the seclusion of each home site from other home sites insofar as possible.

4.4 VARIANCES. Where circumstances, such as topography, location of property lines, location of trees and brush, or other matters, require, the Architectural Committee may, by a two-thirds vote, allow reasonable variances as to any of the covenants contained in this instrument, on such terms and conditions as it shall require, provided that no such variance shall be finally allowed until 30 days after the Architectural Committee shall have mailed a notice of such variance to each Member of the Association. In the event any three Members shall notify the Architectural Committee in writing of their objection to such variance within said 30-day period, the variance shall not be allowed until such time as it shall have been approved by a vote of at least two-thirds of the votes entitled to be cast at an annual or special meeting of the Members of the Association.

4.5 PRELIMINARY REVIEWS. Persons or associations who anticipate constructing improvements on lands within Glen Park Ranch, whether they already own lands in Glen Park Ranch or are contemplating the purchase of such lands, may submit preliminary sketches of such improvements to the Architectural Committee for informal and preliminary approval or disapproval, but the Architectural Committee shall never be finally committed or bound by any preliminary or informal approval or disapproval until such time as complete architectural and/or landscaping plans are submitted and approved or disapproved.

4.6 FINAL APPROVALS. At least four complete sets of the architectural and site development plans and specifications and landscaping plans shall be submitted to the Architectural Committee along with a complete list of all materials and colors to be used. At the request of the Architectural Committee, samples of materials and colors shall also be provided. All copies of the complete plans and specifications shall be signed for identification by the Owner or his architect. the Architectural Committee shall have the right to request whatever additional specific information, plans, specifications, reports and the like it deems necessary to evaluate the development proposal throughout the approval and construction process. The Architectural Committee shall certify to the Owner, in writing, when the submittal is complete. If, within thirty days after submitting plans and specifications and a list of materials and colors, the Architectural Committee has not advised an Owner, in writing, that the submission is incomplete and what shall be required to complete the submission; such submittal shall be deemed to be complete. A majority vote of the members of the Architectural Committee shall be required for approval of plans; provided, however, that in the event

the Architectural Committee fails to take any action within sixty days after four copies of the complete architectural and site development plans, landscaping plans, specifications, materials and colors have been submitted to it and the submittal has been deemed complete or certified in writing by the Architectural Committee as complete, all of such submitted architectural or landscaping plans shall be deemed to be approved. The Architectural Committee shall not unreasonably disapprove architectural or landscaping plans. The Architectural Committee shall disapprove any architectural, site development and landscaping plans submitted to it which do not contain sufficient information for it to exercise the judgment required of it by these Covenants.

4.7 APPEAL OF DISAPPROVAL OF PLANS. In the event the Architectural Committee shall disapprove any architectural or landscaping plans, the Owner submitting such architectural or landscaping plans may appeal the matter to the next annual or special meeting of the Members of the Association, where a vote of at least two-thirds of the votes entitled to be cast at said meeting shall be required to change the decision of the Architectural Committee.

4.8 ARCHITECTURAL COMMITTEE RULES AND REGULATIONS. The Architectural Committee may promulgate, adopt and amend rules and regulations including, but not limited to, Architectural Guidelines, necessary to implement the provisions of this Article. These rules and regulations may include submission requirements concerning the type of information, reports, plans and specifications and the like which need to be submitted with any application, as well as site specific limitations or restrictions for any or all of the Lots. These rules and regulations need not be uniform for each Lot and shall take into account the unique character of each Lot. By way of illustration only and without requirement to do so, the rules and regulations may address, and the Architectural Committee shall have the power and authority to regulate, any or all of the following: application procedures and processing fees; charges by any outside professionals or other costs incident to evaluating any application; bonds in the form of cash deposit, letter of credit, or otherwise regarding damage to roads or other subdivision infrastructure and for revegetation and restoration of lands; colors and materials, including but not limited to, roofs, chimneys, siding, masonry and glazing; setbacks, height limitations, building profiles and driveway locations; construction staging; construction hours which may be controlled during certain times of the year; storage for construction materials; location of temporary construction facilities such as trailers, dumpsters and toilets; routing of utility extensions; drainage, grading and erosion control; proposed landscape and native vegetation, fencing, lighting, and signage; concerns or objectives regarding maintenance, preservation or enhancement of wildlife, wetlands and riparian areas; and privacy and visual characteristics. Such rules and regulations shall be adopted, amended or replaced by affirmative vote of a majority of the members of the Architectural Committee.

4.9 ARCHITECTURAL COMMITTEE NOT LIABLE. The Architectural Committee shall not be liable in damages to any person or association who submits any architectural or landscaping plans for approval, or to any Owner, by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove, with regard to such architectural or landscaping plans. Any person or association acquiring the title to any property in Glen Park Ranch, or any person or association submitting plans to the Architectural Committee for approval, by so doing does agree and covenant that he or it will not bring any action or suit to recover damages against the Architectural Committee, its members as individuals, or its advisors, employees, or agents.

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4.10 WRITTEN RECORDS. The Architectural Committee shall keep and safeguard for at least five years complete permanent written records of all applications for approval submitted to it (including one set of all architectural and landscaping plans so submitted) and of all actions of approval or disapproval and all other actions taken by it under the provisions of this instrument.

4.11 INSPECTION AND COMPLIANCE. The Architectural Committee shall have no duty or obligation to make inspections of any construction; however, nothing herein shall prevent the Architectural Committee from making inspections during or after completion of any construction and all Owners hereby grant representatives of the Architectural Committee a license, upon reasonable notice, to enter upon any Lot for such purposes. Upon the completion of any work for which approved plans and specifications are required, the Owner shall give written notice of completion to the Architectural Committee. Within 30 days after receipt of such notice, the Architectural Committee may inspect the work to determine its compliance with the approved plans. If the Architectural Committee finds that the work was not done in substantial compliance with the approved plans or any construction or change in natural conditions on any Lot was undertaken without first obtaining approval from the Architectural Committee, written notice shall be sent by the Architectural Committee to such Owner specifying the noncompliance and requiring the Owner to cure such noncompliance within 30 days or any extension thereof granted. If the Owner fails to cure the noncompliance or to enter into an agreement to cure on a basis satisfactory to the Architectural Committee within said 30 day period or any extension thereof as may be granted, the Association may, at its option, cause the noncomplying improvement to be removed or the noncompliance to be cured. Upon demand, the Owner shall reimburse the Association for all costs and expenses incurred by the Architectural Committee in taking corrective action, plus all costs incurred in collecting amounts due, including reasonable attorneys' fees and costs, and any amounts not paid shall become an Assessment and be secured by an Assessment Lien. Notwithstanding any other provision hereof, the Architectural Committee shall not be responsible for: (i) determining that any construction or construction documents conform to applicable building codes, zoning or other governmental land use regulations; (ii) for the accuracy or content of any construction documents or specifications prepared by any architect, engineer or any other person, (iii) construction means, methods, techniques, sequences or procedures, safety precautions or subsequent loss, damage or failures due to soil or any other natural or man-made conditions that may exist, or (iv) any failure to carry out any construction in accordance with plans or specifications.

ARTICLE 5 - GENERAL RESTRICTIONS ON ALL LOTS

5.1 NO MINING, DRILLING, OR QUARRYING. No mining, quarrying, tunneling, excavating, or drilling for any substances within the earth, including oil, gas, minerals, sand, rock, and earth, shall be permitted. Notwithstanding the preceding, excavation of rock and earth, earthmoving and grading shall be permitted by:

5.1.1 Declarant in the course of the construction or development of subdivision infrastructure, amenities or facilities.

5.1.2 Owners in the course of construction of a residence, other structures or other development allowed on a Lot as approved by the Architectural Committee.

5.1.3 The Glen Park Ranch Homeowner's Association in the performance of any of its duties or obligations.

5.2 RESIDENTIAL USES. Each Lot shall be used only for residential purposes and such accessory or incidental uses thereto as may be permitted under applicable zoning, consistent with this Declaration. No commercial activities may be conducted on any Lot except home occupation uses. A "home occupation use" means a commercial use conducted entirely within a residence that does not change the residential character of the dwelling and does not involve the sale or exchange of goods on site; which occupation is conducted without outdoor signs, displays or any other exterior indications and without exterior storage; and which occupation does not create additional traffic on the roads accessing the Real Estate or on the Real Estate. No lands within Glen Park Ranch shall be occupied or used for any noxious or offensive activity and nothing shall be done or permitted to be done on any of said lands which is a nuisance to, or might become a nuisance to, or unreasonably disturb, the Owners of any Lots, or be injurious to the reputation of Glen Park Ranch.

5.3 SIGNS. With the exception of one "For Rent" or "For Sale" sign (which shall not be larger than 20 x 26 inches) and except for one entrance gate sign of a style and design approved by the Architectural Committee, no advertising signs, billboards, unsightly objects, or nuisances shall be erected, altered, or permitted to remain on any Lot in Glen Park Ranch. However, the Association shall have the right to post signs on any Lots prohibiting trespassing or hunting, to protect boundary lines, wildlife, Wetlands Areas, to designate roads or for any other purposes consistent with this Declaration.

5.4 COMBINING LOTS. If two or more contiguous Lots are owned by the same Owner or Owners, they may be combined into one or more larger Lots by means of a written document executed and acknowledged by all of the Owners thereof, approved by the Architectural Committee, and recorded in the real property records of Garfield County, Colorado. The Lots which have been combined may be subdivided back into the same Lots that were combined. However, the Owner of the combined Lot shall be assessed on the basis of the original number of Lots.

5.5 STORAGE, YARDS AND TRASH. All unsightly facilities, equipment and other items, including, but not limited to refuse or trash containers, utility meters, service areas or yards, clothes lines, woodpiles, storage piles, motor homes, trailers, boats, trucks, tractors, garden equipment and any similar items, shall be enclosed within a covered structure or shall be kept screened by adequate planting or fencing approved by the Architectural Committee so as to conceal them from the view of neighboring Lots, streets and access roads, except when in actual use. No lumber, metals, abandoned cars, scrap, refuse or trash shall be kept, stored or allowed to accumulate outside on any Lot, except building materials during the course of construction and only for such reasonable periods of time as is necessary prior to their collection or disposal.

5.6 NUMBER AND LOCATION OF BUILDINGS. No buildings or structures shall be placed, erected, altered, or permitted to remain on any Lot other than:

5.6.1 One detached single-family dwelling house with attached garage; and

5.6.2 One caretaker or guest house with attached garage, if permitted by applicable zoning; and

5.6.3 One other non-residential outbuilding; and

5.6.4 Such other accessory structures as permitted by the Architectural Committee.

No temporary building or other temporary structure shall be constructed or allowed to remain on any Lot. No structure shall be placed, erected, altered, or permitted to remain on any Lot at any site or location other than as specifically permitted by the Architectural Committee. No caretaker unit or guest house can be sold separately from the principal residence. Accessory structures shall mean subordinate non-habitable buildings or structures incidental to the principal uses of a Lot. Accessory structures shall include gazebos, decks not attached to a building, terraces, kennels, satellite dishes, and outdoor recreation structures such as swimming pools and tennis courts. Additional accessory structures consistent with this Declaration and applicable zoning may be approved by the Architectural Committee. No building shall be permitted within 50 feet of any property line or within 100 feet of any road in any case.

5.7 DWELLING HOUSE TO BE CONSTRUCTED FIRST. No garage or other outbuilding shall be constructed on any Lot until after commencement of construction of the dwelling house on the same Lot. All construction and alteration work shall be prosecuted diligently, and each building, structure, or improvement which is commenced on any Lot shall be entirely completed within 18 months after commencement of construction or a variance shall be obtained from the Architectural Committee to allow for a longer period of construction upon proof of due diligence.

5.8 FENCES. All fences to be erected by Owners shall be approved by the Architectural Committee and shall be in harmony with the nature, setting and surroundings of Glen Park Ranch. No boundary fencing shall be permitted (unless necessary to fence out livestock or trespassers) and any fencing approved by the Architectural Committee shall not, in any significant way, interfere with seasonal use of Glen Park Ranch by deer or elk. No fencing shall be of solid material. Allowable fencing shall include split rail, or natural tree rails and smooth wire. No fence shall be more than 4 ½ feet above the ground. Up to one acre may be fenced around the primary residence. These fencing restrictions shall not apply to kennel fencing but such will need to be approved by the Architectural Committee.

5.9 TREES AND LANDSCAPING. No trees or brush growing on any Lot shall be felled or trimmed nor shall any natural areas be cleared, or formal lawn areas constructed, or landscaping performed on any Lot without the prior written permission of the Architectural Committee.

5.10 TANKS. No elevated tanks of any kind shall be erected, placed, or permitted upon any Lot, except water storage tanks and propane tanks erected, located and screened with the approval of the Architectural Committee. Any other tank used in connection with any dwelling house or other structure on any Lot, including tanks for storage of gas, fuel oil, gasoline, oil, or water, shall be buried and the location and screening shall be as determined by the Architectural Committee. No automotive gas tanks over 500 gallons shall be permitted.

5.11 USED OR TEMPORARY STRUCTURES. No used or temporary house, structure, house trailer, mobile home or nonpermanent outbuilding shall ever be placed, erected, or allowed to remain on any Lot, except during construction periods, and no dwelling house shall be occupied in any manner prior to its completion.

5.12 EXTERIOR LIGHTING. All exterior lighting and light standards on Lots shall be approved by the Architectural Committee for harmonious development and the prevention of unnecessary lighting nuisances to other lands in Glen Park Ranch. Approved exterior lighting shall be "down casting" to the extent possible.

5.13 WATER USE. Water shall be used for domestic in-house needs, for hot tub or pool needs, for water needs of allowable pets, and for up to 1,000 square feet of lawn or decorative shrubbery. No irrigation or outside water use shall be allowed except as allowed by the Board of Trustees of the Homeowners Association.

5.14 OFF STREET PARKING. No dwelling house shall be constructed on any Lot unless there is concurrently constructed on the same Lot adequate off-street parking area for at least four automobiles.

5.15 GARBAGE DISPOSAL AND SANITARY SYSTEMS. Each of the homes constructed in Glen Park Ranch will be serviced by an individual sewage disposal system which shall be designed by a civil engineer licensed in Colorado. Sewage disposal systems shall be non-evaporative type and shall be designed with due regard for specific soil conditions, percolation rates and the like. All systems shall meet the minimum requirements of local governmental authorities. In addition, all sewage disposal systems shall be located entirely within the Lot on which the home is constructed, with the precise location and design of the system being approved by the Architectural Committee; utilize a mound type construction only where high ground water tables are present; blend into the natural landscape, to the extent reasonably possible; and not be located, designed or operated so as to encroach upon or otherwise affect any wells, ditches or other Glen Park Ranch water rights, natural drainage courses, or sewer disposal systems on other Lots. Each dwelling house or other structure containing a kitchen constructed on any Lot in Glen Park Ranch shall be equipped with a garbage grinder or garbage disposal unit of a type approved by the Architectural Committee.

5.16 VEHICULAR USE. Motorcycles, motor bikes, snowmobiles and other such motorized means of transportation may be used within Glen Park Ranch only for necessary transportation from place to place on established roads. No joy riding shall be permitted. The Association shall have the authority to promulgate such regulations as shall be necessary for safety purposes with respect to the operation of motor vehicles on private roads within Glen Park Ranch.

5.17 DOGS. Dogs may be maintained by Owners and/or their caretakers; however, dogs must be kept inside residences or within escape proof kennels. The term "escape proof kennels" shall include electric containment systems, which shall enclose an area of no more than two acres. No kennel may be constructed unless the precise location, design, materials and color shall first be approved by the Architectural Committee. Approved kennels shall be kept in good repair. Owners may take dogs outside kennels or residences provided that a leash is used at all times to keep the dog

under positive control. Under no circumstances may dogs be allowed to run at large or harass wildlife. Dogs may be prohibited temporarily or seasonally from any sensitive wildlife areas. Workers at construction sites on any Lots, as well as guests and employees of Owners are all strictly prohibited from bringing any dogs onto Glen Park Ranch.

5.18 OTHER PETS. Owners shall be allowed to have other household pets, such as cats. Keeping or grazing of non-household pets and animals, such as horses, cows, chickens and the like, shall not be permitted.

5.19 UTILITIES. With respect to development by Owners on any Lot, all electrical, telephone, water and other utility pipes or lines shall be buried underground and shall not be carried on overhead poles or above the surface of the ground. Any areas of natural vegetation or terrain disturbed by the burying of utility lines shall be revegetated to Architectural Committee standards by and at the expense of the Owner or Owners causing the installation of the utilities no later than the next growing season following such installation.

5.20 SATELLITE DISHES. Owners desiring to install satellite, relay, up-link or other communication dishes or facilities shall first obtain approval from the Architectural Committee. Any proposal for a dish or other facilities by an Owner shall also include a plan for berming, screening, fencing and planting so as to conceal the dish or other facilities. Plans for any dish or other facilities shall include details as to location, size, color, installation, maintenance and other specifications as the Architectural Committee may reasonably require.

5.21 HUNTING AND FIREARMS. The discharge or shooting of firearms within Glen Park Ranch is prohibited, except by employees or agents of the Association in connection with wildlife management or predator control.

5.22 DRAINAGE AND EROSION CONTROL. No Owner shall do anything which shall impair or adversely affect the natural drainage on any Lot without the consent of Architectural Committee. No Owner shall divert drainage or irrigation water onto another Lot, or deprive any other Lot of its natural drainage course.

5.23 PEST CONTROL. No Owner may engage in any outdoor pest control activities without having first obtained the written approval of the Association. The Association, consistent with this Declaration, may grant or withhold any such approvals. In the granting of any approval, the Association may impose conditions on any pest control, including the techniques, devices or chemicals that may be employed. All pest control shall be implemented at the expense of such Owner.

5.24 NOXIOUS OR OFFENSIVE ACTIVITY. No noxious or offensive activity or sound shall be conducted on any Lot at any time, nor shall anything be done or permitted which may become a nuisance to, or unreasonably disturb, Owners of any Lots, or be injurious to the reputation of Glen Park Ranch.

5.25 DRIVEWAYS.

5.25.1 Driveway design, location, surfacing material and construction methods, including, without limitation, application of an approved dust suppressant, shall be approved by the Architectural Committee. The Owners shall be responsible for ongoing dust control of the private driveways and shall treat the driveways with dust suppressants approved by the Architectural Committee.

5.25.2 The design and construction of driveways shall comply with the applicable governmental standards and specifications regarding driveways.

5.25.3 All access driveways from the roads shall be constructed at the expense of the Owner whose Lot is being served by that particular driveway. Owners shall remain responsible for the maintenance and repair of access driveways to their individual home sites.

5.26 DAMAGE BY OWNERS. Each Owner is responsible for any damage caused to roads, ditches, fences, natural drainage courses, utilities, Association property, or to other Lots or property thereon during the construction of improvements upon such Owner's Lot by any vehicle, equipment or machinery belonging either to such Owner or Owner's guests. Each Owner shall also be responsible for any damage caused by utility cuts in roads or washouts or runoff damage caused by failure to properly install culverts.

ARTICLE 6 - WATER SYSTEMS

6.1 RESPONSIBILITY FOR WATER SYSTEMS. Each Owner shall be responsible for the installation, maintenance and repair of the wells and water systems providing water for domestic use on the Lot owned by the Owner. Such wells and water systems shall be located on the Lot owned by the Owner, except as hereinafter provided.

6.2 DRY WELLS. If an Owner drills at least two water wells of reasonable depth on his Lot without either of such wells being able to produce a sustained flow of at least three gallons per minute, the Owner may apply to the Architectural Committee for relief. The Architectural Committee shall grant permission to the Owner to either (i) drill a well on another Lot within Glen Park Ranch or (ii) share an existing well located on another Lot within Glen Park Ranch. The Architectural Committee shall specify the location of where the well will be drilled and the routing of power and water pipes necessary to move the water from the new well or existing well to the Owner's Lot. No more than three Owners will share one well. The Owner of the Lot where a shared well is located shall have the first right to use up to one gallon per minute of water from that well. The cost of creating and maintaining the shared well shall be shared equally by those Owners sharing the shared well.

6.3 RESERVATIONS OF EASEMENTS. Declarant, for the benefit of all Owners and the Association, reserves the right for each Owner to enter upon any Lot not owned by such Owner within Glen Park Ranch for the purpose of drilling wells, developing springs and installing power and water pipes for providing domestic water to the Lot owned by the Owner upon approval by the

Architectural Committee. There is also reserved a perpetual easement for access to such wells, springs, power and piping for the purposes of the operation and distribution of water from one Lot to another and for maintaining and repairing such water distribution systems, as well as a perpetual right to distribute water from such wells and springs from one Lot to other Lots, all as approved by the Architectural Committee.

6.4 MAINTENANCE OF WATER SYSTEMS. All domestic water systems shall be maintained by the Owners using such systems. Access necessary to construct, service, and repair water facilities to each home site shall not be denied by any Owner.

6.5 MANDATORY WATER CONSERVATION PRACTICES. All Owners of Lots in Glen Park Ranch shall be required to follow water conservation practices. The Architectural Committee shall adopt landscape design guidelines which promote water conservation practices for lawn and other outside landscape areas and to encourage the use of low water consumption plant species. Water for irrigation of lawns and other outside uses shall be by sprinkler or drip irrigation methods. All residential construction, remodel or renovation which involves the installation of new or additional plumbing fixtures shall require the installation of water saving or water conserving devices, including low volume toilets, shower heads, faucets, spigots and other fixtures as determined by the Architectural Committee.

ARTICLE 7 - ROAD SYSTEMS

7.1 EASEMENTS FOR ROADS. Declarant hereby reserves to itself, its successors and assigns, for the private use of all Owners of Lots within the Glen Park Ranch, a non-exclusive 60 feet in width easement for ingress and egress to Lots within Glen Park Ranch over all improved and unimproved access roads as currently exist on the Glen Park Ranch and as may be relocated from time to time by the Association; provided, further, that Declarant, its successors and assigns, reserves the right and authority to authorize additional users of all of said roads. Presently, those access roads connect to property owned by the City of Glenwood Springs to the Northeast of Glen Park Ranch and to the three mile creek drainage to the Northwest of Glen Park Ranch. Unless approved by the Architectural Committee, the access road connecting to the three mile drainage will be used for emergency purposes only.

7.2 EASEMENTS FOR DRIVEWAYS. If an Owner cannot reasonably construct a driveway entirely on his Lot from an access road within Glen Park Ranch as it crosses his Lot to his building site or if no access road crosses his Lot, such Owner may apply to the Architectural Committee for relief. The Architectural Committee shall grant an exclusive driveway easement to such Owner across another Lot or Lots, as the case may be, for the construction of a driveway to be used by such Owner for ingress and egress to his Lot. The Architectural Committee shall specify the location of the driveway easement and approve the construction method and materials to minimize adverse impacts to the Lots which the driveway easement crosses. Declarant hereby reserves to itself, its successors and assigns, for the purpose of being able to grant driveway easements pursuant to this Paragraph, easements 30 feet in width for ingress and egress from the access roads in Glen Park Ranch to Lots within Glen Park Ranch over other Lots. The Owner requesting a driveway easement, or the Owner of a Lot across which a driveway easement will be located, may appeal the Architectural Committee's

decision to the Members at the next annual or special meeting of the Members of the Association, where a vote of at least two-thirds of the votes entitled to be cast at said meeting shall be required to override the decision of the Architectural Committee.

7.3 MAINTENANCE OF ROADS. All access roads in Glen Park Ranch except driveways shall be maintained by the Association. Maintenance shall include arrangements for snow plowing.

7.4 STORAGE FACILITIES. Declarant hereby reserves to itself, its successors and assigns, for the use of the Association the right to construct and maintain a storage facility on such Lot as designated from time to time by the Board of Trustees of the Homeowners Association for housing the Association equipment used for maintaining the access roads and an access easement to such storage facility. The construction and location of such storage facility shall be approved by the Architectural Committee.

7.5 GRANTS OF NEW EASEMENTS RESTRICTED. No existing or new access easements or rights of way within Glen Park Ranch shall ever be granted, conveyed, created, transferred, or assigned for the purpose of ingress or egress to property situated outside of Glen Park Ranch without the prior approval of the Association.

ARTICLE 8 - LOT LINE ADJUSTMENTS

Any adjustment of Lot lines shall require the approval of the Architectural Committee and the affected Lot Owners. No adjustment of Lot lines shall result in any Lot containing less than thirty five (35) acres. If the Architectural Committee shall deny a requested adjustment of Lot lines, the affected Lot Owners may appeal the Architectural Committee's decision to the Members at the next annual or special meeting of the Members of the Association, where a vote of at least two-thirds of the votes entitled to be cast at said meeting shall be required to override the decision of the Architectural Committee.

ARTICLE 9 - ASSESSMENTS

9.1 ANNUAL ASSESSMENTS. The Association shall establish an annual assessment with respect to the initial fiscal year of the Association for the purpose of paying and/or creating a reserve for Common Expenses. The amount of the annual assessment for the initial year of the Association and for each fiscal year thereafter shall be based upon the Budget to be adopted by the Association. The Budget shall be a good faith estimate of the Common Expenses to be paid or reserved for the fiscal year covered by the Budget. Until the end of the Period of Declarant Control, the Board of Trustees, without being required to obtain the approval of the Owners, shall adopt the Budget and establish the annual assessment for the first fiscal year of the Association and for each fiscal year thereafter. Beginning with the first fiscal year of the Association after the end of the Period of Declarant Control, or in the event the Association desires to make an adjustment to an annual assessment previously established with respect to any such fiscal year, the Board of Trustees shall adopt a proposed Budget to serve as the basis for the establishment of the annual assessment or the adjustment to the annual assessment (as the case may be). Within 30 days after the adoption of such proposed Budget, the Board of Trustees shall mail, by ordinary first-class mail, or otherwise deliver

a summary of such proposed Budget to all Owners and shall set a date for a meeting of Owners to consider ratification of such proposed Budget not less than 14 nor more than 60 days after mailing or other delivery of the summary. Unless at that meeting Members holding two-thirds or more of the total votes in the Association reject such proposed Budget, such proposed Budget shall be considered ratified, the Budget last adopted by the Association shall be continued until such time as the Members ratify a subsequent Budget proposed by the Board of Trustees and the proposed annual assessment or adjustment to the annual assessment shall be based upon such continued Budget. The Board of Trustees may adjust the amount of an annual assessment during the fiscal year covered by such annual assessment from time to time as the Board of Trustees may in its discretion deem necessary and advisable, but any such adjustment which is made with respect to any fiscal year which begins after the end of the Period of Declarant Control shall be based upon a revised Budget adopted by the Association in accordance with the provisions hereof.

9.2 SPECIAL ASSESSMENTS. In addition to the regular or annual assessments, the Association may establish at any time a special assessment for the purpose of paying or creating a reserve for, in whole or in part, the cost of any expense which the Association is entitled to incur pursuant to the provisions of the Declaration, the Articles or the Bylaws and which is not scheduled to be paid in a Budget adopted by the Association. Except in emergencies, no special assessment may be levied by the Association unless such special assessment has been approved by the Board of Trustees and by the Members present in person or by proxy holding a majority of the votes entitled to be cast at a meeting called for such purpose at which a quorum is present. In emergencies, a special assessment of up to Fifteen Thousand and No/100 Dollars ($15,000.00) may be levied by the Board of Trustees without prior notice to, or approval by, any Members.

9.3 PAYMENTS OF ASSESSMENTS. Declarant shall pay all annual assessments on all Lots accruing through June 2001. Thereafter, all assessments shall be payable in one lump sum or quarterly or monthly as the Board of Trustees shall determine. Assessments shall be due 15 days after the Association gives an Owner notice of the amount of such Owner's assessment. The Association may charge and collect a late charge in the amount of Twenty and No/100 Dollars ($20.00) (or in such other amount as may be established by the Board of Trustees) for any annual or special assessment which is not paid when due. In addition, the Association may charge and collect interest at an annual rate of 21% on any annual or special assessment which is not paid within 30 days after the due date thereof, which interest shall run from the original date until the date of payment. If the Association engages an attorney to collect any annual or special assessment not paid when due, the Owner responsible for the payment of such annual or special assessment shall reimburse the Association for all costs of collection of such annual or special assessment including, without limitation, reasonable attorneys' fees.

9.4 LIABILITY OF OWNERS. The liability for annual assessments accruing after June 2001 and all special assessments for Common Expenses is hereby allocated equally to each Lot. The amount of any annual and special assessment and charges payable with respect to an Owner or such Owner's Lot shall be a personal obligation of the Owner of such Lot and such Owner's heirs, devisees, personal representatives, successors and assigns and, if there are multiple Owners of one Lot, such obligation shall be a joint and severable obligation of each Owner of such Lot. Except as set forth in Section 9.5 hereof, a party acquiring fee simple title to a Lot shall be jointly and severally

liable with the former Owner of the Lot for all such amounts which had accrued and were payable at the time of the acquisition of title by such party without prejudice to such party's right to recover any of such amounts paid by such party from the former Owner. No Owner shall be exempt from liability for payment of such Owner's share of the Common Expenses either by waiver of the use or enjoyment of any common facilities, amenities, or easements or by abandonment of such Owner's Lot.

9.5 LIABILITY OF LIENHOLDERS. The transfer of title to a Lot pursuant to a foreclosure of a Security Interest or pursuant to any procedure in lieu thereof shall extinguish the lien for annual and special assessments and charges against such Lot as to payments which become due prior to such transfer but only to the extent such Security Interest has priority over the Association's lien as specified in Section 38-33.3-316(2), C.R.S. A Lienholder shall not be personally liable for any assessment or charge payable by the Owner of the Lot encumbered by the Security Interest held by such Lienholder, but the Association agrees to accept any payment of such assessment or charge made voluntarily on behalf of such Owner by such Lienholder.

9.6 THE ASSOCIATION'S LIEN. The Association shall have, from the date of recording of this instrument, a lien against each Lot to secure payment to the Association of all annual assessments, all special assessments, all charges, fees, costs, fines, penalties and other amounts due or recoverable by the Association under this Declaration and all other charges with respect to each Owner of a Lot together with interest thereon at the annual rate of 21% from the due date thereof and together with all costs and expenses of collecting such assessments and charges including reasonable attorneys' fees. The Association's lien shall be prior and superior to all other liens and encumbrances on a Lot except: (i) liens and encumbrances recorded prior to the recordation of this instrument; (ii) the Security Interest of a First Lienor with respect to such Lot, except to the extent specified in Section 38-33-316(2)(b), C.R.S.; (iii) liens for real estate taxes and other governmental charges against such Lot and (iv) mechanic's and materialman's liens which by law may be prior to the Association's liens. The Association's lien shall attach from the date of recording of this instrument and shall be considered perfected without the necessity of recording a notice of default and claim of lien. Nevertheless, the Association may, as evidence of the Association's lien but not as a condition to the effectiveness or enforcement thereof, record a notice of default and claim of lien executed by an officer or member of the Board of Trustees of the Association and containing substantially the following information: (i) the legal description of the Lot against which the lien is claimed; (ii) the name of the defaulting Owner or Owners of such Lot as indicated by the Association's records; (iii) the total unpaid amount together with interest thereon and the costs of collection as of the date of such notice; (iv) a statement that the notice of default and claim of lien is made by the Association pursuant to the Declaration; and (v) a statement that a lien is claimed and will be foreclosed against such Lot in an amount equal to the amount stated as then due and any additional amounts thereafter becoming due. If the Association elects to file such notice of default and claim of lien, the Association shall send a copy of such notice of default and claim of lien to all Owners and all Lienholders, whose or which name and address were made known to the Association, of the Lot against which such lien is claimed at their addresses last known to the Association, within 10 days after the recording of such notice of default and claim of lien. The Association's lien may be foreclosed in the manner provided by Colorado law for the foreclosure of mortgages encumbering real property. At its option, the Association may recover any amounts claimed to be due in a notice

of default and claim of lien by an action for a money judgment. In any such foreclosure or action, the Owners of the Lot subject to such foreclosure or action shall be required to pay the costs and expenses of such proceedings, including reasonable attorneys' fees. The Association shall be entitled to purchase the Lot at any foreclosure sale, and to acquire, hold, lease, mortgage or covey the same. In any such foreclosure or action, the Association may, with or without notice, obtain a court appointed receiver for the Lot to manage the same and to receive and collect all rents, profits and other income therefrom. The court may order the receiver so appointed to pay any sums held by such receiver to the Association during the pendency of such foreclosure or action to the extent of the unpaid annual and special assessments and charges.

9.7 STATEMENT OF UNPAID ASSESSMENTS AND CHARGES. The Association shall furnish to an Owner of a Lot, a designee of such Owner, a Lienholder with respect to a Lot or a designee of such Lienholder, upon receipt by the Association of a written request accompanied by the payment of a fee in the amount as may be established by the Board of Trustees from time to time, a written statement setting forth the amount of the unpaid annual and special assessments and charges, if any, with respect to such Lot. Such statement shall be furnished within 14 calendar days after receipt of such request and fee and shall be binding upon the Association, the Board of Trustees and every Owner. If no statement is furnished to the requesting party within such 14 calendar day period, then the Association shall have no right to assert a lien upon the Lot for unpaid annual and special assessments and charges which were due as of the date of the request.

9.8 SURPLUS FUNDS. Upon the determination by the Board of Trustees that surplus funds of the Association remaining after payment or provision for Common Expenses and any prepayment or provision for reserves, the Board of Trustees may decide either to distribute such surplus funds to the Owners based on Lot ownership or to credit such surplus funds to the Owners' accounts with the Association in accordance with their Lot ownerships against their respective liabilities for future Common Expenses.

ARTICLE 10 - INSURANCE

10.1 TYPES OF INSURANCE. The Association shall obtain and keep in full force and effect the following insurance coverage:

10.1.1 Property and fire insurance with extended coverage and standard all-risk endorsements, including vandalism and malicious mischief, on all Association property. The total amount of insurance, after application of deductibles, shall at the time of purchase and on each renewal date, be 100% of the replacement value of the insured property exclusive of land, excavations, foundations and other items normally excluded from property policies.

10.1.2 Commercial general liability insurance, including medical payments insurance, in an amount to be determined by the Board of Trustees, covering all occurrences commonly insured against, for death, bodily injury and property damage arising out of or in connection with the ownership, operating, maintenance or other use of Association property. This policy shall also cover operation of automobiles or other vehicles or equipment, if any, on behalf of the Association. The minimum public liability insurance to be carried by the Association shall

be Two Million and No/100 Dollars ($2,000,000.00) and limits of coverage shall be reviewed annually to determine whether the Association should carry public liability insurance in excess of this minimum amount.

10.1.3 Workmen's compensation and employer's liability insurance in the amounts and in the forms required by law.

10.1.4 Fidelity coverage against the dishonesty of employees, destruction or disappearance of money or securities, and forgery. This policy shall also cover persons who serve the Association without compensation. The Association shall be permitted to omit this coverage and the coverage described in Section 10.1.5 where premiums are unreasonably expensive or the coverage is not available in this geographic area or the coverage is not offered by a carrier of sufficient credit rating.

10.1.5 Coverage of members of the Board of Trustees and officers of the Association against libel, slander, false arrest, invasion of privacy and errors and omissions and other forms of liability generally covered in officers and directors liability policies.

10.1.6 Coverage against such other risks of similar or dissimilar nature as the Board of Trustees deems appropriate.

10.1.7 In the event any Association property is owned by or any functions are performed by a subsidiary, there shall be obtained and kept in full force and effect any or all of the above insurance as shall be applicable to such Subsidiary's activities.

10.2 ADDITIONAL POLICY REQUIREMENTS. The insurance policies carried pursuant to Sections 10.1.1 and 10.1.2 must provide that:

10.2.1 Each Owner is an insured person under the policy with respect to liability arising out of such Owner's membership in the Association;

10.2.2 The insurer waives its rights to subrogation under the policy against any Owner or member of his household;

10.2.3 No act or omission by any Owner, unless acting within the scope of such Owner's authority on behalf of the Association, will void the policy or be a condition to recovery under the policy; and

10.2.4 If, at any time of a loss under the policy, there is other insurance in the name of an Owner covering the same risk covered by the policy, the Association's policy provides primary insurance.

10.3 NAMED INSURED AND INTERESTS. The Association shall be the named insured under each of said policies. In addition to the Association, the named insureds under the insurance described in Section 10.1.2 shall be the Board of Trustees, managing agent, if any, and their

respective employees, agents and all persons acting as agents. If appropriate, the named insured may be any Subsidiary owned or controlled by the Association or the officers and directors of any Subsidiary owned or controlled by the Association. Policies of insurance shall also name Declarant as an insured so long as it shall retain any interest in the Real Estate. A certificate or memoranda of insurance, or duplicate originals of all policies and renewals, and proof of payment of premiums shall be issued to the Association, and upon request, to Declarant, any Owner or to any First Lienholder. If the insurance described in Sections 10.1.1 or 10.1.2 is not reasonably available, or if any policy of such insurance is canceled or not renewed without a replacement policy therefore having been obtained, the Association promptly shall cause notice of that fact to be hand delivered or sent prepaid by United States mail to all Owners. The Association shall promptly report, in writing, to all Owners any claims made against the Association received notice of the claim, the amount of the claims, if known, and a brief description of the nature of the claim.

10.4 INSURANCE PROCEEDS. The Association shall receive the proceeds of any insurance purchased by the Association, and any loss covered must be adjusted with the Association. Insurance proceeds shall be disbursed by the Association in accordance with the Act. If the insurance proceeds are not sufficient for such purpose, the Association may levy a special assessment against the Owners for such deficiency.

ARTICLE 11 - EASEMENTS AND RIGHTS RESERVED

11.1 EASEMENTS DESCRIBED ON PLAT. All of the Real Estate is subject to the easements shown, created, reserved or granted on the Plat.

11.2 UTILITY EASEMENTS RESERVED. Declarant hereby reserves for itself, its successors and assigns, and for the Association, perpetual easements and rights of way, together with full rights of ingress and egress for itself, its agents, employees, and assigns, for the creation, constructions, maintenance, operation, use, replacement, enlargement, and repair of all utilities, such as electric, telephone, water supply, transmission, treatment, distribution and storage facilities, ponds, irrigation, sewer, gas, and similar lines, pipes, wires and conduits, and walking and horse riding trails. Such easements and rights of way shall be twenty feet in width on each side of the boundary line along the entire perimeter of each Lot within Glen Park Ranch, and twenty feet along the side of every street or road of the Glen Park Ranch, which is now or may hereafter be constructed.

11.3 OPERATIONS EASEMENTS. There is hereby reserved to the Association, the right from time to time to enter upon Lots to perform or carry out any operations, including controlled ditch burning, wildlife and wetlands preservation or enhancement, ditch, fence, or trail maintenance or repair or any other actions reasonably required to implement Association approved operations.

11.4 EMERGENCY ACCESS EASEMENT. A nonexclusive easement for ingress and egress is hereby granted to all police, sheriff, fire protection, ambulance and other similar emergency agencies or persons, now or hereafter servicing Glen Park Ranch and its residents and to the Association, its employees and agents, to enter upon any Lots in the lawful performance of their duties. Private security contractors or other security arrangements made by Owners must first be approved by the Association.

11.5 RIGHT OF ASSOCIATION TO DEDICATE ROADS. There is hereby reserved to the Association by deed, easement or other legal document sufficient for such purposes, the right to make a public dedication, grant or conveyance to Garfield County of a road or a road right-of-way for all improved and unimproved access roads as currently exist on the Glen Park Ranch and as may be relocated from time to time by the Association, of up to 60 feet in width being 30 feet on either side of the centerline of the roads and on such terms, provisions or conditions as the Association shall determine.

ARTICLE 12 - ENFORCEMENT

12.1 ENFORCEMENT ACTIONS. The Association shall have the right to prosecute any action to enforce the provisions of all of these covenants by injunctive relief, on behalf of itself and all or part of the owners of lands within Glen Park Ranch. In addition, each owner of land within the Glen Park Ranch, including the Association, shall have the right to prosecute any action for injunctive relief and for damages by reason of any violation of these Covenants.

12.2 LIMITATION ON ACTIONS. In the event any construction or alteration or landscaping work in commenced upon any of the lands in Glen Park Ranch in violation of these Covenants and no action is commenced within 60 days thereafter to restrain such violation, then injunctive or equitable relief shall be denied, but an action for damages shall still be available to any party aggrieved. Said 60-day limitation shall not apply to injunctive or equitable relief against other violations of these Covenants.

ARTICLE 13 - VARIANCES FROM DECLARATION

Subject to any limitations set forth in the Act, the Association may, by the unanimous vote of the members of its Board of Trustees, grant reasonable variances from the strict compliance with the provisions of this Declaration in the case of undue hardship. Notwithstanding the preceding, no variances may be granted with respect to any provision of this Declaration where the unanimous consent of Owners is required to amend such provision or where the granting of such variance would be contrary to any provisions of the Act. The Owners of all of the Lots shall be given at least 20 days advance written notice setting forth the time and place of the meeting of the Board of Trustees at which any request for a variance is to be considered and describing the requested variance. Owners or their representatives shall be afforded the opportunity to appear before the meeting of the Board of Trustees and be heard with respect to the requested variance. Separate procedures are provided in Section 4.4 and shall be followed with regard to variances from architectural controls.

ARTICLE 14 - AMENDMENTS TO DECLARATION

14.1 AMENDMENTS TO DECLARATION. Except in the case of amendments that may be executed by Declarant or the Association, as permitted under the Act, and except as otherwise specified herein, this Declaration may only be amended by the Members present in person or by proxy holding two-thirds of the total votes in the Association at a meeting called for such purpose, except that no amendment may, in the absence of unanimous consent of all Members, change the uses to which any Lot is restricted. No consent of any Lienholder shall be required to amend this

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Declaration. This Declaration may be amended by the requisite vote of Members at a meeting called for that purpose and, within 30 days after the date of such meeting, there shall be recorded in the real estate records of Garfield County, Colorado, an instrument evidencing such amendment signed by the President or Secretary of the Association. No amendment to this instrument shall be permitted that is inconsistent with any of the rights granted, retained or reserved to Declarant hereunder or which attempts to enlarge or expand any obligation of Declarant hereunder unless such amendment is consented to in writing by Declarant. Exhibit "C" of this Declaration may be amended from time to time by the Declarant to be consistent with legal descriptions of the Lots conveyed to Owners.

14.2 EXPENSES. All expenses associated with preparing and recording an amendment to the Declaration shall be the sole responsibility of Declarant until Declarant shall relinquish or shall no longer have the right to amend this Declaration and thereafter such expenses shall be the sole responsibility of the Association.

ARTICLE 15 - GENERAL PROVISIONS

15.1 TERMINATION OF DECLARATION. If at any time an agreement to terminate the Association and this Declaration is obtained from all Members and all First Lienors in accordance with the Act, the Association shall promptly undertake the actions required of the Association under the provisions of the Act. Upon completion of such actions by the Association, this Declaration shall automatically terminate without any further action.

15.2 TERM OF DECLARATION. This Declaration shall continue and remain in full force and effect in perpetuity, as the same may be amended from time to time in accordance with the provisions of Section 14.1, unless this Declaration shall be terminated in accordance with Section 15.1.

15.3 SEVERABILITY. Should any part or parts of these Covenants be declared invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining Covenants.

15.4 PARAGRAPH HEADINGS. The paragraph headings in this instrument are for convenience only and shall not be construed to be a part of the Covenants contained herein.

Glen Park Ranch Limited Liability Company,
a Colorado limited liability company

By: _____
Jeffery B. Carlson, Manager

By: _____
Lynn A. Kleager, Manager

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Glenwood Springs Ford, Inc., a Colorado Corporation

By: _____
Jeffery B. Carlson, President

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing Declaration of Protective Covenants for Glen Park Ranch was sworn and subscribed to before me this 16th day of August, 2000, by Jeffery B. Carlson as Manager of Glen Park Ranch Limited Liability Company.

WITNESS MY HAND AND OFFICIAL SEAL.

My Commission expires: 9-21-2002

_____
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

ELLEN M. LIPSCOMB
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 09/21/2002

The foregoing Declaration of Protective Covenants for Glen Park Ranch was sworn and subscribed to before me this 16th day of August, 2000, by Lynn A. Kleager as Manager of Glen Park Ranch Limited Liability Company.

WITNESS MY HAND AND OFFICIAL SEAL.

My Commission expires: 4-7-02

_____
Notary Public

WILLIAM K. GUEST NOTARY PUBLIC STATE OF COLORADO

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STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing Declaration of Protective Covenants for Glen Park Ranch was sworn and subscribed to before me this 16th day of August, 2000, by Jeffery B. Carlson, as President of Glenwood Springs Ford, Inc.

WITNESS MY HAND AND OFFICIAL SEAL.

My Commission expires: 9-21-2002

Notary Public

ELLEN M. LIPSCOMB
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 09/21/2002

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EXHIBIT A

LEGAL DESCRIPTION OF GLEN PARK RANCH REAL ESTATE OWNED BY GLEN PARK RANCH LIMITED LIABILITY COMPANY

1. A parcel of land containing 453 acres comprised of: The W1/2 of the SE1/4, the SE1/4 of the SE1/4, and the E1/2 of the SW1/4, Section 17; the NE 1/4 and the E1/2 of the SE1/4 of Section 20; all in Township 6 South, Range 89 West of the 6th P.M.; except an undivided forty percent (40%) interest in the E1/2 of the NE1/4 of the SE1/4 and the E1/2 of the SE1/4 of the SE1/4 of Section 20;

   GARFIELD COUNTY, COLORADO.

2. A parcel of land situated in the SE1/4 of Section 20; Township 6 South, Range 89 West of the 6th Principal Meridian, County of Garfield, State of Colorado, said parcel being more particularly described as follows:

   Beginning at the center quarter corner of said Section 20, a rebar and aluminum cap, PLS #29030; thence S 88 Degrees 00' 10" E along the East-West centerline of said Section 20, a distance of 1313.33 feet to the Southeast sixteenth corner of said Section 20, a rebar and aluminum cap, PLS #29030; thence S 00 Degrees 40' 31" W along the North-South centerline of the SE1/4 of said Section 20, a distance of 34.87 feet; thence N 90 Degrees 00' 00" W a distance of 1312.87 feet to the North-South centerline of said Section 20; thence N 00 Degrees 31' 59" W along said centerline a distance of 80.64 feet to the point of beginning.

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EXHIBIT B

LEGAL DESCRIPTION OF GLEN PARK RANCH REAL ESTATE OWNED BY GLENWOOD SPRINGS FORD, INC.

An undivided forty percent (40%) interest in the E1/2 of the NE1/4 of the SE1/4 and the E1/2 of the SE1/4 of the SE1/4 of Section 20, Township 6 South, Range 89 West of the 6th P.M.,

GARFIELD COUNTY, COLORADO.

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EXHIBIT C

LOT DESCRIPTIONS

Lot 1 - Legal description will be provided by an amendment to this Declaration.

Lot 2 - Legal description will be provided by an amendment to this Declaration.

Lot 3 - Legal description will be provided by an amendment to this Declaration.

Lot 4 - Legal description will be provided by an amendment to this Declaration.

Lot 5 - Legal description will be provided by an amendment to this Declaration.

Lot 6 - Legal description will be provided by an amendment to this Declaration.

Lot 7 - Legal description will be provided by an amendment to this Declaration.

Lot 8 - Legal description will be provided by an amendment to this Declaration.

Lot 9 - Legal description will be provided by an amendment to this Declaration.

Lot 10 - Legal description will be provided by an amendment to this Declaration.

Lot 11 - Legal description will be provided by an amendment to this Declaration.

Lot 12 - Legal description will be provided by an amendment to this Declaration.

Lot 14 - Legal description will be provided by an amendment to this Declaration.

Recorded at 4:22 o'clock P. M., SEP 4 1975

BOOK 478 PAGE 340 Reception No. 269174 Ella D. Stephens Recorder.

RECORDER'S STAMP

SEP 4 1975

STATE DOCUMENTARY FEE

$ 3.60

THIS DEED Made this 2ND day of September,

19 75, between

RED MOUNTAIN RANCH PARTNERSHIP, a limited partnership, of the County of Garfield and State of Colorado, of the first part, and

MOUNTAIN STATES COMMUNICATIONS, INC. a corporation organized and existing under and by virtue of the laws of the State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration ~~DOLLARS~~ to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all of the following described lot or parcel of land, situate, lying and being in the County of Garfield and State of Colorado, to wit:

NE¼SE¼ Section 17, Twp. 6 South, Range 89 W. of the 6th P.M.
Together with an easement or right of way to said property as granted by the City of Glenwood Springs and recorded at Book 423, Page 526 of the Garfield County Records. Reserving, however, two rights of way 60 feet in width for access and utility purposes through the above described property, and the right to use jointly the access road as granted by said City of Glenwood Springs, which rights of way are shown generally on the map identified as Exhibit "A" attached hereto and by reference made a part hereof; subject to the restrictive covenants as described in Exhibit "B" attached hereto and by reference made a part hereof; Also reserving an easement or right of way for utility purposes 24 feet in width along and adjacent to the exterior boundary lines of the above described property.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said party of the first part, for itself, its successors and assigns, ~~heirs, executors, and administrators,~~ does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever, EXCEPT, Patent reservations and exceptions, 1975 general property taxes, easements and rights of way of a public or private nature, and restrictive covenants described in Book 425 at Page 279 in the Garfield County Records.

and the above bargained premises in the quiet and peaceful possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

RED MOUNTAIN RANCH PARTNERSHIP, A Limited Partnership

By: The General Partner [SEAL]

Glen Park Land & Cattle Company

Patrick M. Fitzgerald, Gen. Partner [SEAL]

John L. Sieber, General Partner [SEAL]

Eben Leavitt, Jr., General Partner

STATE OF COLORADO, } ss.
County of Garfield

The foregoing instrument was acknowledged before me this 2ND day of SEPTEMBER, 19 75, by Patrick M. Fitzgerald, General Partner.

My commission expires 7-21-79

WITNESS my hand and official seal.

Notary Public.

No. 952. WARRANTY DEED TO CORPORATION—For Photographic Record.
—Bradford Publishing Co., 1824-46 Stout Street, Denver, Colorado—7-71

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 29 day of August 1975, by John L. Sieber, General Partner

My Commission expires My Commission Expires May 15, 1979
WITNESS my hand and official seal.

Judy K Trost
Notary Public

STATE OF Maine)
) ss.
COUNTY OF Penobscot)

The foregoing instrument was acknowledged before me this 25th day of August 1975, by Eben Leavitt, Jr., General Partner.

My commission expires
WITNESS my hand and official seal.

Etta M. Pa...
Notary Public

No.....

WARRANTY DEED

.....

.....

TO

.....

.....

STATE OF COLORADO, } ss.
.....County of.....

I hereby certify that this instrument was filed for record in my office this.....

day of....., 19.....

at.....o'clock.....M., and duly recorded

in Book.....Page.....

Film No. ..... Reception No. .....

.....Recorder.

By .....Deputy.

Fees, $.....

Mail to:.....
(or return to)

Send future tax statements to:

.....Mountain States Communication, Inc.
William R. Dunaway, Box E
.....Aspen.....CO.....81611.....

BRADFORD PUBLISHING CO., DENVER

EXHIBIT "A"

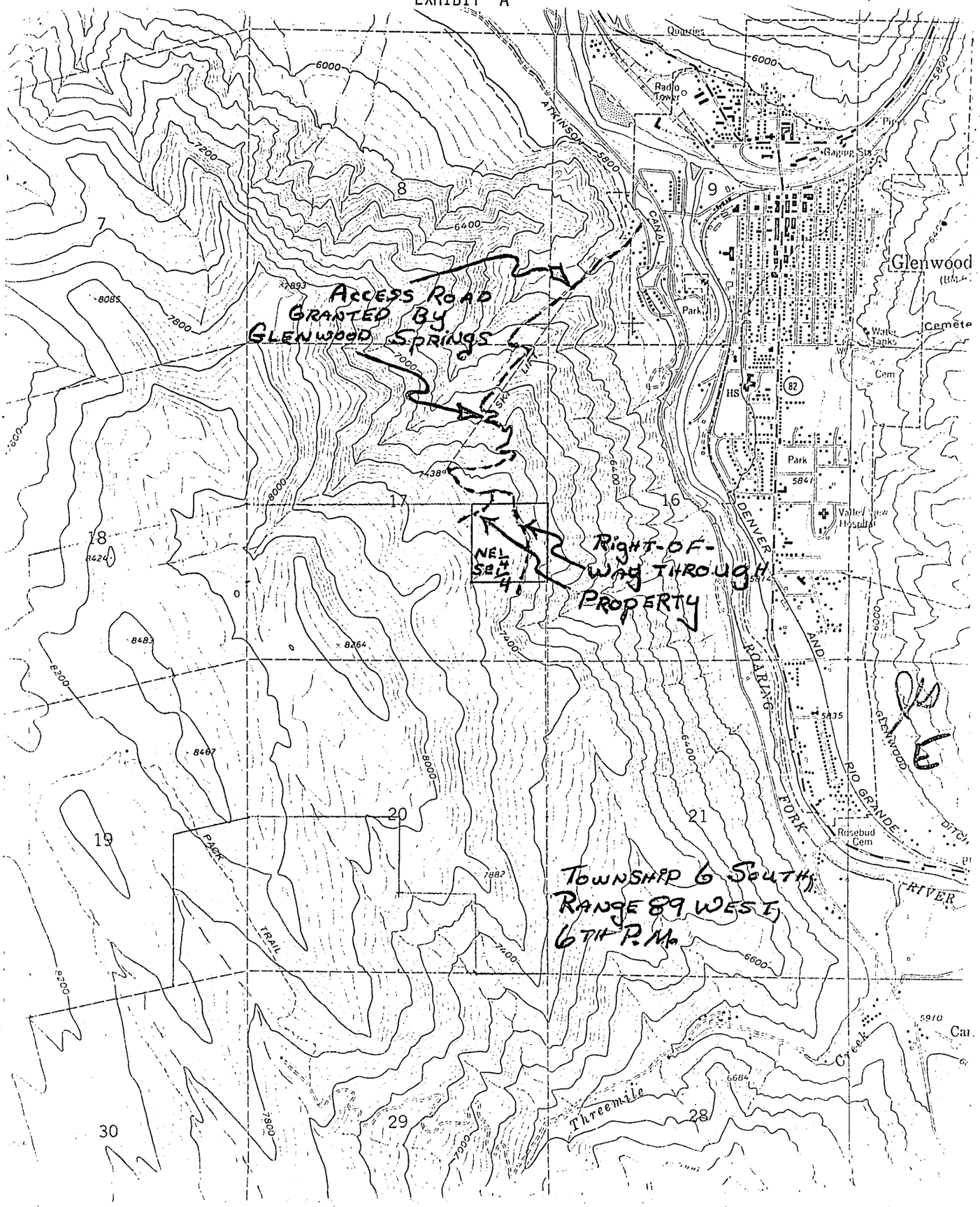

ACCESS ROAD GRANTED BY GLENWOOD SPRINGS
Right-of-Way through Property
NE¼ SE¼ 4
TOWNSHIP 6 SOUTH, RANGE 89 WEST, 6TH P.M.
Glenwood
Quarries
Radio Towers
Gaging Sta
Atkinson
Canal
Park
Ski Lift
HS
Cem
Rosebud Cem
Roaring Fork and Rio Grande Ditch
Threemile
Creek
Pack Trail
7893
8085
7388
8424
8483
8264
8467
7882
6684
5841
5835
5910
6000
6400
6600
7000
7200
7400
7600
7800
8000
8200
16
17
18
19
20
21
28
29
30

EXHIBIT "B"

DEED RESTRICTIONS

1. The following words shall have the following meanings as used herein, to-wit;

   (a) Property: The land conveyed from Red Mountain Partnership to _____ located in the NE¼SE¼, Section 17 Twp. 7 S., R. 89 W., 6th P.M. comprising approximately 40 acres.

   (b) Lot or building site: The land that is the subject hereof.

2. The property shall not be resubdivided into tracts of less than 5 acres.

3. The property is intended to be developed for single family residential purposes only. No more than one detached single family dwelling shall be erected upon any one building site, except private garage. Said accessory building shall blend with and compliment the general architectural scheme and design of the family dwelling. No building or structure intended for or adapted to business, commercial or manufacturing purposes, nor any multiple family dwelling, shall be erected, placed, maintained, or permitted upon such property, EXCEPT, for those structures necessary for a radio re-broadcasting station.

4. No structures of any sort, on any lot, shall be constructed closer than twenty five (25) feet to any side lot line or closer than fifty (50) feet from any front lot line. Also, no hedges or fence shall be constructed, grown or maintained on any lot in the subdivision higher than 4½ feet, or trees higher than 25 feet in height, but this restriction shall not apply to any natural growth within the area or to patio fences in connection with dwellings.

5. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or any other outbuildings of any description shall be used on any lot.

6. There shall not be permitted or maintained upon any lot or any part thereof, any trade, business or industry, EXCEPT, the abovementioned radio re-broadcasting station.

7. The minimum size of any house erected shall not be less than 1200 square feet measured on the outside walls not including porches, garages, or carports.

8. Each residence shall contain at least one fully equipped bathroom and all sewage shall be disposed of by means of an individual mechanical sewage treatment facility and leach field as shall be approved by the Colorado State Health Department and local health agencies having jurisdiction thereof. No tract shall be used in any manner or for any purpose that would tend to pollute nearby streams or other sources of water.

Con't

10. The keeping of livestock, poultry, goats and other animals shall be prohibited, except that this restriction shall not apply to family pets and a maximum of two horses per tract of 5 acres, provided that said animals are well kept and provided for and do not become a health hazard or a nuisance to the neighborhood.

11. No noxious or offensive conduct or activity shall be carried on upon any tract or in any structure thereon which may constitute a health hazard, nuisance or annoyance to the neighborhood.

12. The outside burning of any trash, rubbish or other materials shall be absolutely prohibited. Standard and approved barbeques and fireplaces shall be allowed for the preparation of foodstuffs only.

13. No gas lines, light and power lines, telephone lines or television cables shall be permitted unless said lines are buried underground and out of sight from their primary source at the lot line to the dwelling and at the owner's expense. Any butane or propane tanks used to service residences shall be installed underground.

14. The owner of any lot shall complete construction of any structure thereon within one (1) year after commencement.

15. The owner of any lot shall keep the same clear and free of rubbish and trash and shall keep the structures thereon in good repair, doing such maintenance as may be required for this purpose.

16. No building shall be placed upon the property herein by means of other than new construction; it being the purpose of this covenant to insure that old buildings will not be moved from previous locations and placed upon property.

17. No structure shall be placed upon any lot which is, or ever has been, or could be made the subject of a specific ownership tax as now defined in Chapter 13 of the Colorado Revised Statutes, 1963.

18. No billboards, signs, or other advertising devices of any nature shall be erected, placed, maintained or permitted upon the property provided that this restriction shall not be construed to prevent appropriate name and address signs and signs that advertise the property for sale or rent insofar as it is necessary to promote the sale and development of such property.

19. No hunting, shooting, trapping or otherwise killing or harming of wildlife shall be permitted--it being the intent hereof to conserve and protect all wildlife to the fullest extent possible.

20. No structure shall be placed or located on any lot in such a manner that will obstruct, divert or otherwise alter the natural water drainage courses and patterns. Likewise, no landscaping or changes to the existing terrain shall be made which shall obstruct, divert or otherwise alter such drainage.

21. The existing foliage and vegetation on each lot shall be preserved in as near a natural state as possible. To this end, the same shall not be removed further than twenty feet from the foundation lines of any structure and only to the extent necessary to install driveways, sidewalks and sewage disposal facilities.

Con't

22. Easements and rights of way in perpetuity are hereby reserved for the erection, construction, maintenance and operation of wires, cables, pipe, conduits and apparatus for the transmission of electrical current, telephone, television and radio lines and for the furnishing of water, gas, sewer service, or for the furnishing of other utility purposes, together with the right to enter for the purpose of installing, maintaining and improving said utilities along, across, upon and through a strip of land 24 feet in width along the entire boundary of the property. In the event that the property is resubdivided, easements and rights of way as hereinafter stated shall be reserved along all interior lot lines the same being 24 feet in width on each side of each such lot line.

23. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1985, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote reflected by signed documents duly recorded by the majority of the then owners.

24. If any lot owner or persons acting by, through or under him should violate or attempt to violate any of the covenants herein stated, it shall be lawful for any lot owner or any other person to whose benefit these covenants extend to prosecute any suit in law or in equity to restrain and enjoin the violation of such covenants and to recover damages for such violations and to recover all costs and attorney fees necessary to enforce the provisions of these covenants.

25. The invalidation of any one of these covenants by judgement or court order shall in no wise effect any of the other provisions, which shall remain in full force and effect.

Book 423
Page 526
Filed for record Oct. 19, 1971 at 4:04 P.M.
Reception #251439 Ella Stephens, Recorder

A G R E E M E N T

THIS INDENTURE made and entered into this 31st day of August, 1967, by and between THE CITY OF GLENWOOD SPRINGS, COLORADO, a Municipal Corporation, hereinafter called Lessor, and MARGARET C. SMITH, Glenwood Springs, Colorado, successor in interest to GLENWOOD LIFT, INC., a Colorado corporation, hereinafter jointly referred to as the Lessee.

WITNESSETH:

WHEREAS, by lease dated March 26, 1964, the Lessor leased to Lessee all of that real property described in lease recorded as Doc. No. 225283 in Book 357 at Page 407 of the Garfield County records, and

WHEREAS, said lease remains in full force and effect as of the date hereof, but it is now the mutual desire of the parties hereto that said lease be cancelled and held for naught.

NOW, THEREFORE, for and in consideration of the following mutual covenants and promises, the lease above described is hereby cancelled and terminated:

1. That Lessee, within a period of three (3) years from date hereof, shall have the right to raze, dismantle and remove the existing ski lift and appurtenant facilities on the real property described in said Lease and be entitled to retain as her sole property all money realized from the sale thereof, provided, however, the same shall be accomplished under the supervision

of Lessor and shall be carried out in such a manner as to disturb the existing foliage and the ground cover as little as possible and that all debris and whatever shall be removed and the hill restored to its natural condition as nearly as may be possible.

2. That Lessor and Lessee shall erect a three-strand barbed wire fence with posts set at intervals no greater than 10 feet in length extending across that portion of the boundary lines between the NE¼ and SE¼ of Section 17, Tp. 6 S., R. 89 W. of the 6th P.M., which fence shall generally follow the existing fence line heretofore erected along said line and which extends approximately one-third of a mile in length. It is further agreed that a gate in said fence shall be installed at such location as shall be directed by the Lessee. Lessee shall be given the right to make improvements on such fence as she deems advisable.

3. That Lessor agrees that the electrical power lines extending to the top of the ski hill and leading thence to the shelter house and new ski lift erected by Lessee shall be left intact and power provided in said lines for such periods of time as there are users for such electrical energy and the same can economically be provided by Lessor.

4. That Lessee, by this instrument, does hereby grant, sell and set over unto Lessor all of her right, title and interest in and to that certain roadway extending from the westerly City limits of the City of Glenwood Springs, Colorado to the southerly boundary of the property described in the above said lease, leading to the ski area developed by Lessee, which said roadway was constructed at a cost in excess of $60,000.00, provided, however, that

Lessor agrees that Lessee, her invitees, successors and assigns shall be given access free of charge to said roadway at all times for ingress and egress to the real property lying southerly of the real property described in the above said lease. It is hereby expressly agreed, however, that Lessor shall in nowise be obligated to repair or maintain said roadway nor to conduct any snow removal thereon whatsoever.

It is expressly understood and agreed that by execution hereof the lease above described shall be cancelled and held for naught and both parties thereto, and successors in interest, shall be forever discharged and released from any and all further obligations and duties thereunder. It is further agreed that enforcement of any of the provisions above set forth shall be by proceedings at law or in equity and that breach of any of the above covenants shall in nowise constitute grounds for revival of the terms of the lease the subject hereof.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year first above written.

THE CITY OF GLENWOOD SPRINGS, COLORADO

By Upjohn Kyner
Mayor

ATTEST:

Ann. F. Skedmore
Director of Finance

Margaret C. Smith
Margaret C. Smith

Return to Pat Hayward
1000 Gale Rd.
Glenwood Sp.

Book 388
Page 110

Recorded at 10:55 A.M. September 22, 1967
Reception No. 239014 Chas.S.Keegan,
Recorder.

A G R E E M E N T

THIS INDENTURE made and entered into this 31st day of August, 1967, by and between THE CITY OF GLENWOOD SPRINGS, COLORADO, a Municipal Corporation, hereinafter called Lessor, and MARGARET C. SMITH, Glenwood Springs, Colorado, successor in interest to GLENWOOD LIFT, INC., a Colorado corporation, hereinafter jointly referred to as the Lessee.

WITNESSETH:

WHEREAS, by lease dated March 26, 1964, the Lessor leased to Lessee all of that real property described in lease recorded as Doc. No. 225283 in Book 357 at Page 407 of the Garfield County records, and

WHEREAS, said lease remains in full force and effect as of the date hereof, but it is now the mutual desire of the parties hereto that said lease be cancelled and held for naught.

NOW, THEREFORE, for and in consideration of the following mutual covenants and promises, the lease above described is hereby cancelled and terminated:

1. That Lessee, within a period of three (3) years from date hereof, shall have the right to raze, dismantle and remove the existing ski lift and appurtenant facilities on the real property described in said Lease and be entitled to retain as her sole property all money realized from the sale thereof, provided, however, the same shall be accomplished under the supervision

of Lessor and shall be carried out in such a manner as to disturb the existing foliage and the ground cover as little as possible and that all debris and whatever shall be removed and the hill restored to its natural condition as nearly as may be possible.

2. That Lessor and Lessee shall erect a three-strand barbed wire fence with posts set at intervals no greater than 10 feet in length extending across that portion of the boundary lines between the NE¼ and SE¼ of Section 17, Tp. 6 S., R. 89 W. of the 6th P.M., which fence shall generally follow the existing fence line heretofore erected along said line and which extends approximately one-third of a mile in length. It is further agreed that a gate in said fence shall be installed at such location as shall be directed by the Lessee. Lessee shall be given the right to make improvements on such fence as she deems advisable.

3. That Lessor agrees that the electrical power lines extending to the top of the ski hill and leading thence to the shelter house and new ski lift erected by Lessee shall be left intact and power provided in said lines for such periods of time as there are users for such electrical energy and the same can economically be provided by Lessor.

4. That Lessee, by this instrument, does hereby grant, sell and set over unto Lessor all of her right, title and interest in and to that certain roadway extending from the westerly City limits of the City of Glenwood Springs, Colorado to the southerly boundary of the property described in the above said lease, leading to the ski area developed by Lessee, which said roadway was constructed at a cost in excess of $60,000.00, provided, however, that

Lessor agrees that Lessee, her invitees, successors and assigns shall be given access free of charge to said roadway at all times for ingress and egress to the real property lying southerly of the real property described in the above said lease. It is hereby expressly agreed, however, that Lessor shall in nowise be obligated to repair or maintain said roadway nor to conduct any snow removal thereon whatsoever.

It is expressly understood and agreed that by execution hereof the lease above described shall be cancelled and held for naught and both parties thereto, and successors in interest, shall be forever discharged and released from any and all further obligations and duties thereunder. It is further agreed that enforcement of any of the provisions above set forth shall be by proceedings at law or in equity and that breach of any of the above covenants shall in nowise constitute grounds for revival of the terms of the lease the subject hereof.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year first above written.

THE CITY OF GLENWOOD SPRINGS, COLORADO

By Wayne Fryer
Mayor

ATTEST:

Director of Finance

THE CITY OF GLENWOOD SPRINGS COLORADO

Margaret E. Smith

537554 12/21/1998 11:12A B1105 P353 M ALSDORF
1 of 5 R 26.00 D 0.00 GARFIELD COUNTY CO

353

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT ("Agreement") is made this 3rd day of December, 1998 by and between THE CITY OF GLENWOOD SPRINGS, COLORADO, a Municipal Corporation (hereinafter the "City"), and GLEN PARK RANCH LIMITED LIABILITY COMPANY, a Colorado Limited Liability Company (hereinafter "Glen Park"), WITNESSETH:

WHEREAS, City is the owner of a certain parcel of real property located in the County of Garfield, State of Colorado, which includes the E½SE¼, Section 8, a portion of the W½SW¼, Section 9, and the NE¼, Section 17, all in Township 6 South, Range 89 West of the 6th P.M., (hereinafter the "City Property"); and

WHEREAS, Glen Park is the owner of a certain parcel of real property located in the County of Garfield, State of Colorado, and more particularly described as Section 17: W½SE¼, SE¼SE¼, E½SW¼, Section 20: NE¼, E½SE¼, all in Township 6 South, Range 89 West of the 6th P.M., (hereinafter the "Glen Park Property"); and

WHEREAS, by agreement dated August 31, 1967, and recorded September 22, 1967, as Reception No. 239014 in Book 388 at Page 110 and rerecorded on October 19, 1971, as Reception No. 251439 in Book 423 at Page 526, the City granted an easement to Glen Park's predecessor in interest, to-wit: Margaret C. Smith, over and across a roadway extending from the then existing westerly City limits to the southerly boundary of property then and now owned by the City, all as more fully recited therein; and

WHEREAS, the City has changed the location of a portion of such easement in order to accommodate the construction of its water treatment plant on City Property, a portion of which treatment plant encroaches on said Easement; and

WHEREAS, it is the desire of the parties to this agreement to supersede the prior agreement in its entirety with the provisions set forth below.

NOW, THEREFORE, in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree, covenant and promise each other as follows:

1. Grant of Easement. The City hereby reaffirms its previous conveyance and, to the extent necessary, grants and conveys to Glen Park, and Glen Park's successors and assigns, a nonexclusive easement and right of way over and across the City Property (hereinafter the "Easement") to be used as a means of ingress and egress from the Glen Park Property and for the provision of utility services to the Glen Park Property. This Easement shall be construed to allow Glen Park to take all reasonable and necessary action in order to construct, utilize, and maintain a roadway the width of which shall be no greater than physically necessary to reasonably accommodate two lanes of passenger vehicle traffic. Any such utility shall be installed underground. The

AFTER RECORDING, RETURN TO:
Worrell, Griffith, Durrett & Jaynes, P C
P O. Box 1089
Glenwood Springs, CO 81602

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26

centerline of the Easement shall coincide with the existing roadway and the reconstructed roadway described below to the greatest extent feasible.

2. Reconstruction of a Portion of Roadway and Relocation of Easement. As a result of constructing its water treatment facilities over a portion of the easement roadway, the City has constructed an alternate roadway at its sole cost, which roadway is southerly of such facilities and is generally shown as preceding from Point A to Point B on Exhibit "1" annexed hereto. Such alternate roadway has been constructed in accordance with specifications supplied by the City to Glen Park and which construction is in a manner equivalent to the access roadway to the City facilities and include, without limitation, the same width of driving surface, depth of base and type of materials. No portion of the grade of the alternative roadway exceeds approximately 10%. The City hereby warrants the physical construction of the alternate roadway against any construction defects.

3. Survey. The parties shall forthwith obtain a centerline survey of the entire easement roadway, from the Glen Park property to its connection with 9th Street in the City and the parties shall share equally in the cost of the survey. For reference purposes, the survey shall utilize, to the greatest extent possible, the existing roadway platform. The survey will be performed by a licensed Colorado surveyor reasonably acceptable to both parties. The survey description will be included in an Addendum to this Agreement, shall be executed by both parties and recorded in the records of Garfield County, Colorado.

4. Quitclaim of Prior Interest. Upon relocation of the roadway and completion of the survey described above, Glen Park shall release and quit claim any claim or interest in the City Property arising out of or by virtue of that certain instrument dated August 31, 1967, and recorded October 19, 1971, as Reception No. 251439 in Book 423 at Page 52 in the records of the Clerk and Recorder of Garfield County.

5. Maintenance of Roadway. The City at its sole cost and expense shall maintain and repair the roadway from the 9th Street location on the eastern boundary of the City property to the southwestern terminus of the relocated roadway at and to a standard generally equivalent to the physical condition as exists as of the date of this Agreement and shall preserve the use of the Easement as a vehicular roadway. Glen Park shall maintain and repair the roadway in the Easement at its sole cost and expense from the southwestern terminus of the relocated roadway to the Glen Park property. Notwithstanding the foregoing, if the City shall significantly use the portion of the Easement lying beyond the southwestern terminus of the relocated roadway, then City shall share in the expense of such maintenance and repair. All utility lines and appurtenances shall be maintained, inspected, repaired and replaced at the cost of the party served by such utility.

6. Rights of City. City, City's successors and assigns, reserve the right to use and enjoy the Easement to the fullest extent possible so long as such use does not unreasonably interfere with the exercise by Glen Park of Glen Park's rights granted herein or result in any damage to the improvements installed on the Easement.

7. Electrical Service. The City shall provide electrical service to the Glen Park property through an electrical transmission line now serving improvements on the NE¼SE¼ of Section 17. Any upgrades in service which may be required will be paid by Glen Park in accordance with City's then current tariffs.

8. Gates. Glen Park may install electric or other types of gates with locking mechanisms on the Easement at the southwest terminus of the relocated road or at the eastern terminus of the Easement at 9th Street. The City shall be afforded access and other landowners holding a legal right to use the road through the gate by separate key or otherwise. The gate shall not be constructed so as to prevent passage by foot or bicycle traffic.

9. Applicable Law. This Agreement shall be construed in accordance with, and the rights of all parties hereto shall be governed by, the laws of the State of Colorado.

10. Indemnity. Each party shall defend, indemnify and hold the other party harmless from and against any and all liability, loss, damage, cost and expense, including, without limitation, attorney's fees, of whatever nature or type, which such party may incur as a result of a claim asserted by any third party, which third party has been afforded access to the Easement by the indemnifying party.

11. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto, and there are no agreements, written or oral, understandings, restrictions or warranties between the parties other than those set forth herein.

12. Gender and Number. Unless the context clearly indicates the contrary, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

13. Severability. In the event any part of this Agreement is found to be void, the remaining provisions of this Agreement shall nevertheless be binding with the same effect as though the void part was deleted.

14. Modification and Waiver. This Agreement, including any exhibits, constitutes the entire agreement between the parties pertaining to the subject matter contained in it and supersedes all prior and contemporaneous agreements, representations and understandings of the parties. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by all the parties. No waiver of any of the provisions of this Agreement shall be deemed or shall

537554 12/21/1998 11:12A B1105 P356 M ALSDORF
4 of 5 R 26.00 D 0.00 GARFIELD COUNTY CO

constitute a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

15. Captions. The captions for the articles and sections of this Agreement are included for purposes of convenience only and shall not affect the construction or interpretation of any of its provisions.

16. Default. In the event of a default or breach by either party hereto of any of the terms, covenants and conditions hereof, the other party shall be entitled forthwith to full and adequate relief by injunction or by all other available legal and equitable remedies from the consequences of such default or breach. All costs and expenses caused by or relating to such default or breach, including reasonable attorneys' fees and costs, whether incurred before or after suit, shall be assessed against and be the responsibility of the defaulting party and shall be recovered by the non-defaulting party. The remedies provided herein shall be cumulative and not exclusive.

17. Binding Effect. All covenants, conditions, promises and provisions of this agreement shall be deemed to be covenants running with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, this Agreement has been executed and delivered the day and year first above set forth.

THE CITY OF GLENWOOD SPRINGS, COLORADO, a Municipal Corporation

By: _____
Michael Copp, City Manager

By: _____
Sam Skramstad, Mayor

GLEN PARK RANCH LIMITED LIABILITY COMPANY, a Colorado Limited Liability Company

By: _____

537554 12/21/1998 11:12A B1105 P357 M ALSDORF
5 of 5 R 26.00 D 0.00 GARFIELD COUNTY CO

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing was acknowledged before me this 3rd day of December, 1998, by Lynn A. Kleager, Manager.

WITNESS my hand and official seal.

My commission expires:
My Commission expires 06/09/2001
201 Eighth Street
Glenwood Springs, CO 81601

Vicky K. Spaulding
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing was acknowledged before me this 8th day of December, 1998, by [illegible].

WITNESS my hand and official seal.

My commission expires: 9/14/2002

KATHRYN M. TRAUGER
NOTARY PUBLIC
STATE OF COLORADO

Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing was acknowledged before me this 8TH day of DECEMBER, 1998, by [illegible].

WITNESS my hand and official seal.

My commission expires: 9/14/2002

KATHRYN M. TRAUGER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 09/14/2002

Notary Public

LAND SURVEY PLAT OF THE
GLEN PARK RANCH PARCELS

Situated in Sections 17 & 20, Township 6 South, Range 89 West of the 6th Principal Meridian
Garfield County, Colorado

SHEET 1 OF 2

PROPERTY DESCRIPTIONS

PARCEL 1, GLEN PARK RANCH

A PARCEL OF LAND SITUATED IN THE NE1/4SW1/4 AND IN THE SE1/4SW1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST–WEST CENTERLINE OF SAID SECTION 17, WHENCE THE CENTER ONE–QUARTER CORNER OF SAID SECTION 17, A B.L.M. ALUMINUM CAP STANDARD MONUMENT BEARS S.89°36'24"E. A DISTANCE OF 331.79 FEET; THENCE S.00°00'00"E. A DISTANCE OF 1500.97 FEET; THENCE N.90°00'00"W. A DISTANCE OF 1014.10 FEET TO THE NORTH–SOUTH CENTERLINE OF THE SW1/4 OF SAID SECTION 17; THENCE N.00°01'54"E. A DISTANCE OF 1507.93 FEET TO THE EAST–WEST CENTERLINE OF SAID SECTION 17; THENCE S.89°36'24"E. ALONG SAID CENTERLINE, A DISTANCE OF 1013.29 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 35.01 ACRES, MORE OR LESS.

PARCEL 2, GLEN PARK RANCH

A PARCEL OF LAND SITUATED IN THE NE1/4SW1/4 AND IN THE NW1/4SE1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ONE–QUARTER CORNER OF SAID SECTION 17, A B.L.M. ALUMINUM CAP STANDARD MONUMENT; THENCE S.89°39'06"E. ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 17, A DISTANCE OF 1336.64 FEET TO THE CENTER EAST SIXTEENTH CORNER OF SAID SECTION 17, A REBAR AND ALUMINUM CAP, PLS # 29030; THENCE S.01°02'32"W. ALONG THE NORTH–SOUTH CENTERLINE OF THE SE1/4 OF SAID SECTION 17, A DISTANCE OF 913.68 FEET; THENCE N.90°00'00"W. A DISTANCE OF 1651.78 FEET; THENCE N.00°00'00"E. A DISTANCE OF 923.93 FEET TO THE EAST–WEST CENTERLINE OF SAID SECTION 17; THENCE S.89°36'24"E. ALONG SAID EAST–WEST CENTERLINE A DISTANCE OF 331.79 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 35.01 ACRES, MORE OR LESS.

PARCEL 3, GLEN PARK RANCH

A PARCEL OF LAND SITUATED IN THE NE1/4SW1/4 AND IN THE NW1/4SE1/4 AND IN THE SW1/4SE1/4 AND IN THE SE1/4SW1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 17, A REBAR AND ALUMINUM CAP, PLS # 29030; THENCE N.88°51'31"W. ALONG THE EAST–WEST CENTERLINE OF THE SE1/4 OF SAID SECTION 17, A DISTANCE OF 123.01 FEET TO A REBAR AND CAP, PLS # 29030; THENCE S.00°00'00"W. A DISTANCE OF 626.90 FEET TO A REBAR AND CAP, PLS # 29030; THENCE N.90°00'00"W. A DISTANCE OF 1211.24 FEET TO A REBAR AND CAP, PLS # 29030 AT THE NORTH–SOUTH CENTERLINE OF SAID SECTION 17; THENCE N.00°38'31"E. ALONG SAID NORTH–SOUTH CENTERLINE A DISTANCE OF 489.48 FEET TO A REBAR AND CAP, PLS # 29030; THENCE N.90°00'00"W. A DISTANCE OF 314.99 FEET TO A REBAR AND CAP, PLS # 29030; THENCE N.00°00'00"W. A DISTANCE OF 577.05 FEET A REBAR AND CAP, PLS # 29030; THENCE N.90°00'00"E. A DISTANCE OF 1651.78 FEET TO A REBAR AND CAP, PLS # 29030 TO THE NORTH–SOUTH CENTERLINE OF THE SE1/4 OF SAID SECTION 17; THENCE S.01°02'32"W. ALONG SAID NORTH–SOUTH CENTERLINE A DISTANCE OF 442.12 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 35.01 ACRES, MORE OR LESS.

PARCEL 4, GLEN PARK RANCH

A PARCEL OF LAND SITUATED IN THE SE1/4SW1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 17, A B.L.M. ALUMINUM CAP STANDARD MONUMENT; THENCE N.87°59'34"W. ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 17, A DISTANCE OF 1317.35 FEET TO THE WEST SIXTEENTH CORNER AT THE SOUTH LINE OF SAID SECTION 17, A REBAR AND ALUMINUM CAP, PLS # 29030; THENCE N.00°01'54"E. ALONG THE NORTH–SOUTH CENTERLINE OF THE SW1/4 OF SECTION 17, A DISTANCE OF 1129.68 FEET; THENCE N.90°00'00"E. A DISTANCE OF 1329.09 FEET TO THE NORTH–SOUTH CENTERLINE OF SECTION 17; THENCE S.00°38'31"W. ALONG SAID CENTERLINE, A DISTANCE OF 1175.90 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 35.01 ACRES, MORE OR LESS.

PARCEL 5 GLEN PARK RANCH

A PARCEL OF LAND SITUATED IN THE SW1/4SE1/4 OF SECTION 17 AND IN THE NW1/4NE1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SAID SECTION 17 AND SECTION 20, A B.L.M. ALUMINUM CAP STANDARD MONUMENT; THENCE N.00°38'31"E. ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 17, A DISTANCE OF 686.41 FEET; THENCE N.90°00'00"E. A DISTANCE OF 1211.24 FEET; THENCE S.00°00'00"E. A DISTANCE OF 1252.07 FEET; THENCE N.90°00'00"W. A DISTANCE OF 1224.19 FEET TO THE NORTH–SOUTH CENTERLINE OF SAID SECTION 20; THENCE N.00°31'59"E. ALONG SAID CENTERLINE, A DISTANCE OF 565.73 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 35.01 ACRES, MORE OR LESS.

PARCEL 6 GLEN PARK RANCH

A PARCEL OF LAND SITUATED IN THE SE1/4SE1/4 AND IN THE SW1/4SE1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH SIXTEENTH CORNER AT THE EAST LINE OF SAID SECTION 17, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 17, A B.L.M. ALUMINUM CAP STANDARD MONUMENT BEARS N.01°25'55"E. A DISTANCE OF 1374.32 FEET; THENCE S.01°25'55"W. ALONG THE EASTERLY LINE OF SAID SECTION 17, A DISTANCE OF 1047.14 FEET; THENCE N.90°00'00"W. A DISTANCE OF 1423.75 FEET; THENCE N.00°00'00"E. A DISTANCE OF 1075.70 FEET TO THE EAST–WEST CENTERLINE OF THE SE1/4 OF SAID SECTION 17; THENCE S.88°51'31"E. ALONG SAID CENTERLINE, A DISTANCE OF 1231 FEET TO THE SE1/16 CORNER OF SAID SECTION 17, A REBAR AND ALUMINUM CAP, PLS # 29030; THENCE S.88°51'31"E. ALONG SAID CENTERLINE, A DISTANCE 1327.19 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 35.01 ACRES, MORE OR LESS.

PARCEL 7 GLEN PARK RANCH

A PARCEL OF LAND SITUATED IN THE SE1/4SE1/4 AND IN THE SW1/4SE1/4 OF SECTION 17 AND IN THE NE1/4NE1/4 AND IN THE NW1/4NE1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 17, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 20, A B.L.M. ALUMINUM CAP STANDARD MONUMENT; THENCE S.00°43'45"W. ALONG THE EASTERLY LINE OF SAID SECTION 20, A DISTANCE OF 770.97 FEET; THENCE N.90°00'00"W. A DISTANCE OF 1316.43 FEET TO THE NORTH–SOUTH CENTERLINE OF THE NE1/4 OF SAID SECTION 20; THENCE N.00°37'52"E. ALONG SAID CENTERLINE, A DISTANCE OF 294.73 FEET; THENCE N.90°00'00"W. A DISTANCE OF 92.59 FEET; THENCE N.00°00'00"E. A DISTANCE OF 803.27 FEET; THENCE N.90°00'00"E. A DISTANCE OF 1423.75 FEET TO THE EASTERLY LINE OF SAID SECTION 17; THENCE S.01°25'55"W. ALONG SAID EASTERLY LINE, A DISTANCE OF 327.18 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 35.01 ACRES, MORE OR LESS.

PARCEL 8 GLEN PARK RANCH

A PARCEL OF LAND SITUATED IN THE NW1/4NE1/4 AND IN THE SW1/4NE1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH–SOUTH CENTERLINE OF SAID SECTION 20, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 20, A B.L.M. ALUMINUM CAP STANDARD MONUMENT BEARS N.00°31'59"E. A DISTANCE OF 565.73 FEET; THENCE N.90°00'00"E. A DISTANCE OF 1316.78 FEET TO THE NORTH–SOUTH CENTERLINE OF THE NE1/4 OF SECTION 20; THENCE S.00°37'52"W. ALONG SAID CENTERLINE, A DISTANCE OF 1159.10 FEET; THENCE N.90°00'00"W. A DISTANCE OF 1314.79 FEET TO SAID NORTH–SOUTH CENTERLINE OF SECTION 20; THENCE N.00°31'59"E. ALONG SAID CENTERLINE, A DISTANCE OF 1159.08 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 35.01 ACRES, MORE OR LESS.

PARCEL 9, GLEN PARK RANCH

A PARCEL OF LAND SITUATED IN THE NE1/4NE1/4 AND IN THE SE1/4NE1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 20, A REBAR AND ALUMINUM CAP, PLS # 29030; THENCE N.00°37'52"E. ALONG THE NORTH–SOUTH CENTERLINE OF THE NE1/4 OF SAID SECTION 20, A DISTANCE OF 559.71 FEET; THENCE N.90°00'00"E. A DISTANCE OF 1316.43 FEET TO THE EASTERLY LINE OF SAID SECTION 20; THENCE S.00°43'45"W. ALONG SAID EASTERLY LINE, A DISTANCE OF 1159.43 FEET; THENCE N.90°00'00"W. A DISTANCE OF 1314.44 FEET TO SAID NORTH–SOUTH CENTERLINE OF THE NE1/4 OF SECTION 20; THENCE N.00°37'52"E. ALONG SAID CENTERLINE, A DISTANCE OF 599.69 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 35.01 ACRES, MORE OR LESS.

PARCEL 10, GLEN PARK RANCH

A PARCEL OF LAND SITUATED IN THE SE1/4NE1/4 AND IN THE NE1/4SE1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 20, A B.L.M. ALUMINUM CAP STANDARD MONUMENT; THENCE S.00°49'05"W. ALONG THE EASTERLY LINE OF SAID SECTION 20, A DISTANCE OF 394.93 FEET; THENCE N.90°00'00"W. A DISTANCE OF 1312.09 FEET TO THE NORTH–SOUTH CENTERLINE OF THE SE1/4 OF SAID SECTION 20; THENCE N.00°40'31"E. ALONG SAID CENTERLINE, A DISTANCE OF 1423.75 FEET; THENCE N.00°00'00"E. A DISTANCE OF 799.92 FEET; THENCE N.90°00'00"E. A DISTANCE OF 1127.58 FEET TO THE EASTERLY LINE OF SAID SECTION 20; THENCE S.00°43'45"W. ALONG SAID EASTERLY LINE, A DISTANCE OF 821.53 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 35.01 ACRES, MORE OR LESS.

PARCEL 11, GLEN PARK RANCH

A PARCEL OF LAND SITUATED IN THE NE1/4SE1/4 AND IN THE SE1/4SE1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 20, A B.L.M. ALUMINUM CAP STANDARD MONUMENT; THENCE N.88°09'15"W. ALONG THE SOUTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 635.05 FEET; THENCE N.00°00'00"E. A DISTANCE OF 2330.32 FEET; THENCE N.90°00'00"E. A DISTANCE OF 668.28 FEET TO THE EASTERLY LINE OF SAID SECTION 20; THENCE S.00°49'05"W. ALONG SAID EASTERLY LINE, A DISTANCE OF 2351.02 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 35.01 ACRES, MORE OR LESS.

PARCEL 12, GLEN PARK RANCH

A PARCEL OF LAND SITUATED IN THE NE1/4SE1/4 AND IN THE SE1/4SE1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY LINE OF SAID SECTION 20, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 20, A B.L.M. ALUMINUM CAP STANDARD MONUMENT BEARS S.88°09'15"E. A DISTANCE OF 635.05 FEET; THENCE N.88°09'15"W. ALONG SAID SOUTHERLY LINE, A DISTANCE OF 671.37 FEET TO THE EAST SIXTEENTH CORNER AT THE SOUTH LINE OF SAID SECTION 20; THENCE N.00°40'31"E. ALONG THE NORTH–SOUTH CENTERLINE OF THE SE1/4 OF SAID SECTION 20, A DISTANCE OF 2308.86 FEET; THENCE N.90°00'00"E. A DISTANCE OF 643.81 FEET; THENCE S.00°00'00"E. A DISTANCE OF 2330.32 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 35.01 ACRES, MORE OR LESS.

PARCEL 14, GLEN PARK RANCH

A PARCEL OF LAND SITUATED IN THE SW1/4NE1/4 AND IN THE NW1/4SE1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 20, A REBAR AND ALUMINUM CAP, PLS # 29030; THENCE N.00°31'59"E. ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 20, A DISTANCE OF 1024.98 FEET; THENCE N.90°00'00"E. A DISTANCE OF 1314.79 FEET TO THE NORTH–SOUTH CENTERLINE OF THE NE1/4 OF SAID SECTION 20; THENCE S.00°37'52"W. ALONG THE NORTH–SOUTH CENTERLINE OF THE NE1/4 OF SAID SECTION 20, A DISTANCE OF 295.04 FEET; THENCE N.90°00'00"E. A DISTANCE OF 186.87 FEET; THENCE S.14°08'23"W. A DISTANCE OF 799.92 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 20, A REBAR AND ALUMINUM CAP, PLS # 29030; THENCE S.00°40'31"W. ALONG THE NORTH–SOUTH CENTERLINE OF THE SE1/4 OF SAID SECTION 20, A DISTANCE OF 34.87 FEET; THENCE N.90°00'00"W. A DISTANCE OF 1312.87 FEET TO THE NORTH–SOUTH CENTERLINE OF SAID SECTION 20; THENCE N.00°31'59"E. ALONG SAID CENTERLINE A DISTANCE OF 80.64 FEET TO THE POINT OF BEGINNING, SAID REAL PROPERTY CONTAINING 455.13 ACRES, MORE OR LESS, HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT, SUBDIVIDED, AND PLATTED INTO PARCELS AS SHOWN HEREON AS GLEN PARK RANCH PARCELS AND BY THESE PRESENTS DO HEREBY DEDICATE AND SET APART ALL OF THE ROADS AS NON–EXCLUSIVE RIGHTS OF WAY AND EASEMENTS, 50 FEET IN WIDTH, AS SHOWN ON THE ACCOMPANYING PLAT FOR UNDERGROUND UTILITY AND ACCESS PURPOSES BUT SOLELY FOR THE PRIVATE USE OF THE OWNERS OF LOTS IN THIS SUBDIVISION TOGETHER WITH THE OWNERS OF THE W1/2 OF SW1/4 OF SECTION 17 AND NW1/4SE1/4 OF SECTION 20, ALL IN TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH P.M. AND DO FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FILED AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, ON AUGUST 17, 2000, IN BOOK 1202 AT PAGE 477 AS RECEPTION NUMBER 567834.

IN WITNESS WHEREOF SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 7TH DAY OF SEPTEMBER 2000.

GLEN PARK RANCH LIMITED LIABILITY COMPANY,
A COLORADO LIMITED LIABILITY COMPANY,

BY: _____
JEFFREY B. CARLSON, MANAGER

STATE OF COLORADO)
} SS.
COUNTY OF GARFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7TH DAY OF SEPTEMBER 2000, BY JEFFREY B. CARLSON AS MANAGER OF GLEN PARK RANCH LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 12/21/02

_____
NOTARY PUBLIC

Notes

1) BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING OF S.89°39'06"E. BETWEEN THE CENTER QUARTER CORNER MONUMENT OF SECTION 17, AND THE EAST QUARTER CORNER MONUMENT OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 89 WEST, BOTH MONUMENTS BEING B.L.M ALUMINUM CAP STANDARD MONUMENTS FOUND IN PLACE.

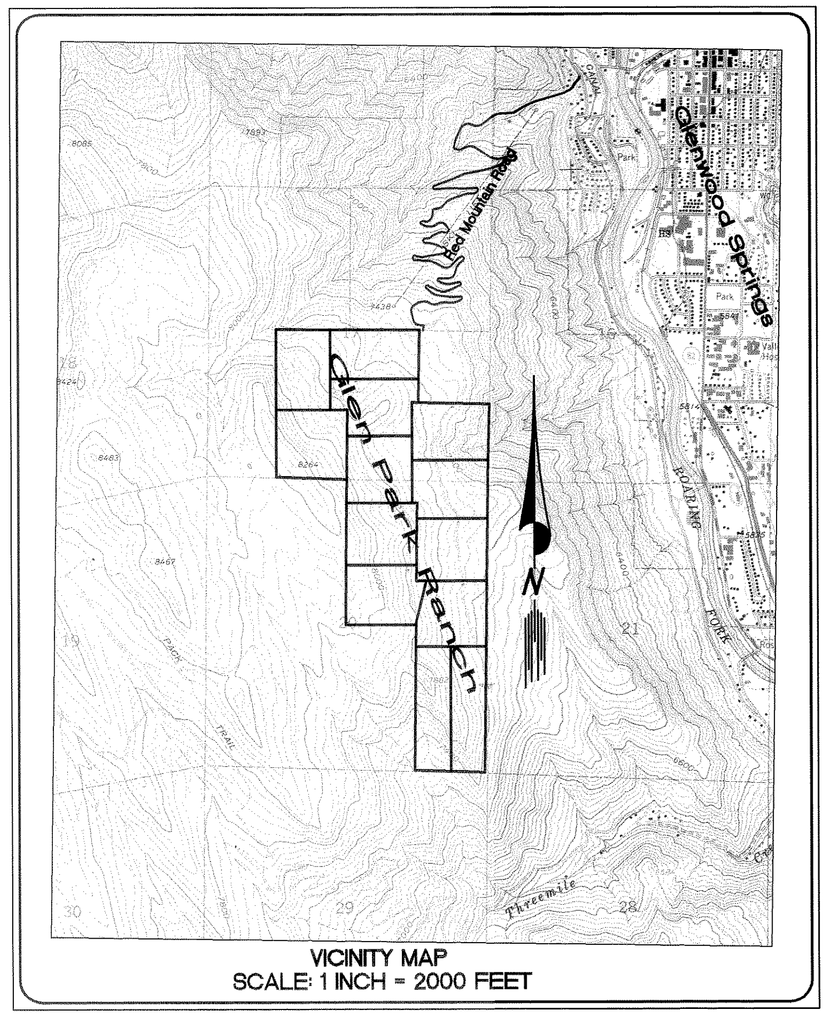
2) THIS LAND SURVEY PLAT DOES NOT REPRESENT A TITLE SEARCH BY RIVER CITY SURVEYS, L.L.C. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL INFORMATION SHOWN HEREON REGARDING OWNERSHIP, EASEMENTS AND OTHER ENCUMBRANCES OF RECORD WAS OBTAINED FROM, AND IS SUBJECT TO TITLE COMMITMENTS PROVIDED BY LAND TITLE GUARANTEE, ORDER NO. GW232945, DATED DECEMBER 30, 1999, AND ORDER NO. GW234303, DATED JULY 21, 2000.

3) AT THE OWNERS' REQUEST, THE EASEMENT FILED AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, ON SEPTEMBER 27, 1983, IN BOOK 636 AT PAGE 306 IS NOT SHOWN HEREON.

4) NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS CERTIFICATE BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

5) THIS SURVEY IS NOT AN IMPROVEMENT SURVEY PLAT OR AN IMPROVEMENT LOCATION CERTIFICATE.

6) ANY COPY OR FACSIMILE OF THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL SIGNED, SEALED, DATED AND RECORDED DOCUMENT TO INSURE THE ACCURACY OF THE INFORMATION SHOWN ON ANY SUCH COPY OR FACSIMILE.



VICINITY MAP
SCALE: 1 INCH = 2000 FEET

Surveyor's Certificate

I, DAVID A. COOPER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT ON THIS DATE, September 8, 2000, THIS LAND SURVEY PLAT OF THE GLEN PARK RANCH PARCELS WAS PREPARED BY RIVER CITY SURVEYS, L.L.C. FOR GLEN PARK RANCH, LLC, UNDER MY DIRECT SUPERVISION AND CHECKING AND THAT THIS MAP IS BASED UPON AN ACTUAL FIELD SURVEY OF THE PROPERTY CORNER MONUMENTS, BOTH FOUND AND SET AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David A. Cooper
Colo. Reg. P.L.S. # 29030
For, and on Behalf of
River City Surveys, L.L.C.

COLORADO REGISTERED DAVID A. COOPER 29030 9/8/00 REGIONAL LAND SURVEYOR

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY AT 10:11 O'CLOCK A M., ON THE 11th DAY OF September, A.D. 2000, AND IS DULY RECORDED IN BOOK _____, PAGE _____, RECEPTION NO. 569125.
$20.00 pd
Drawer 9-A

Mildred Alsdorf
CLERK AND RECORDER

BY: Connie Blanchard
DEPUTY

NOTARY PUBLIC

RIVER CITY SURVEYS, L.L.C.
PO BOX 213
GLENWOOD SPRINGS, CO. 81602
phone 970-945-6019
fax 970-945-6022

PREPARED FOR:
Glen Park Ranch

Job # : 96157
drwn by : D. COOPER
sheet # 1 of 2

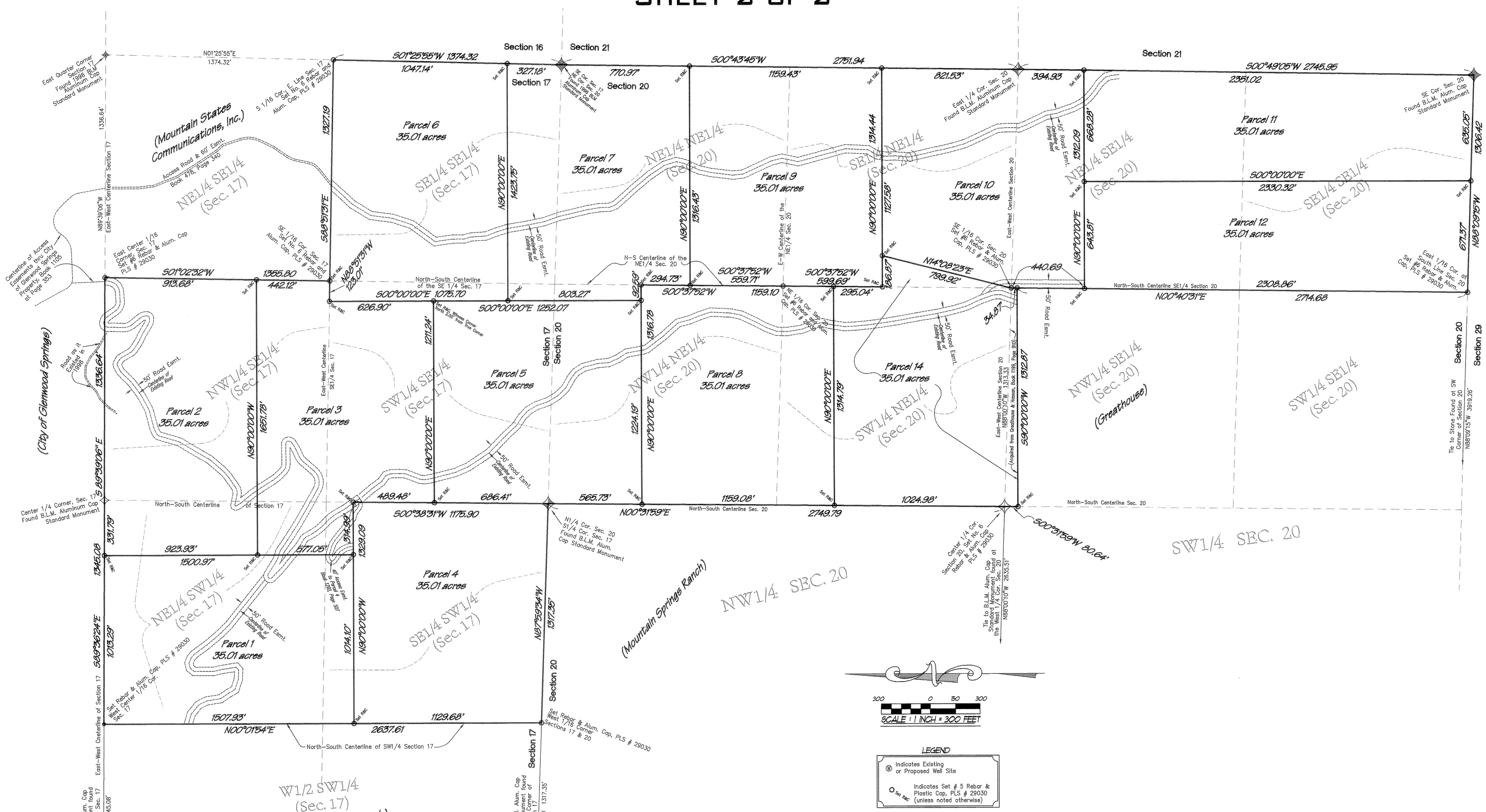
96157-Glen Park Ranch.dwg 9-8-00

569125 1/2

Land Survey Plat of the
Glen Park Ranch Parcels

Situated in Sections 17 & 20, Township 6 South, Range 89 West of the 6th Principal Meridian
Garfield County, Colorado

Sheet 2 of 2



See Sheet 1 of 2 for Property Descriptions, Notes, Certifications, etc.

River City Surveys, L.L.C.
PO Box 213
Glenwood Springs, Co. 81602
phone 970-945-6019
fax 970-945-6022

PREPARED FOR:
Glen Park Ranch
- -

job # : 96157
sheet # 2 of 2
dwn by : D. COOPER
96157-Glen Park Ranch.dwg 9-8-00

5.B.1.2.5

Red Mountain Trail / Road

Proposed Roadway Maintenance Partnership Framework

Purpose
This briefly outlines a proposed cooperative maintenance partnership reflecting the expanded public, recreational, commercial, and residential use of the Red Mountain trail and access roadway. The goal is to maintain **safe, reliable, and sustainable access** while aligning roadway maintenance participation with the current level of use and benefit.

Given the increase in mixed pedestrian, bicycle, dog-walking, and vehicular traffic — particularly in areas with blind corners and seasonal narrowing during winter months — safety has become a central consideration. Proactive maintenance and coordinated investment are necessary to reduce risk, improve visibility, manage drainage and snow storage, and ensure safe shared use for all users of the corridor.

Background
The existing easement agreements governing the roadway anticipated primarily private-access use. Since execution of those agreements, roadway utilization has materially increased due to:

- Expanded public pedestrian, bicycle, and vehicular use associated with the City's active promotion and development of the Red Mountain trail system.
- Additional commercial traffic generated by telecommunications infrastructure access associated with subsequently granted easements.
- Ongoing and increasing private residential and property access served by the roadway.

These combined uses have resulted in higher maintenance demand, accelerated wear, and increased safety considerations that extend beyond the originally contemplated private-access function of the roadway.

Proposed Annual Maintenance Contribution Structure
To reflect the current multi-party usage and shared benefit of the roadway, the following annual maintenance participation structure is proposed:

- **City Contribution:** $30,000 annually
  (Reflecting public recreational usage and City-supported access impacts)
- **Homeowners Association Contribution:** Approximately $10,000 annually
  (Reflecting private residential access use)
- **Additional Infrastructure / Commercial Users:**
  Participation in maintenance funding proportional to access usage, to be coordinated through existing easement provisions or supplemental agreements where applicable.

Use of Funds
Annual maintenance contributions would be applied to:

- Surface grading, drainage control, and structural roadway maintenance
- Dust control, safety improvements, and signage where needed
- Periodic engineering assessment and long-term preservation planning
- Necessary repair work resulting from cumulative traffic impacts

Objective
This proposal is intended to create a cooperative, predictable maintenance framework that:

- Preserves safe and reliable access for all roadway users
- Aligns maintenance responsibility with the level of benefit and usage
- Reduces long-term repair costs through consistent preventive maintenance
- Supports continued public recreational access while protecting adjacent property interests

The Glen Park Ranch Home Owners Association welcome collaboration with the City to finalize a mutually beneficial maintenance-sharing agreement consistent with existing easement provisions and current roadway usage conditions.

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item:	Economic and Community Development Update
Action Requested:	No action is requested at this time.
Department:	Economic and Community Development
Presented By:	Trent Hyatt, Steve Boyd
Strategic Goals:	Provide Efficient and Responsive City Government
Background Info:	Staff would like to update City Council on internal initiatives underway in our Economic and Community Development Department.
Issues:	None at this time.
Fiscal Impact:	Not applicable.
Legal Review:	Not applicable.
Staff Recommendation:	Not applicable.

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item: Housing Policy

Action Requested: This is a brief discussion for staff to hear from Council whether it would like to make a housing update a prioritized initiative at this time. Attached to this staff report are several housing-related documents. This agenda item materialized as a result of the document titled "Housing Update Proposal from Councilor Schachter". (If this file opens sideways on your monitor you can use the rotate arrow toward the bottom of the screen on the right.)

Department: Economic and Community Development

Presented By: Watkins Fulk-Gray, Trent Hyatt

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

Background Info: The City of Glenwood Springs has been exceptionally active since at least 2021 at exploring housing issues and developing and implementing solutions to address affordability locally. Since approval of ballot measure 2C that established the Workforce Housing Fund, City Council has adopted the 2023 Strategic Housing Plan Update, established the Workforce Housing Fund Advisory Board (WHFAB) which has its own implementation plan, supported regional housing efforts, and has frequently revisited the zoning code in search of ways to limit barriers to housing affordability. A notable effort from 2023-2025 saw significant public outreach and discussion at the City Council level about zoning changes that would have allowed more infill housing. Those proposals included changes to density bonuses, minimum lot standards, and where duplexes and triplexes were allowed. Through the Workforce Housing Fund, the City hired a Housing Development Manager and now operates an employer-based rental assistance program and down payment assistance program, as well as being able to provide bridge loans to affordable housing projects.

There are many sources for housing information produced by the media, the City, and others. Staff has included as attachments the 2023 Strategic Housing Plan Update, an excerpt of the 2023 Comprehensive Plan that addresses housing, and WHFAB's 2024-2027 implementation plan. All three of these documents contain goals and strategies.

Issues: Staff requests that City Council provide policy direction on future housing-related actions or programming. Examples of potential actions include, but are not limited to, zoning reforms to increase housing affordability, better incentivize desired projects, development of a city-owned property(ies), a public outreach campaign to increase awareness of the issue, and/or better research/clarity about housing needs.

Fiscal Impact: Fiscal impact will depend on future steps and decisions.

Legal Review: N/A

Staff Recommendation: NA

REPORT

Glenwood Springs
Strategic Housing Plan Update



June 2023

EPS #223087

Prepared for:

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1. Introduction

IN 2022, THE CITY OF GLENWOOD SPRINGS partnered with Economic & Planning Systems and RRC Associates to provide an update to the 2010 Strategic Housing Plan. Over the past decade, Glenwood Springs and the greater Roaring Fork Valley region have faced major housing market pressure, owing to an expanding economy, increasing levels of tourism and visitation, and a growing interest in local real estate from people outside of the region. As a result, housing has become increasingly unaffordable for local residents and especially the local workforce, presenting significant challenges for Glenwood Springs. A lack of affordable housing negatively affects the local economy, making workforce recruitment and retention harder and straining the ability of businesses to operate at full capacity. A lack of affordable housing and rising housing costs also leads to greater housing instability for residents, increasing the risk of displacement and undermining community health. Housing stability and affordability are critical goals for the immediate and long-term prosperity of Glenwood Springs, and the City is actively invested in seeking out solutions that advance these goals.

Throughout this effort, the consultant team, in partnership with City staff, have worked to create a detailed analysis of policy strategies that will both drive the development of affordable housing and preserve existing affordable housing.

This plan includes a housing needs assessment that documents total housing need in Glenwood Springs. The needs assessment is intended to illustrate current housing conditions and to guide and inform future policy efforts. While a 2005 needs assessment and a 2019 regional housing study documented local housing needs, this needs assessment presents an updated methodology and accounts for current housing conditions.

AT A GLANCE

STRATEGIC PLAN UPDATE

4 Housing Policy Areas

- Use of vacant land for housing and public-private partnerships;
- Establishment of policies to preserve existing housing;
- Fine-tuning of density bonus program;
- Creation of dedicated funding sources for affordable housing;

The intention of this plan is to analyze these policy areas in detail and to deliver actionable recommendations on how the City can best implement these policies.

PREVIOUS STRATEGIC PLAN

In 2010, the City of Glenwood Springs, together with a consultant team, prepared a Strategic Housing Plan to guide future housing policy efforts. This plan was intended to implement the recommendations from the 2005 Housing Needs Assessment. This Strategic Housing Plan put forward key housing goals and objectives as well as seven priority strategies. These strategies include:

- Public/Private Development on City Land
- Rehabilitation and Weatherization
- Commercial Linkage
- Housing Funding Strategies
- Inclusionary Housing Amendments
- Development Incentives
- Annexation Policies

This plan involved extensive public engagement efforts, including a public open house and work sessions with the City's Housing Commission, Planning and Zoning Commission, and City Council. These public engagement efforts have been critical to the direction of the project and are documented in detail in their own chapter.

This Strategic Plan Update builds on and expands the initial Strategic Plan effort. This Update provides a more detailed analysis of housing policy tools as well as a housing needs assessment. Recognizing that the housing affordability and policy environment has changed since 2010 and although the recommendations in the 2010 plan remain applicable, this Strategic Plan Update provides the City with a clear set of policy actions that can affect change in the current context.

It is also important to note the actions that the City of Glenwood Springs has taken on housing affordability over the past several years. Since 2019, the City has:

- Implemented short-term rental program changes, including overall caps, setback requirements between short-term rentals, reinstating Building Department Inspections, and increasing fees to cover staff time on managing the vacation rental program;
- Established inclusionary zoning requirements for a percentage of larger housing developments to restrict maximum rents and sales price to 100 percent of area median income and for units to be resident occupied;
- Made changes to the regulations for Accessory Dwelling Units that make adding an ADU within the exiting footprint of a building easier in addition to changing other dimensional standards to make ADUs easier to permit;
- Approved two City-owned parcels for affordable housing development with Habitat for Humanity Roaring Fork;
- Enacted code changes that facilitate the conversion of motels/hotels to housing;
- Passed a 2.5% increase in local lodging tax, the revenue of which will be allocated to various programs and projects that support affordable housing.

This Strategic Plan Update expands on these efforts and gives policymakers critical information and recommendations to further advance policies and programs to advance affordable housing in Glenwood Springs.

2. Policy Tools

Central to this strategic plan update is an evaluation of policy tools that the City can use to advance housing affordability in Glenwood Springs. This chapter provides an analysis of four key policy tools that would be used to expand and/or preserve affordable housing in Glenwood Springs. These include the use of vacant land for housing, preservation, a density bonus, and funding sources. The analysis incorporated best policy practices from around the state on how these policy tools could be implemented in Glenwood Springs.

Use of Vacant Land for Housing

This outlines a process for the City to structure public-private partnerships for housing development on City-owned land. The memorandum discusses key components of such a process, including defining the development opportunity, establishing evaluation criteria, and evaluating sale or lease models. In addition, an inventory and analysis of City-owned parcels best suited for development is provided, to frame the immediate opportunities.



Development Process

City-owned land is a key asset for accommodating future housing development, especially affordable housing. With high land costs and a relatively limited amount of developable land in Glenwood Springs, City-owned parcels represent an important opportunity for the City to help create new housing and expand affordable housing options. In addition, the City can seek to establish P3s for redevelopment on privately held sites. Certain privately held properties may be suitable for housing development, and the City can work with the owners of these properties directly to set the terms for redevelopment.

A list of potential parcels will be shown later in this section. It is recommended that the City identify and prioritize two to four parcels that are most suited for housing development and that will be the soonest to enter the RFP process. Once identified, the City should pursue the development of housing on these parcels.

Establishing a formalized process is a critical step towards utilizing City-owned land for new housing development. In order to attract housing development to these parcels, the City needs to form a partnership with a developer, drawing up terms that address the needs of each. The public private partnership (P3) works best when both parties can achieve the needed returns to justify the investment. For the private side, this takes the form of financial returns. For the public side, it typically represents advancing community goals, which in this case surround expanding the affordable housing inventory.

The initial step is to seek out and select a developer. This is best accomplished through a formalized, structured Request For Proposal (RFP) process, in which the City issues an RFP outlining project details and evaluation criteria. To achieve the greatest level of clarity, it is best practice to issue one RFP per project. Implementing this policy tool will help the City achieve the following goals:

1. Expanding avenues for affordable housing development by leveraging City-owned land.
2. Building buy-in and support from elected officials and community members.
3. Creating clarity and transparency for prospective developers, making housing development on City-owned parcels attractive.

When seeking out a development partner, the City should include key project elements in its request for proposals. This creates transparency and sets expectations for both potential developers and for City staff and elected officials. Key project elements include:

- A range of units desired for the project
- Desired project density
- Desired development type(s) (i.e., townhomes, apartments, single family homes)
- Preferred mixture of for-sale or for-rent units
- Indication of whether the land will be sold or leased, and at what price
- Desired community benefits and/or amenities to be provided
- Type and degree of affordability restrictions required by the City
- Timeline for development

Evaluation Criteria

Effectively screening and selecting a development proposal requires establishing a clear and predictable set of criteria. The criteria below represent the most important considerations for a potential project, although City staff should be able to tailor a narrower set of evaluation standards for any specific project. Based on the attributes of a prospective project, City staff can apply specific weighting to each criterion that reflects the priorities of the City and the opportunities and constraints of a given site. Those in charge of selection may request more information and meet with the proposer as necessary.

AFFORDABILITY

As this process is aimed at expanding the availability of affordable housing in Glenwood Springs, a key consideration for selecting a developer is the affordability that a project proposes to deliver. Ideally, the affordable units delivered by a proposed project needs to exceed the affordability prescribed by the existing inclusionary housing ordinance in Glenwood Springs, which requires that 20 percent of rental units in residential projects with 10 or more units are affordable at an average of 100 percent of area median income.

To the extent that the City will commit additional funds, it can stipulate greater affordability. For some sites, it may seek a goal for 100 percent of the units to be sold/leased as affordable. As available, the City can provide the funds to cover the corresponding funding gap and increase the effectiveness of any given site to expanding the affordable housing supply.

The affordability of non-market rate, or deed restricted housing units is typically linked to area median income, or AMI, which is a measure of how much income households earn in a given area. Affordable units in a development are classified according to AMI level. For example, units at 80 percent AMI are required to charge a rental rate equivalent to 30 percent of the monthly income for a

household that earns 80 percent of the area median income. Correspondingly, lower AMI levels charge lower rents. As a result, it is more financially challenging for a developer to build units at lower levels of AMI, and achieving these lower AMI levels in residential development often requires additional incentives.

An additional consideration is the extent to which the project provides affordable units in a variety of sizes, including 2- and 3-bedroom units. Larger units typically better serve families and residents looking to live with roommates in order to save on housing costs, which are two important areas of housing need.

A project should seek to:

1. Deliver a significant number of affordable, deed-restricted units.
2. Price the units at relatively deep levels of affordability, based on the funding available, recognizing the importance of lower AMI units.
3. Provide units with a variety of bedroom types, including larger 2- and 3-bedroom units.

FINANCIAL FEASIBILITY

For a parcel of land to attract housing development interest, the development must be financially feasible for a prospective developer. A proposed project should credibly demonstrate financial viability without the need for additional subsidy from public sources. A goal of this process is to seek development that balances financial feasibility with affordability. A project should:

a. Provide evidence that the project is supportable in the market and is financially feasible with a reasonable but not excessive return on investment to the development entity. The return should align with industry standards.
b. Minimize commitment of City financial resources and investment risk.
c. In some cases, P3 development can create a recurring source of revenue for the City. If this can be achieved on a given site, the City should pursue this opportunity and channel these funds into future affordable housing projects.

That said, if the City prioritizes the percentage of units to be set aside as affordable and/or a pursuit of lower AMI levels, there may not be surplus revenue for the City to realize.

COMMUNITY BENEFITS

An additional consideration for a proposed development is the provision of community benefits. While subject to the location and development constraints of a parcel, these benefits could include:

a. Improvements to infrastructure in the public realm.
b. High-quality green space or public space.
c. Ground floor retail or community space, for sites near or within the urban fabric.

DEVELOPMENT TEAM EXPERIENCE

The qualifications and experience of the development team is another important selection factor. The developer should:

a. Provide evidence of the developer's previous experience and financial capability to complete the project.
b. Provide evidence of the development team's experience and technical capability to complete the project.
c. Provide evidence of previous experience with Joint Development projects and/or experience working with public entities.

Models of Development

In formulating an effective RFP process for housing development on City-owned land, a key consideration is whether the City wants to sell or lease the property that will be developed. The sale model and the lease model each have particular advantages, disadvantages, and tradeoffs. The decision to sell or lease a parcel depends largely on the goals and priorities of the City in utilizing its land holdings for housing development. Considerations around attractiveness to developers, revenue generation, control of land, long-term enforcement of affordability restrictions, and capacity to manage land are particularly relevant to pursuing a sale or lease model. The following section provides an overview of each model, along with common advantages and disadvantages for each.

SALE MODEL

One model of utilizing vacant parcels for housing development is for the City to directly sell the property to a developer. For the sale model to work effectively, the City must establish restrictions for the development of the parcel related to the level of affordability and other project requirements that the City and the developer can agree upon. These function as binding requirements for the developer to follow in exchange for being sold the land. For the parcel to remain attractive for development, the agreed upon sale price would have to be lower than if sold outright without development restrictions. While the exact sale price would vary by parcel and circumstance, it would likely need to be below market value, reflecting the impact of the affordability component and other requirements.

Such a sale could be done such that the City would receive the purchase price as an interest-bearing long term revenue stream. The agreed upon sales price would be paid as an annuity paying the purchase price over an extended period of time, including interest.

There are a number of advantages for a landowner to enter into sale instead of leasing the property. These are:

- A sale is typically more attractive to prospective developers, as ownership of the land increases the long-term value of the property for the development, and positions the developer to receive more favorable financing terms from lenders.
- The City could generate revenue from the sale.
- The City would no longer be responsible for managing and maintaining the land, freeing it from using additional staff capacity or City resources.

There are, however, potential disadvantages to a landowner in a sale transaction. These are:

- The City would not retain ownership of the property and as a result would not have direct control over the property. Its ability to exert control over the property's uses would depend on how effectively it can enforce deed restrictions. The City would also lose its ability to exert control over a project's timeline.
- The City would have no opportunity to generate future revenues beyond the terms of the sale.
- The intended use of the property could change over the long term if the owner decides to redevelop or sell the property.

LEASE MODEL

A ground lease (or land lease) involves the leasing of ground to a developer or builder who then has the right to develop and use the land for the duration of the lease. During the term of the lease, the tenant owns any improvements made to the property including any buildings it constructs. Ground leases tend to have longer terms, typically 50 years or more, and often up to 99 years with options, in order to allow the developer to obtain financing and to have the ability to utilize the land for its purposes over the useful life of the project. All expenses related to the property are the obligation of the leaseholder (e.g., taxes, repair and maintenance expenses, insurance costs, and financing costs).

Land leases are most common with commercial properties but there are some applications where they are used for residential development. This includes some mobile home parks, multifamily housing on public agency lands (such as joint development of transit station properties and where the sale of land is restricted), as well as when the land ownership is being held to facilitate the development of affordable housing, which is potentially applicable here. There are a number of advantages for a landowner to enter into a ground lease instead of selling the property outright. These are:

- The landowner retains ownership of the property. This is an important consideration for the City, who has an interest in maintaining long-term ownership in order to ensure that the property has a socially and economically productive use over the long term.
- A landowner retains greater control over the type of development and permitted uses of the land that is leased. Many ground leases require a tenant to develop, construct and operate a specific type of project and not change the nature of the project without the landlord's prior approval. The landlord has more control over the deed restrictions on the land, which can be particularly important when reviewing transactions for future buyers of condominium-ized units that are developed and initially sold with affordability covenants.
- The total revenues from a ground lease (in nominal dollars) are usually higher over the term of the lease than if the property were sold upfront fee simple.

There are, however, potential disadvantages to a landowner in a ground lease transaction. These are:

- If a landowner permits its fee interest in the land to be security for the tenant's financing (a subordinated ground lease, which will almost certainly be the case), the landlord runs the risk of losing its property through foreclosure if the developer defaults under its financing and the lender will insist on having great flexibility as to uses.
- If a landowner does not include sufficient controls in the ground lease document, a landowner may have little or no control over the development and use of the land.
- The City may have limited capacity to manage the land as the long-term landlord.

Incentives

Typically, discounted land value is sufficient to generate interest from developers. However, given current market conditions in Glenwood Springs, high construction costs, and a persistent shortage of construction labor, additional incentives may be needed to encourage developers to seek out housing development opportunities on these sites. In addition, the affordability requirements that would likely be associated with development on City-owned sites and the corresponding limitations to future development revenues may further necessitate additional incentives. Providing additional incentives to developers could also be a way for the City to drive deeper levels of affordability in new projects that would otherwise not be feasible to achieve.

Land Inventory

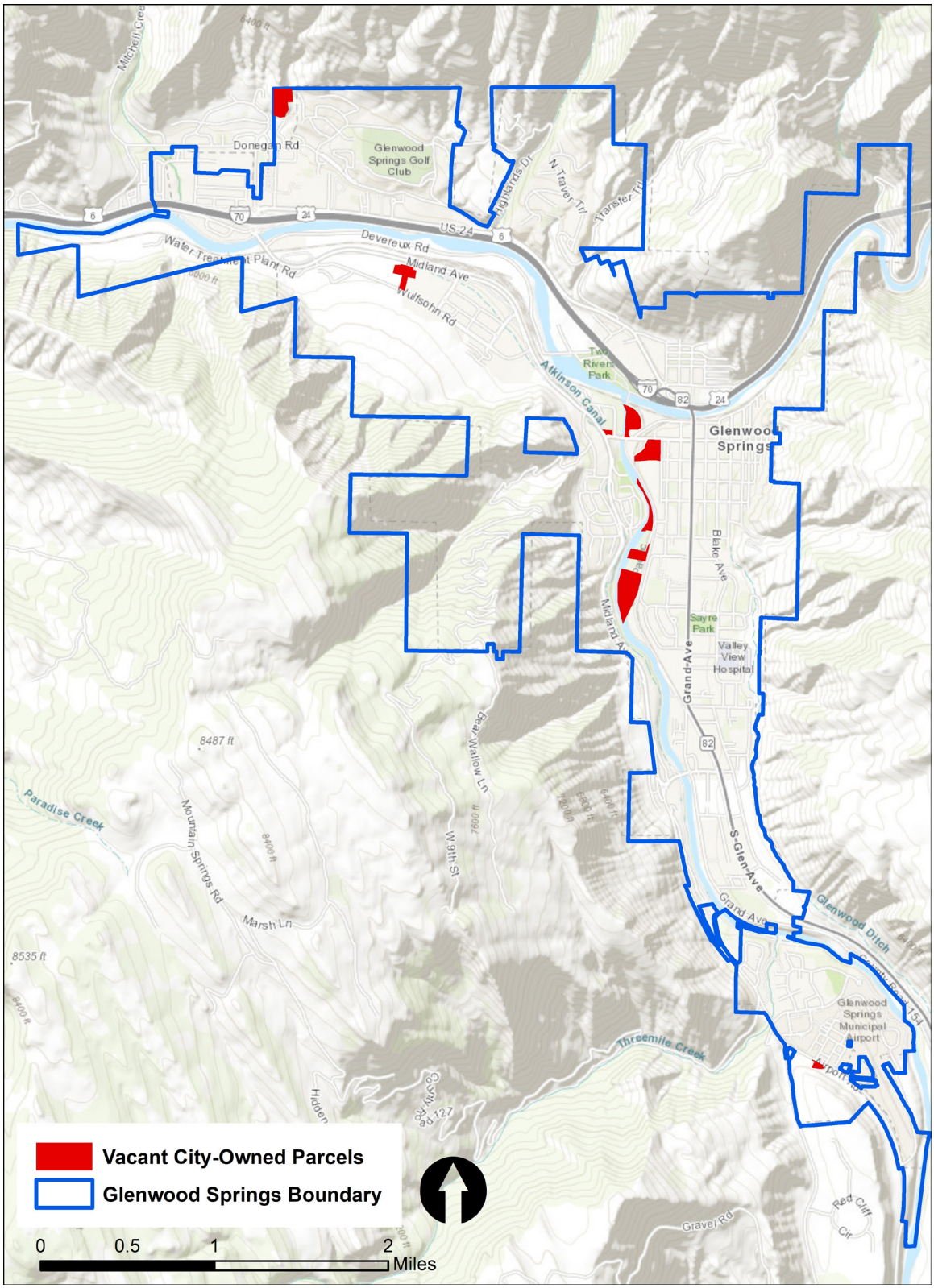
Currently, the City of Glenwood Springs owns nine parcels that can accommodate housing development. A summary of each parcel is shown below in **Table 1** and a map of each parcel is shown in **Figure 1** on the next page. The parcels vary in terms of size and context. In total, the inventory could accommodate 400 to 550 units of new housing. The parcels are located throughout Glenwood Springs, with a few located in the northwestern part of the City, a few located in the central part of the City along the Roaring Fork river, and one parcel located in the southern part of the City. Each parcel has particular constraints related to size, environmental barriers, and zoning. A key consideration for prioritizing parcels for housing development is location. In particular, the proximity of a parcel to transit is critical for connecting future residents to public transportation options and for limiting the potential traffic impacts of new housing development. City staff has also conducted an analysis of City-owned land, which should be used to guide future efforts.

Description	Acres	Unit Potential	Zoning	Public Vote?
No Public Vote				
8th and Midland	0.40	5 to 10	RH- High Density	No
Iddings Property	0.80	15 to 20	RH- High Density	No
Ballard Property	1.20	15 to 25	CO- Commercial	No
Raymond Property	2.96	20 to 30	RM1- Medium Density	No
Confluence	3.80	50 to 75	LI- Light Industrial	No
Vogelaar Site	5.00	50 to 75	CO- Commercial	No
Lone Pine Property	10.00	70 to 100	RM1- Medium Density	No
Total	**24**	**225 to 340**		
Public Vote				
West Glenwood Estates	5.75	10 to 20	HP- Hillside	Yes
Glenwood Meadows Tract D	3.90	10 to 30	HP- Hillside	Yes
	10	**20 to 50**		

Source: City of Glenwood Springs; Economic & Planning Systems

Table 1. Vacant City-Owned Parcels, Glenwood Springs

Figure 1. Vacant, City-Owned Parcels, Glenwood Springs



Preservation Policies

This section describes policy approaches aimed at the preservation of housing stock in Glenwood Springs. This includes a discussion of key policy tools, the factors involved in establishing them, and ways to increase their effectiveness.

Role of Preservation

While the other policy tools presented in this strategic housing plan are intended to create new affordable housing, the tools described here are aimed at the preservation of existing housing stock. With rising home prices and rents, Glenwood Springs residents, and especially middle- and low-income residents, are vulnerable to market pressures and displacement. Preserving existing housing units and ensuring long-term affordability of these units is essential to improving housing stability and supporting the ability of residents to stay in Glenwood Springs. Moreover, preservation is an effective way to increase housing stability while investing fewer resources than is required by new development. The discussion around preservation is framed around the following questions:

- What are the most effective policy tools for preservation?
- How can the City best apply its resources to preserve existing housing stock?
- What groups or organizations can the City partner with to strengthen preservation efforts?
- What housing stock does the City want to prioritize in its preservation efforts? Key housing types include:
  - Rental housing
  - Owner housing
  - Mobile homes
  - Hotel/Motel conversions
- What areas or neighborhoods, if any, are the highest priority for preservation?

Community Land Trusts

A community land trust (CLT) is a model of land stewardship intended to ensure community control of land and long-term housing affordability. A CLT functions by acquiring and maintaining permanent ownership of land. With its land holdings, CLTs develop product and 'go vertical' on the land they have acquired, by separating the ownership of land from the ownership of the home by selling the home itself to the buyer, but leasing the land beneath the home, often through a long-term (99-year lease is common) renewable lease. This approach keeps land under the permanent control of the CLT, which removes the land from the speculative market and ensures long-term affordability and a long-term use consistent with the mission of the CLT.

The CLT model creates several important benefits for housing affordability. By removing the cost of land from the price of a home, homes sold by a CLT are often sold at a below-market price that is more affordable to low- and middle-income households who would otherwise struggle to find housing options. As a result, prospective buyers of homes in a CLT are often income qualified. In addition, CLTs place deed restrictions on the future sale price of a home, preserving long-term affordability for future generations and insulating a home from excessive market inflation or speculation. While deed restrictions on appreciation limit the amount of equity homeowners can generate, this model expands access to the housing market, especially home ownership, to households that would otherwise be excluded from it. The CLT model is generally regarded as a more effective method of maintaining affordability, as lenders require the landowner to be engaged with any future transaction, and thus, the CLT is directly involved and can qualify prospective owners based on asset and income limits.

Establishing Land Holdings

A critical aspect of forming and running an effective CLT is establishing land holdings. Without land holdings, a CLT is limited in the impact it can make on creating and preserving affordable housing. The process of a CLT acquiring land is centered around a few key considerations:

a. Generating funding for land acquisition.

b. Establishing a decision-making process and criteria for acquiring land (deploying funds).

c. Retaining (or contracting for) staff that can nimbly move in markets at the pace of traditional commercial brokers

d. Locating and acquiring suitable parcels available at a low cost.

Given the financial constraints associated with forming and operating a CLT, low-cost land acquisition enable CLTs to be the most effective. Several possible avenues exist for a CLT in Glenwood Springs to create and grow land holdings, including:

- **Municipally-owned land** – The City could partner with a CLT to donate municipally-owned parcels, or sell them at a below-market cost, with the stipulation that the land is used for the desired purpose of affordable housing development. The City owns several parcels that are potentially suitable for a land trust. Prior to any transactions, it would need to prioritize particular parcels for CLT ownership and optimal development programs, following its process for land disposition.
- **Land from private citizens or nonprofits** – A CLT could work with philanthropically-minded landowners, nonprofits, or foundations to acquire land at a low cost. As CLTs are mission-driven nonprofits, they are well-positioned to receive land donations to further their goals of expanding and preserving affordable housing.
- **Land from other public entities** – Other public entities, including the school district, state or federal agencies, could partner with a CLT to provide land for affordable housing. However, there is a relatively limited amount of such land in Glenwood Springs and public agencies often have approval processes as well as financial motivations, which make providing land to CLTs at a low cost challenging.

CLT Formation and Governance

The most common way CLTs are organized is as a nonprofit organization. Nonprofit CLTs are governed by a board, which typically consists of a combination of community members, residents of CLT properties, and people involved in the housing field. The composition of the board and the decision-making processes implemented by CLTs vary, with some CLTs opting for a greater degree of grassroots community control through giving CLT residents more board representation, while other CLTs do not emphasize direct resident or community participation in governance.

In Glenwood Springs, a nonprofit organization would likely form and run a CLT. Alternatively, an existing CLT could expand its work to Glenwood Springs, ideally with local support. There is, for example, a CLT with a capability of serving at a statewide level and is currently serving multiple municipalities on the Front Range. It is currently unclear what organization would take on forming and running a CLT, and the City should engage with various groups in the community to gauge possible interest and capacity.

Management of a CLT

A CLT must be operated and managed, which requires full-time staff. This means that a CLT has to be able to find qualified staff and secure funding for staffing needs as well as other ongoing operational needs. Funding for these needs can come from several sources, including grants from local governments and grants from foundations and nonprofits. Most CLTs also charge a small monthly land rent on homeowners as part of the land lease agreement, which can generate additional funding for operations.

Deed Restrictions

Following their mission of long-term housing affordability, CLTs set deed restrictions on the homes that they sell as part of the land lease agreement. When a homeowner purchases a home in a CLT, the owner agrees to sell the home at a restricted price, which typically follows a set resale and appreciation formula. The purpose of this is to preserve long-term affordability and ensure that the home is affordable to a future low- or middle-income buyer. In addition, a CLT typically sets resale terms that require a home to be sold to an income-qualified buyer. CLTs can establish additional deed restrictions on homes, including deed restrictions that require local employment, or that require primary residency. In setting deed restrictions, a CLT has to balance long-term affordability with the ability of homeowners to build wealth. The level of deed restrictions also depends on the extent to which a CLT receives public investment or subsidy, with greater public investment typically warranting deeper affordability requirements and more restrictive deed restrictions.

The formation of a CLT will have many benefits, both in the short-term—related acquisition and production, and in the long-term—related to effective management. A CLT can be utilized for a range of activities. Examples are provided in the following sections.

Mobile Home Park Preservation

Currently, there are seven mobile home parks with a total of 246 units in Glenwood Springs. Mobile homes are a form of naturally occurring affordable housing, as they are available at a lower cost than traditional homes and typically serve as housing for lower-income residents. This position in the housing market also makes mobile home residents particularly vulnerable to displacement. Typically, mobile homes are located in mobile home parks in which residents own their individual mobile homes, but do not own the land beneath the mobile home. The park itself is most commonly owned by a landlord who maintains the park and collects lot rent from each individual mobile home resident.

Mobile home residents are especially vulnerable to displacement pressures. As land is increasingly valuable in Colorado communities such as Glenwood Springs, mobile home parks are often considered by speculative developers and are sometimes sold and redeveloped into another use, resulting in the displacement of residents. More commonly, landlords will raise lot rents to establish better land sale values and sell the mobile home park to a new landlord that, in turn, raises lot rents to prove out the investment metrics, creating additional economic strain for residents and pushing many out. Mobile homes, despite their name, are expensive and cumbersome to move to another location, further compounding the economic strain on residents and further limiting the options residents have when faced with redevelopment or increasing lot rents.

As a key source of naturally occurring affordable housing, mobile homes are an important element of housing preservation strategy. With recent State legislation that has expanded policy tools for mobile home park preservation, the City can apply both its own policy tools and can promote and utilize State policy tools to support mobile home park preservation and improve housing stability for residents. This section provides an overview of the different policy approaches for mobile home park preservation.

Summary of Recent Legislation

In 2020 and in 2022, the Colorado State Legislature passed laws that significantly expand protections for mobile home park residents and that expand opportunities for residents to purchase their park, as well as a law that provides State funding for mobile home park preservation. Key provisions of the legislation include:

- Mobile home park owners must inform residents of their intent to sell a park or change the use of the land. Written notice must be delivered to park residents within 14 days of showing intent to sell.
- If an owner intends to sell a mobile home park, park residents have 120 days to make an offer to purchase the mobile home park and arrange financing before the owner can close on a sale. Previously, residents were not guaranteed any amount of time to make a purchase offer. The law requires the landlord to negotiate in good faith.
- A public entity can purchase a mobile home park with the purpose of preserving the park as long-term affordable housing, and the public entity can exercise a right of first refusal on purchasing the park. For this to happen, a majority of residents in a mobile home park have to agree to assign their right to purchase to the public entity.
- Park owners who will displace mobile home park residents resulting from a change in use of the park have to compensate the resident with relocation assistance within thirty days of receiving a request from the homeowner.
- Park owners are prohibited from retaliating against residents on the basis of complaints about park habitability violations and are prohibited from coercing or influencing residents in their decision to purchase their park.
- Residents or a residents' association have the right to request a meeting with the landlord, which the landlord must attend within 30 days, up to twice per year. Landlords also cannot prohibit residents from convening resident meetings on park property or charge a fee for doing so.
- The State established a $35 million revolving loan and grant fund designated for mobile home park residents seeking to purchase or improve their mobile home park. This funding can be used for a limited number of purposes, including as financing for residents seeking to purchase their park, as grants to residents seeking to stabilize lot rents, or as grants to nonprofits who provide technical assistance to park residents such as assessments of park condition or legal services.

Resident Purchase of Mobile Home Parks

An important avenue for mobile home park preservation is enabling residents to purchase their park. As mobile home park residents typically do not own the land where the park is located, a sale to an outside buyer can cause a park to be redeveloped, which displaces residents, or can lead to higher lot rents, which can also displace residents. If residents are able to purchase their park, it can lead to greater stability and long-term preservation, with residents gaining greater ownership and control over their housing situation and better insulating residents from market pressures.

The biggest barrier to residents purchasing their mobile home park is financial, as successfully purchasing a park is expensive. Enabling residents to purchase their park often requires direct financial support, typically in the form of low-cost financing. Currently, possible sources of financing for this include local nonprofits and the recent fund established by the State. While these resources exist and are growing, purchasing a mobile home park is a complicated, time-intensive, and resource-intensive process. It is critical for residents to have the ability to access these resources as well as guidance and technical assistance on the purchasing process and financing options, which requires outreach and organization. Various nonprofits can take an active role in this process, such as Resident Owned Communities USA, Thistle ROC, and Manaus, as can the City, which will be described in the next section.

Connecting Residents with Resources and Outreach

A major barrier to residents purchasing their mobile home park is a lack of awareness and understanding of the process to do so. Residents need to be aware of their rights and need to be able to effectively navigate the process of purchasing their park. Ideally, such efforts are resident-initiated. However, the City can also play a role in connecting mobile home park residents with resources through different approaches, including:

- **Creating a Resource Guide** – The City could create a guide to help residents navigate laws around landlord-tenant regulations in mobile home parks, including laws around the process of selling a park, retaliation, repairs, forming community associations, and mediation. The guide would be publicly accessible and promoted to mobile home residents.
- **Complaint portal** – The City could create a portal or hotline for mobile home park residents to submit complaints about violations of code in their park. This would enable the City to better regulate mobile home parks, to better mediate disputes, and to connect residents with available resources.

- **Community Legal Nights** – This would be a semi-regular event in which mobile home park residents would be invited to learn about their rights as tenants and about available resources for navigating maintenance, resident purchases of parks, and disputes with landlords. These events could be held by the City, or alternatively, by legal nonprofits or advocacy groups, such as the Colorado Poverty Law Project or Manaus, which would require the City to reach out and partner with these groups.

Land Use Overlays

Creating a zoning designation for mobile home communities allows for targeted regulations and standards for these areas. This strategy is also used by some communities as a way to preserve mobile homes as a component of the local housing stock; once an area is protected by a zoning designation, it is far more difficult for the owner to sell it for a different use or to change the use of the property and force the tenants to move. Currently, most mobile home parks in Glenwood Springs have a residential high density zoning designation, which is a zoning designation conducive to potential redevelopment. Adjusting the zoning to preclude redevelopment could prevent future redevelopment and displacement of residents.

Support for Maintenance and Infrastructure

A common issue for residents who purchase their mobile home park is the cost of deferred maintenance and site improvements. When these costs are high, it can push residents to raise lot rents to cover them, undermining some of the initial purpose and benefits of purchasing their park. To address this issue and ensure long-term stability, the City can work with residents to secure funding for site and infrastructure improvements. This assistance can take several forms, including direct loans or grants from the City, or grants from nonprofit or philanthropic sources. In the latter case, the City can work with residents to create clarity on necessary site improvements and to connect residents with available funding. Public assistance for mobile home park infrastructure and site improvements can carry requirements related to limiting lot rents, park uses, and deed restrictions.

Other Preservation Policy Tools

In addition to the policy tools described above, the City can implement and utilize other possible policy tools to preserve existing housing stock. The policy tools are organized according to whether they serve rental or owner housing and are summarized below.

Rental Housing

- **Rental assistance**: As rents rise, tenants often face a significant financial burden, potentially leading to eviction or the need to move to a less expensive housing situation. Under a tight rental market, a less expensive housing situation can mean moving out of a city altogether to a lower-cost market. A way to ensure that tenants are able to stay housed where they are is by providing rental assistance. To do this, the City can establish a rental assistance program using public funding. The program can be targeted for particular tenants based on income and current risk of displacement. Rental assistance payments can last for a set number of months and can carry conditions for the landlord, such as agreements to not raise rent or agreements to not evict the tenant for a certain amount of time.
- **Apartment acquisition fund**: A policy approach to preserve relatively lower-cost rental units and to make the units permanently affordable is by establishing an apartment acquisition fund. This fund would function by providing either low-interest loans or grants to land trusts, nonprofits, or tenants to acquire a rental building that goes up for sale. The program would target smaller, market-rate apartment buildings that house low-income renters, and the buyer of the building would commit to terms that permanently set the rents at levels affordable to low-income renters. Buildings like this often go up for sale, with the expectation that the buyer will either scrape the building and develop more expensive units, kicking the existing tenants out in the process, or that the buyer will sharply increase rents, pricing tenants out. It is important to prevent these units from being purchased by buyers who will not preserve their affordability and into the hands of organizations who are committed to long-term affordability.
- **Rental Rehab**: Older rental housing is often an important source of naturally occurring affordable housing for low- and middle-income populations. An approach to preserving older rental housing stock with habitability issues or with significant maintenance needs is a rental rehab program. Under such a program, the City would provide grants or low-interest loans to rental

property owners to make essential repairs and repairs that improve tenant quality of life. Specific standards can be established for property eligibility. In exchange for the receiving public funding for rehab, landlords would have to agree to particular terms, including limits on rental rates, lease priority for tenants below a certain income level, and lease guarantees for existing tenants. This type of program could improve housing conditions for existing renters and ensure their long-term housing stability by preserving critical rental housing stock.

- Hotel Conversions: A way to utilize existing buildings to grow the stock of affordable housing is through hotel conversions. With public funding, hotels can be converted into housing units and rented to local households. Converting an existing hotel into housing can be done at a significantly lower cost than creating a new housing unit, as it utilizes an existing building and infrastructure.

Owner Housing

- **Home Repair Loans and Grant Program**: Repair costs can often be a major financial burden for low- and middle-income homeowners. When costs become too high, owners can face pressure to sell their home and move elsewhere. A common way to prevent this from happening and to preserve housing stock for these homeowners is to provide access to low-interest home repair loans and grants. The City could establish a program with public funding and could set program parameters related to participant income, loan repayments, and sale restrictions, primarily targeting households at the greatest risk of displacement. Maintaining affordable housing that already exists and is owned by income-qualified residents is far more efficient than new construction.

- **Property Tax Abatements**: With rising housing prices in Glenwood Springs, the tax burden for homeowners has grown over the past several years. A growing tax burden can have a negative effect on low- and middle-income households, as well as seniors on fixed incomes, who face greater pressure to sell their home and move elsewhere. A property tax abatement program could lower the financial burden for homeowners and could help preserve this segment of the housing stock. Ideally, the program would be targeted at households that face the greatest displacement pressures, including low-income households and households on fixed incomes.

WHAT IS A DENSITY BONUS?

A density bonus is a land use tool that enables new residential developments to build a greater number of units than would otherwise be permitted by the underlying zoning. A density bonus can take several different forms depending on local zoning context, community character, or other development constraints. A density bonus provides an incentive for developers to build more housing units, better utilize existing land, and maximize the buildable area of a lot to enable infill development. Depending on context and policy intent, a density bonus can be achieved through various changes to land use regulations that enable the construction of more buildable finished floor area and therefore more units in a development, leading to greater density. The additional density expands the local housing supply and depending on the mechanism used to authorize the additional density, may include affordability restrictions.

Density Bonus

This section describes policy approaches related to a density bonus in Glenwood Springs. This includes a discussion of a density bonus and its variations, the factors involved in establishing a density bonus, and its relationship with affordable housing.

A density bonus is a valuable housing policy tool because it provides the market an avenue to deliver workforce/affordable housing units while requiring minimal additional investment from the City. Allowing greater density on existing parcels can reduce per-unit development costs, making housing development more attractive. As the city has a limited amount of developable land remaining, allowing greater density is an effective way to utilize existing land without growing outward. Residential density, when built near transit service, can also expand the use of public transportation, reducing potential traffic impacts.

Since 2021, Glenwood Springs has offered a density bonus as part of its inclusionary housing ordinance. The density bonus is general, stating that "as part of any new residential or mixed-use development, the City may offer a density bonus." To date, the density bonus has not attracted developer interest, as no project has taken advantage of the policy. The limited interest in the density bonus highlights the need to modify the policy, raise awareness in the community related to the availability of this option, and more clearly define the parameters to be used by the City for a density bonus approval.

Structure of a Density Bonus

An effective density bonus will clearly define the parameters for developments seeking additional density. Generally, there are two approaches. The first involves larger developments that are typically multifamily/condominium buildings. The second involves an approach of increasing the unit count in low-density single-family neighborhoods, in the form of Accessory Dwelling Units (ADUs) which add one unit to a give lot, or can involve two or three additional units for lots that can accommodate the design parameters.

An important parameter and possible future code change is to specify how many additional units can be built by using a density bonus under each of these types of programs. For example, a density bonus can be set at a particular number of units on a given lot or can be set as a percentage of units permitted by underlying zoning.

Another important parameter is specifying how a density bonus can be achieved. While this can vary by the type of housing a density bonus applies to, a density bonus is often achieved by modifying development standards and land use regulations, such as:

- Allowing a greater number of units on a given lot or a greater number of units per acre of land
- Allowing additional height or stories
- Allowing a higher floor-to-area ratio
- Reducing the required minimum lot size
- Reducing setback requirements
- Reducing parking requirements

Neighborhood Context

A density bonus policy typically varies by zoning and neighborhood context. Given the wide range of neighborhood and housing types in Glenwood Springs, a density bonus is likely to take different forms in different areas of the city. The form a density bonus takes also depends on policy priorities and the type of housing that the City is seeking to incentivize, whether duplexes, fourplexes, townhomes, or apartments. Generally, a density bonus in Glenwood Springs would be targeted to the following contexts:

- **Residential Neighborhoods** – In the residential neighborhoods in Glenwood Springs that primarily consist of single-family homes, a density bonus could be used to promote the construction of smaller residential developments, including duplexes, triplexes, and fourplexes, often referred to as 'missing middle' housing. This would involve changing the land use code to allow more units to be built on existing lots, such as allowing duplexes, triplexes, or fourplexes in the RM1, RL, and/or RR zone districts.
- **Commercial and Transit Corridors** - In areas of Glenwood Springs with greater residential and commercial density, such as major corridors, a density bonus could be implemented to encourage the construction of multifamily housing. This would involve changes to the land use code such as increasing allowable height and reducing parking requirements, enabling more units to be built as part of particular multifamily projects. Using a density bonus to encourage transit-oriented development is also critical for connecting future residents of housing developments to public transportation options and in limiting the potential traffic impacts of new housing development. A density bonus could specifically permit greater density for residential projects close to existing transit stops or in transit corridors in Glenwood Springs.

Existing Glenwood Springs Land Use Regulations Context

- **Current Density Bonus Standards** - Glenwood Springs offers a density bonus as part of its inclusionary housing ordinance. The density bonus is general, stating that "as part of any new residential or mixed-use development, the City may offer a density bonus."
- **Current Inclusionary Housing Standards** - Glenwood Springs has an inclusionary housing ordinance requiring 20 percent of new rental units and 10 percent of new for-sale units in projects with 10 or more units to be affordable at or below 100 percent of area median income.

Affordability and Relationship with Inclusionary Zoning Ordinance

As a policy tool aimed at expanding affordable housing, a density bonus should have transparent affordability parameters. A density bonus should specify how many units in a project need to be affordable and at what level of affordability.

Alternatively, a density bonus policy could be designed to require a greater level of affordability than required by the current inclusionary housing ordinance. If the goal of the density bonus is to achieve greater affordability than required by the inclusionary housing ordinance, the density bonus policy should provide specific parameters around the share of affordable units and average affordability level of units needed to receive the density bonus.

A density bonus has to balance the need for affordability with attractiveness to prospective developers. An effective density bonus would enable developments to deliver a greater level of affordability while maintaining financial feasibility. If affordability requirements are too high, there may be limited developer interest in using a density bonus.

Examples in Colorado

Currently, several municipalities in Colorado have density bonus programs, each with varying structures and standards. Three examples are shown below: Pagosa Springs, Denver, and Longmont.

Pagosa Springs

As of 2021, Pagosa Springs has a density bonus available for residential projects with two or more units. The density bonus specifies that the town can grant a density bonus of up to 50 percent of the number of allowable units permitted in an underlying zoning district for both rental and for-sale projects. The policy has an affordability requirement, as the additional units must be affordable to households at or below 120% of area median income. The density bonus can be achieved through various land use code modifications, including increasing allowable height, encroaching into setbacks, or reducing parking requirements.



Denver

As of 2022, Denver has an inclusionary housing ordinance (IHO) for rental and for-sale projects, which requires a certain share of affordable units in all new residential projects with 10 or more units. The policy grants a density bonus to projects that provide greater affordability than required by the IHO. Specifically, projects that exceed the affordability requirements of the IHO are eligible for height increases, reductions of parking requirements, and exemption from parking requirements if the projects is located within a quarter mile of a transit station.



Longmont

Longmont has an inclusionary housing ordinance for for-sale and rental projects, which requires a certain share of affordable units in all new residential projects. In conjunction with the IHO, for projects that meet the set-aside requirements, the City has several density bonus-related incentives, including a 20 percent increase in allowable unit density, increased allowable height, reductions in setback and landscaping standards, minimum lot size reductions, and reduced parking requirements. In this case, the density allowances do not generate additional units above the minimum IHO threshold but do make it easier for developers to comply.



IMPORTANCE OF

FUNDING SOURCES

Establishing dedicated funding sources is essential to developing a robust set of policy tools and interventions to expand affordable and workforce housing. A litany of possible funding sources exists, and the purpose of this report is to summarize the options available to the City of Glenwood Springs and provide an overview of the potential benefits and limitations of each funding source. Locally, a municipality can generate revenue for housing from fees and from taxes, which require different processes to implement and carry different requirements related to how revenue is used. The State of Colorado also has funding available for housing that municipalities can draw from. The State has made recent investments in affordable housing, including over $450 million allocated in early 2022 from federal COVID-19 relief funds, as well as a 2022 law passed through ballot measure that will dedicate $300 million annually to housing-related programs.

Funding Sources

This section summarizes possible funding sources that the City of Glenwood Springs can dedicate to affordable and workforce housing programs.

Current Funding for Housing

Until 2022, Glenwood Springs did not have any municipal funding sources dedicated to housing. In 2022, Glenwood Springs voters passed a 2.5 percent increase in the local lodging tax, which is expected to generate $1.3 to $1.5 million in revenue annually. The revenue will be placed into a Workforce Housing Fund that will be used to fund various housing programs and projects.
The primary goal of the Workforce Housing Fund is to increase the supply of workforce housing for individuals and families living and working within the city. The Workforce Housing Fund would be focused on maintaining the City's existing workforce housing stock and providing new workforce housing for Glenwood workers through the following programs:

- Property Acquisition, including land banking, rehabilitation of existing buildings, hotel or motel conversions, maintaining mobile home parks and other expenses related to maintaining other existing workforce housing.
- Forming partnerships with private, nonprofit and other public entities to develop workforce housing, including filling financing gaps and leveraging additional resources to create affordable workforce housing.
- Buy-downs and incentives, including using funds to defray the cost of existing housing stock for the purpose of affordable workforce housing.
- Down Payment Assistance, including providing a secondary loan to help potential home buyers enter the homeownership market.

Local Funding Sources

This section describes the possible local funding sources that Glenwood Springs could use to fund affordable housing. The section includes a detailed explanation of each funding source with an assessment of revenue potential, barriers, and other examples from around Colorado. The funding sources are categorized into taxes and fees, which carry different implementation and spending requirements. The table below shows a summary of each potential funding source.

Table 2. Local Funding Sources

Program	Election?	Description	Revenue Potential
Fees			
Residential Linkage	No	Levied per square foot of new development	N/A
Commercial Linkage	No	Levied per square foot of new development	N/A
Real Estate Transfer Fee	No	Regulatory fee imposed on all real estate transfers.	A $500 flat fee would generate $170,000 annually.
Short-term rental fee	No	A per-bedroom fee on short-term rentals charged annually.	A $500 per-bedroom fee would generate $110,000 annually
Taxes			
Occupational Privilege Tax	Yes	Tax on employers for each employee per month	A $2 per employee per month tax would generate $750,000 annually
Attractions Tax	Yes	Tax charged on admission to places, events, and performances open to the public	N/A
Property Tax	Yes	Additional mill levy on property with revenue dedicated to housing	An increase of 2.00 mills would generate $850,000 annually
Sales Tax	Yes	An increase of the municipal sales tax rate with revenue dedicated to housing	A 0.25% sales tax would generate $1.5 million annually
Short-term rental tax	Yes	A tax levied on guest stays at short-term rentals	A 5% STR tax would generate $340,000 annually
Vacancy Tax	Yes	New tax imposed annually on residential units that are not a primary residence.	A $2,000 annual tax would generate $700,000 annually

Source: Economic & Planning Systems

Fees

Fees can be a significant source of funding for affordable housing. Currently, the primary types of fees in Colorado are impact fees and regulatory fees, which carry different legal standards. Fees differ from taxes in that 1). Fees typically must have a reasonable relationship to the issue they seek to mitigate or offset, 2). Revenue collected from fees must be spent on costs related to their purpose, and 3). Fees can be implemented through an ordinance from the local governing body, rather than through a direct vote of the electorate. Given the constraints from TABOR and the political challenges associated with passing taxes through popular vote, fees are a viable avenue for generating additional funding. Additionally, recent court precedents, including the Aspen Bag Fee decision, have expanded the possible horizons of regulatory fees in Colorado.

Linkage Fees

An affordable housing linkage fee is a form of impact fee. Linkage fees function like capital impact fees (e.g., fire, police, transportation) or water and sewer tap fees in that they are levied on new residential and commercial development proportional to its impact on the public infrastructure and facilities funded with the fee. There must be a rational nexus and rough proportionality between the fee charged and the impact of the development on which it is levied. Implementing a linkage fee requires that a study be completed to determine this nexus. Linkage fees are typically charged on a per square foot basis at time of building permit. Like capital impact fees, linkage fees must be accounted for in a fund and spent on costs related to their purpose, affordable housing development in this case. These costs include construction, land acquisition, planning and design services, development fees, fee reimbursements or any cost related to the production or expansion of affordable housing.

REVENUE POTENTIAL

A limitation of a linkage fee is that its revenue potential is dependent on the level of construction activity within a market, which can fluctuate by stage in a market cycle and by the level of developer interest in a particular market. In addition, the revenue potential of linkage fees is dependent upon the amount of developable land available and the buildout potential for new residential and commercial over time. In Glenwood Springs, long-term buildout potential and therefore linkage fee revenue potential may be limited due to a relatively small number of developable sites and land constraints.

PROCESS FOR ADOPTION AND BARRIERS

As a fee, not a tax, linkage fees are adopted by ordinance by the local governing body. While the legal validity of implementing linkage fees is well-established, linkage fees may encounter political pushback and pushback from the development community more broadly. Linkage fees place the burden of raising revenue for affordable housing on new residential and commercial development, rather than distributing the burden across the community, which poses challenges for generating political support. Implementing a linkage fee also requires a nexus study to be conducted.

EXAMPLES ELSEWHERE IN COLORADO

Several municipalities have implemented affordable housing linkage fees, including Denver, Boulder, Aspen, Telluride, and Mountain Village. It is a commonly used tool to generate funding for affordable housing.

Short-term Rental Fee

A short-term rental fee is a regulatory fee levied on short-term guest rentals, typically on an annual per-bedroom basis. The fee applies to property owners with a short-term rental license. The fee is predicated on the existence of reasonable relationship between guest spending from short-term rentals and the demand for affordable housing that guest spending creates through generating employment. An STR fee also accounts for the possibility that a home used as a short-term rental could be occupied by a local resident, and the fee is further based on the difference between the impact of guest spending in the local economy and the baseline impact of local resident spending. In markets with a significant amount of visitation activity, a short-term rental fee is a viable way to generate funding for affordable housing from the tourism economy and in a way that is passed onto visitors rather than residents. As a regulatory fee, use of revenue is inflexible and must be allocated to costs related to its purpose. In the case of an STR fee, revenue would have to be placed in a fund restricted to implementing affordable and workforce housing-related programs.

REVENUE POTENTIAL

The revenue potential of a short-term rental is directly linked to the number of licensed short-term rentals within a municipality. In Glenwood Springs, the base of short-term rentals is relatively small, with a total of 110 licensed short-term rentals. Assuming an average of 2 bedrooms per short-term rental, an annual per-bedroom fee of $500, which is comparable to existing fees in other towns, would generate approximately $110,000 in annual revenue.

PROCESS FOR ADOPTION AND BARRIERS

In order to legally justify the fee, a city would need to provide a study that demonstrates the rationale of a short-term rental fee. The study would determine an annual fee level based on a reasonable relationship between guest spending from STRs and the demand for affordable housing.
As a fee, not a tax, short-term rental fees are adopted by ordinance by the local governing body. Short-term rental fees have passed legal scrutiny in other municipalities. Generally, the biggest barrier would be political will, especially given the recent increase in lodging tax and the relatively small revenue potential.

EXAMPLES ELSEWHERE IN COLORADO

Breckenridge and Vail have implemented short-term rental fees, and several other municipalities and counties are currently exploring short-term rental fees as a way to generate funding for affordable housing.

Real Estate Transfer Fee

A real estate transfer fee is a possible type of regulatory fee on residential and commercial property sales. The fee would be charged at the time of closing on residential and commercial transactions within a given municipality, and it would be the responsibility of the buyers and sellers, realtors, title companies, and lenders to ensure that the fee is collected and remitted to the municipality. The municipality would place the fee revenue in a fund restricted to implementing a variety of workforce housing programs; the revenue would not be used for general operating purposes.

In order to adopt a real estate transfer fee as a regulatory fee, a municipality would have to demonstrate the rationale for the fee under the City's powers to regulate health, safety, general welfare, and morals under its police powers and to show a reasonable relationship between the fee being paid and the benefits received by the fee payers. A study would have to identify the direct and indirect benefits to fee payers. Finally, the fee would have to be reasonably related to the direct and indirect costs to a municipality of providing affordable and workforce housing services or regulating the development of affordable and workforce housing, the purposes for which the fee is collected.

A benefit of a real estate transfer fee is that it captures revenue from property sales, which distributes the burden of funding affordable housing across a broad segment of the community. It is also a relatively progressive revenue source, as fee payers are those who sell real estate and are generally higher income.

It is important to note that a real estate transfer fee has not yet been implemented anywhere in Colorado. As such, this is a preliminary description of the fee, so please note that implementing such a fee is unproven and could face legal risks.

REVENUE POTENTIAL

Current analyses suggest that a real estate transfer fee would have to be set as a flat fee on transactions. At a fee level of $500 per transaction, and with 350 annual property sales in Glenwood Springs, a real estate transfer fee would generate approximately $175,000 in revenue annually.
Process for Adoption and Barriers

As a regulatory fee, a real estate transfer fee could be adopted by ordinance by the local governing body. Real estate transfer fees have not yet passed legal scrutiny in other municipalities and would likely face legal pushback if implemented. While a few legal opinions suggest that the Colorado Supreme Court may rule favorably on a real estate transfer fee, there is no guarantee of success. The risk of the fee not passing legal scrutiny is also substantial. If a municipality passes a real estate transfer fee, but the fee gets struck down by the State Supreme Court, the municipality is legally liable to return the fee revenue it has collected with 10% simple interest. While such a fee may have political support, the legal barriers and risks are currently high. However, it is worth noting that if other municipalities may pass a real estate transfer fee within the next few years, it could set a legal precedent and open the door for other municipalities to implement the fee.

EXAMPLES ELSEWHERE IN COLORADO

No municipalities currently have real estate transfer fees, but several have real estate transfer taxes, which were grandfathered in as they were implemented before TABOR. These include Aspen, Avon, Minturn, Telluride, Vail, Frisco, Ophir, and Crested Butte.

Taxes

Taxes are the most common funding source for affordable housing in Colorado. The primary challenge with taxes in Colorado is that passing a new tax or tax increase requires a vote and majority approval of the electorate through a ballot measure. The following taxes are the most commonly used taxes to fund affordable housing around the state.

Property Tax

Property tax revenue can serve as a dedicated funding source for housing, either by reallocating existing property tax revenues or establishing an additional property tax levy. Under Colorado law, a mill levy must be uniform on all taxable property. Property taxes are regarded as progressive, as property owners tend to be on the upper end of the income distribution. As property values have increased significantly over the past decade, a property tax levy is also a way to capture a portion of those gains for public purposes. Certain property owners, including low-income homeowners and seniors, can face a significant financial burden from increased property taxes, which can lead to housing instability. To address this, it is possible to establish a refund or abatement program for certain residents in order to reduce their property tax burden. Another advantage of property taxes is that it distributes the burden of generating revenue more broadly and evenly across the community.

REVENUE POTENTIAL

Under current valuations, a property tax levy of 2.00 mills in Glenwood Springs would generate approximately $850,000 annually. This would increase the property tax burden of a median-priced home by $10 per month.

PROCESS FOR ADOPTION AND BARRIERS

Property tax increases are legal and have been used in other communities to raise revenue for public investments. The largest barrier to using property taxes as a dedicated funding source for housing, however, is political. Under TABOR, property tax increases require approval of the electorate. As raising property taxes increases the financial burden on property owners, they are often politically unpopular and unsuccessful when on the ballot, especially given recent increases in property values.

EXAMPLES ELSEWHERE IN COLORADO

In 2022, voters in Grand County passed a ballot initiative to establish an additional property tax levy to be dedicated to housing. The proposed mill levy

is 2.00 mills and it is projected to generate approximately $1.2 million in revenue annually and will be managed by the Fraser River Valley Housing Partnership. While property taxes often face political resistance, this is a successful example of a mountain community with the political appetite to fund workforce and affordable housing through property taxes.

Short-term Rental Tax

A short-term rental tax is an excise tax levied on guest stays in properties licensed as short-term rentals. Typically, a short-term rental tax is charged on visitor stays, on top of the existing sales and lodging taxes levied on visitor stays. In markets with a significant base of tourism, this tax can be an effective way to generate revenue from visitors rather than the local community. Moreover, as short-term rentals have proliferated as a lodging type over the past several years and have created negative impacts on housing markets, short-term rental taxes are increasingly seen as a viable, defensible revenue source for affordable housing.

REVENUE POTENTIAL

Glenwood Springs currently has 110 properties permitted as short-term rentals. Under current market conditions, a 5% short-term rental tax would generate approximately $340,000 annually. Relative to other funding sources, the revenue potential is small, largely because of the limited number of licensed short-term rentals in Glenwood Springs.

PROCESS FOR ADOPTION AND BARRIERS

Implementing a short-term rental tax dedicated to affordable housing requires voter approval. Short-term rental taxes for housing have proven to be attractive for voters in recent elections around Colorado and have demonstrated political viability, although given the recent passage of a lodging tax increase in Glenwood Springs and limited revenue potential, a short-term rental tax may face political barriers, or indifference, in Glenwood Springs.

EXAMPLES ELSEWHERE IN COLORADO

Short-term rental taxes have recently emerged in mountain and resort communities as an important funding source for housing. In the past year, voters in several communities have passed short-term rental taxes to fund affordable and workforce housing, including:

- Aspen – 5% to 10% tax, depending on property classification.
- Carbondale – 6% tax

- Steamboat – 9% tax
- Salida – 4x increase on the nightly STR tax per bedroom
- Avon – 2% tax
- Frisco – 5% tax
- Dillon – 5% tax

Sales Tax

In markets where tourism or economic development is a strong driver of service-sector employment (and subsequently housing demand), such as Glenwood Springs, dedicating a portion of sales taxes towards housing can be an effective way to leverage a market driver without unduly burdening local households.

Sales taxes can generate a considerable amount of revenue. However, sales taxes are often regarded as regressive, as low-income households tend to spend a greater percentage of their income on local consumption than higher-income households, and therefore pay a higher share of their income to sales tax. While the burden of sales tax is distributed across the community and to visitors, the burden can be more significant for low-income households who consume locally.

REVENUE POTENTIAL

Glenwood Springs currently has a local sales tax of 3.70%, and a total sales tax rate of 8.60% with state, county, and transit authority sales taxes included. Given current levels of activity, a quarter-cent sales tax (0.25%) would generate approximately $1.5 million annually, making the revenue potential of a sales tax significant.

PROCESS FOR ADOPTION AND BARRIERS

Sales taxes are a well-established and widely used way for municipalities to generate revenue. The biggest barrier for sales tax is political, as increasing the sales tax rate requires voter approval. With a current sales tax rate of 8.60% and an economic environment in which the cost of living has been going up, raising the sales tax rate could very well face substantial political pushback.
Examples elsewhere in Colorado

Practically every community in Colorado has a local sales tax, although relatively few use the revenue for housing. Communities in Colorado, including Aspen, Summit County, and Loveland use a portion of sales tax revenue to fund affordable and workforce housing goals.

Occupational Privilege Tax

An Occupational Privilege Tax, commonly known as a 'Head Tax', is a tax levied on employers for each employee they have working for their business establishment. An OPT is typically levied on a per employee per month basis. In Colorado, most places with an OPT levy the tax monthly on each employee, and levy an additional per month match on the employer for each employee they have. Under this structure, a $2 monthly per employee OPT would generate $4 per employee per month, with half paid by the employee and half paid by the employer. As this is a tax, revenue from an OPT can be dedicated to funding housing.

REVENUE POTENTIAL

With a current employment base of 16,000 in Glenwood Springs, a $2 per employee per month OPT with an employer match would generate approximately $770,000 annually. Over time, revenue would grow if employment were to grow.

PROCESS FOR ADOPTION AND BARRIERS

An OPT requires voter approval, so the main barrier is political. As this tax is not commonly used in Colorado, successfully passing one would require building buy-in and coalitions in the community, among both employees and employers.

EXAMPLES ELSEWHERE IN COLORADO

Currently, five jurisdictions in Colorado have an OPT: Denver, Greenwood Village, Aurora, Glendale, and Sheridan. OPT levels typically range from $2 per employee per month to $6 per employee per month.

VACANCY TAX

A vacancy tax is a tax levied on vacant homes. The definition of a vacant home can vary, but is generally considered a home that is not the owner's primary residence, and is also not rented out to tenants for any significant amount of time over the course of a year. Vacant homes are also commonly referred to as second homes. In mountain and resort communities across Colorado, vacant homes are common and often comprise a significant share of the total housing stock. Generally, a tax on vacant homes would be considered a progressive tax, as the burden would be placed on owners of vacant homes who tend to be high-income.

REVENUE POTENTIAL

The revenue potential of a vacancy tax would likely fluctuate from year to year based on changes in the vacant housing stock. Assuming that there are 140 vacant housing units in Glenwood Springs, a $2,000 annual tax would generate $280,000 in revenue annually.

PROCESS FOR ADOPTION AND BARRIERS

Implementing a vacancy tax requires voter approval. Currently, no municipalities in Colorado have a vacancy tax, so no examples exist to show the legal barriers that a vacancy tax might encounter. The main barrier to a vacancy tax is gaining the support of the electorate.

A potential barrier for a vacancy tax is the need to establish a system to categorize vacant homes and collect and enforce the vacancy tax. Various models for this exist in other cities in North America. In most cases, a vacancy tax would require additional staff capacity and enforcement infrastructure.

EXAMPLES ELSEWHERE IN COLORADO

Currently, no municipalities in Colorado have a vacancy tax. In 2021, Crested Butte referred a vacancy tax (referred to as a community housing tax) to the municipal ballot that proposed to levy a $2,500 annual tax on residential units that were not the primary residence of the owner and were not rented out for at least 6 months out of the year, and on undeveloped property that is zoned for residential use. The measure failed at the ballot, with 56% of voters rejecting the measure. No other communities in Colorado have attempted to pass a vacancy tax, although other cities in North America, including Vancouver and San Francisco, have implemented vacancy taxes.

Attractions/Admissions Tax

An admissions tax is a sales tax levied on any charge imposed to gain admission to any place, event, performance, or scheduled activity open to the public. Common examples of places that require such charges include concerts, theater performances, sports events, amusement parks, water parks, pools, and spas. As Glenwood Springs draws a high amount of visitors every year, many of whom visit the various paid attractions in the city, establishing an attractions tax would be a way to generate revenue from tourism without placing a significant additional burden on local households.

REVENUE POTENTIAL

Glenwood Springs has several attractions that require an admission charge, including Glenwood Hot Springs, Glenwood Caverns Adventure Park, and Iron Mountain Hot Springs. Given the high volume of visitors that these places attract, an admissions tax could generate a substantial amount of revenue for housing.

PROCESS FOR ADOPTION AND BARRIERS

This type of tax is applied in other municipalities in Colorado, so it is a relatively well-established revenue source. The primary barrier in Glenwood Springs would be political, as implementing this tax would have to gain majority approval of the electorate. This tax may draw pushback from various stakeholders in the community so it would likely require a concerted coalition-building to effort to convince the electorate.

EXAMPLES ELSEWHERE IN COLORADO

Several municipalities around Colorado levy taxes on admissions to events and places that are open to the public. These include Aurora, Boulder, Northglenn, Arvada, Mt. Crested Butte, and Wheat Ridge. The tax rates typically range between 3% and 5%.

State Funding Sources

2022 State Investment in Affordable Housing

In 2022, the Colorado State Legislature invested a significant amount of funding in programs aimed at affordable housing and housing stability. Using funds from the American Rescue Plan Act, the State Legislature has allocated over $400 million to various affordable housing programs, including:

- $150 million for a revolving loan fund to support affordable housing developments
- $138 million for a grant program to fund affordable housing-related projects, including infrastructure, new construction, land banking, affordable housing conversions, and eviction defense.
- $35 million for a loan, grant, and technical assistance program to support mobile home owners seeking to purchase their mobile home park.
- $40 million for a program that supports modular housing development.
- $25 million to expand CHFA's middle income access program, which provides financing to support workforce housing developments.

The funding was officially allocated by the legislature as of late 2022, so funds will be available in the coming year. The Department of Local Affairs (DOLA) is responsible for administering the programs. This represents a significant influx of funding that municipalities should seek to leverage.

Colorado Proposition 123

In November 2022, Colorado voters passed State Proposition 123. Proposition 123 expands state funding for affordable housing by setting aside a small portion of annual state income tax revenue, equivalent to 0.1 percent of taxable income. In the first year, the measure is expected to generate $290 million in revenue. This represents a large state investment in affordable housing, significantly higher than previous levels of state investment in housing. It is a potentially major funding source for municipalities and an important opportunity for Glenwood Springs to expand its funding for affordable and workforce housing.

The funding generated by proposition 123 will be allocated to a defined set of programs, described below. The law defines affordable housing as at or below 60% of area median income for rental housing, and at or below 100% of area median income for ownership housing.

The first three programs will be managed by the Office of Economic Development and International Trade (OEDIT). The second three programs will be managed by the Division of Housing within the Department of Local Affairs (DOLA).

Land Banking: $26-$43 million annually

- This will provide grants to local governments or loans to housing nonprofits for the purpose of acquiring land for affordable housing development. Loans made by the program can be forgiven if the land is zoned for housing within 5 years and permitted and funded for housing within 10 years.
- Municipalities can effectively use this funding to expand their inventory of publicly owned parcels, and with an expanded inventory, drive affordable housing development. Alternatively, municipalities can work with housing nonprofits or land trusts to expand their land holdings intended for affordable housing development.

Equity for affordable housing projects: $70-$121 million annually

- This will provide equity investments in rental projects that commit to permanent affordability at an average of 90% of area median income. The investment can be made in new projects as well as existing projects that commit to preserving affordability.
- This program also creates a structure for a tenant equity vehicle, which provides tenants living in the project for at least one year a share of the project's equity growth, which the tenant can apply to a down payment for a home.

Concessionary Debt for Affordable Housing projects: $26-$61 million annually

- This will provide low-interest debt financing for rental projects that are permanently affordable at an average of 60% of AMI. The funds will be available to both new projects and existing projects that commit to preserving affordability.
- Funding priority will go to projects that are high-density and align with goals of environmental sustainability.

Affordable Homeownership: up to $58 million annually

- This creates a down payment assistance program for homeowners below 120% of AMI.
- This offers grants and loans to housing nonprofits and land trusts to support affordable home ownership.
- This also creates a grant and loan program to associations of mobile home park owners to assist them with purchasing their park.

Homelessness Prevention: up to $52 million annually

- This provides grants and loans to housing nonprofits and local governments to expand rental assistance, housing vouchers, and eviction defense for those at risk of homelessness.
- Also provides loans and grants to support the development of supportive housing.

Capacity Building for local governments: Up to $5.8 million annually

- This will provide grants to local governments to increase the capacity of planning departments, with the intent of enabling planning departments to more effectively process land use, permitting, and zoning applications for housing development.

Requirements for Participation

In order for a municipality to be eligible to receive funding, or for affordable housing projects within a jurisdiction to eligible for funding, the municipality must meet specific standards.

- A municipality must establish a plan to increase the inventory of affordable housing units within its boundaries by three percent annually, starting in 2027. Municipalities have to submit this plan by November 1, 2023. Part of this plan is to establish a baseline level of existing affordable housing units, which the municipality can do by referencing estimates from the American Community Survey, or estimates from the Department of Housing.
- A municipality must create a fast-track approval process for all housing development applications in which at least half of the units are affordable. The fast-track approval process requires that municipalities reach a decision on permit or zoning applications within 90 days of submittal, with certain exceptions.

3. Needs Assessment

While the previous chapter focuses on housing policy tools the City can implement to address housing needs, this chapter documents housing market conditions and overall housing need in Glenwood Springs, focusing on the scale of housing need and organizing housing need by income level. This needs assessment is intended to inform policy decisions around housing policy tools and funding for housing programs, and ultimately to serve as a reference point for policymakers and City staff looking to better understand overall housing need when implementing policies and programs.

Market Context

A snapshot of housing and demographic conditions in Glenwood Springs is shown below in **Table 3**. In total, Glenwood Springs has just over 10,000 residents and about 4,300 housing units.

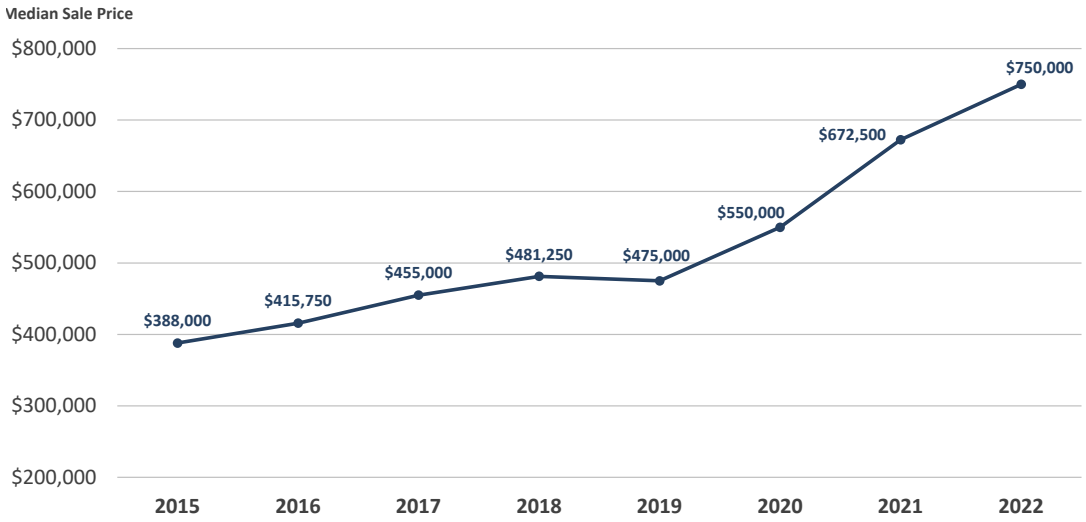
Housing prices in Glenwood Springs have risen significantly in recent years. From 2015 to 2022, the median home sale price increased from $388,000 to $750,000, which represents a total increase of 93 percent and a compound annual increase of 9.9 percent, as shown in **Figure 2**.

Table 3. Housing and Demographic Snapshot

Description	Most Recent Year
Population	10,085
Households	3,943
Housing Units	4,346
Second Homes	150
As % of Total Housing Units	*3.5%*
Short-term rentals	108
As % of Total Housing Units	*2.5%*
Cost Burdened HHs	1,491
As % of Total HHs	*38%*
In-Commuters	8,916
As % of Total Employees	*78%*

Source: DOLA; U.S. Census; Economic & Planning Systems

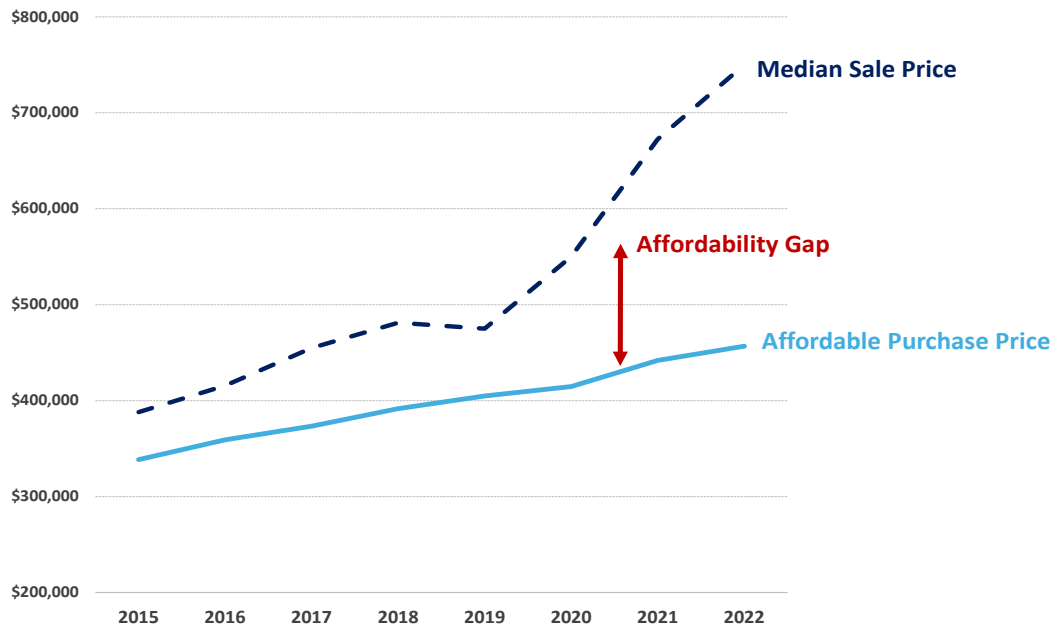
Figure 2. Median Home Sale Price (Inclusive of Single Family and Condo/Townhome Units), Glenwood Springs, 2015-2022



Source: MLS; Economic & Planning Systems

Incomes have not kept pace with housing prices in Glenwood Springs. The affordable purchase price, which represents the home purchase price at which a household earning the average wage pays 30 percent of its income on housing costs, increased at a much slower rate than the median home price. When the affordable purchase price is lower than the median home price, there is an 'affordability gap.' As shown in **Figure 3**, the affordability gap in Glenwood Springs increased from $49,000 in 2015 to $293,000 in 2022, indicating that housing has becoming even further out of reach financially for working households in Glenwood Springs over the past several years.

Figure 3. Affordability Gap for For-Sale Units, Glenwood Springs, 2015-2022

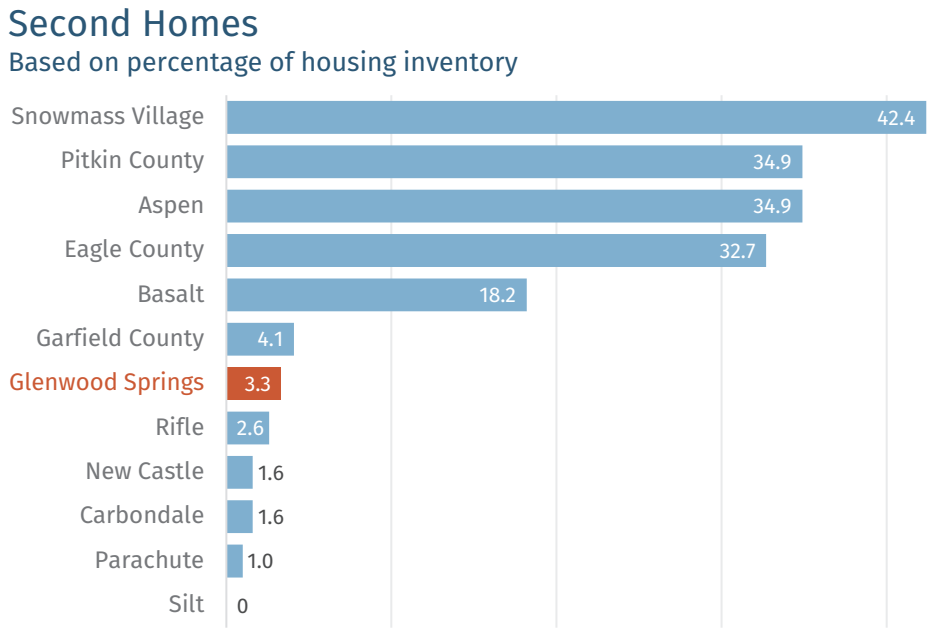


Source: MLS; Economic & Planning Systems

Second Homes

Second homes have accounted for a modest and generally stable share of Glenwood Springs' housing supply over the past 15 years. Second homes are classified by the U.S. Census Bureau as vacant housing units for seasonal, recreational, or occasional use. The U.S. Census estimates that Glenwood Springs had an average of 140 such units over the 2017-2021 period, representing 3.3% of the City's housing inventory. Estimates were generally similar for the 2012-2016 period (196 units, 4.5% of supply) and the 2007-2011 period (145 units, 3.3% of supply).

For context, a much higher share of the housing stock is vacant units for seasonal, recreational or occasional use in Snowmass Village, Aspen, and Basalt, as well as in Pitkin County and Eagle Counties. The share of housing units in Glenwood Springs that are second homes is more comparable to Garfield County, as well as Carbondale, New Castle, Silt, Rifle, and Parachute.



Additional perspective is available by looking at the mailing address of Glenwood Springs homeowners. Communities with high levels of second homeownership tend to have a high share of homeowners with an out of region property tax mailing address. In Glenwood Springs, most single-family homes, condos/townhomes, and mobile homes are owned by people with a Glenwood Springs zip code (78.0%). An additional 9.5% are owned by persons with a mailing address in the broader Garfield / Pitkin / Eagle / Mesa County region, while 11.6% are owned by persons living elsewhere in Colorado or out of state.

Table 4. Owner Mailing Address of Single-Family, Condo, Townhome, and Mobile Home Units, Glenwood Springs, 2022

Owner Mailing Address	Units	% Total
Glenwood Springs	2,922	78%
Other Garfield County	214	6%
Pitkin, Eagle, and Mesa Counties	143	4%
Other Colorado	194	5%
Out of state	239	6%
Mailing address unavailable	33	1%
Total	**3,745**	**100%**

Source: Garfield County Assessor; Economic & Planning Systems

Homeowner mailing address is an imperfect indicator of vacation homeownership, since out-of-region owners may use their unit in a variety of ways (e.g., second home, rented long-term to a Glenwood resident, etc.). As such, the Census data discussed previously is likely to be a better measure of second homeownership than homeowner mailing address.

Short-term rentals

The City of Glenwood Springs licenses and regulates Short-Term Rentals (STRs), i.e., the rental of an entire dwelling unit for less than 30 days for monetary compensation. The City limits the supply STRs by capping them at 18% of the free-market housing stock in the City's General Improvement District (GID), and 5% of the free-market housing stock outside of the GID. Additionally, outside of the GID, an STR must be at least 250 feet away from another STR.

As of March 2023, Glenwood Springs had 108 licensed STRs, equivalent to approximately 2.5% of the City's housing stock. Interestingly, as of March 2023, most STRs were owned by persons living in a Glenwood Springs zip code (69%), and an additional 7% of owners lived elsewhere in Garfield County or in other nearby communities. Only 22% lived elsewhere in Colorado or out-of-state. Insofar as second homeowners tend to live a reasonable distance away from their second home, this may suggest that there is not too much overlap between Glenwood Springs' second home housing stock and STR housing stock.

Also of note, most STRs in Glenwood Springs are single-family dwellings (79 percent), as shown in **Table 3**. Insofar as single-family units tend to have higher sales prices and values than attached units, this may imply that STRs are primarily concentrated within a higher-cost segment of Glenwood Springs's housing supply.

Table 5. Glenwood Springs STRs by Property Type, March 2023

Description	Units	% Total
Single Family Detached	85	79%
Duplex	8	7%
Condo	4	4%
Mixes Use	4	4%
Townhome	4	4%
Apartment	3	3%
Total	**108**	**100%**

Source: City of Glenwood Springs STR Log; Economic & Planning Systems

In addition to STRs, the City also licenses Accessory Tourist Rentals (ATRs), i.e., the rental of a single room in a residence. The City had 12 ATRs as of March 2023.

Needs Assessment

The purpose of this section is to provide an estimate of total housing need in Glenwood Springs. An estimate of total housing need is important because it demonstrates the scale of affordable housing challenges in Glenwood Springs and informs policy and planning efforts on what housing programs to establish and how much funding to allocate to them. The housing need estimate shown in this strategic plan reflects need as of 2023.

The estimate of total housing need can be categorized into current need and future need. Current need (or 'catch-up') is the additional housing that is needed to meet current demand. Future need (or 'keep-up') is the additional housing that is needed to meet new housing demand over the next 20 years.

The estimate of current housing need has three main components, as listed below. Each component has an associated policy goal that determines the degree of need.

- Cost burden: Reduce the number of cost burdened households in Glenwood Springs by 50 percent.
- Vacant jobs: Provide housing sufficient to fill 100 percent of vacant/unfilled jobs in Glenwood Springs.
- In-commuting: Increase the share of the workforce housed in the City from 22 percent to 30 percent – or equivalently, reduce the share of the Glenwood Springs workforce that commutes in from another place from 78 percent to 70 percent.

These three components of need make up the total current housing need in Glenwood Springs. In the next section, each of these components will be described in detail and estimates of need will be shown and organized by area median income (AMI) level.

In addition to current housing needs, this needs assessment incorporates an estimate of future housing demand. This represents the housing need that will be generated by employment growth in Glenwood Springs over the next 20 years.

EPS has established a target income range for housing need between 30 percent and 150 percent of AMI. This reflects the income range that can realistically be served by affordable housing programs established by the City. Housing affordable to households under 30 percent of AMI requires deep financial support that cannot feasibly be provided through local housing programs and

is typically served by federal subsidies, while housing affordable to households above 150 percent of AMI is generally market-rate and does not require financial support from local housing programs. While this needs assessment estimates housing need at all income levels, the addressable housing need target presented by this study reflects need between 30% and 150% of AMI.

Total housing need in Glenwood Springs can be met through a variety of policy tools, including those that produce new housing and those that preserve or improve the affordability of existing housing.

Cost Burden

A household is considered housing cost burdened if it spends more than 30 percent of its gross income on housing (including rent or mortgage, plus utilities, HOA fees, property taxes, and selected other housing costs). Cost burden is an important indicator for housing stability because it represents households in unaffordable living situations. For these households, cost burden creates financial strain and the potential for displacement. Cost burden is a relevant component of housing need because it accounts for current Glenwood Springs households who need more affordable housing situations.

The number of cost burdened households in Glenwood Springs was estimated for both owner and renter households by AMI level, using the most recent available data from the U.S. Census. As shown in **Table 4** on the following page, 898 renter households and 593 owner households are cost burdened, resulting in a total of 1,491 cost burdened households, which represents 33% of all households in Glenwood Springs. Renter households are more likely to be cost burdened (44%) than are owner households (24%). Among renters, a particularly high share of households below 60 percent of AMI are cost burdened (73%).

To estimate housing need, EPS did not include every cost burdened household. This needs assessment sets a policy goal of taking 50 percent of cost burdened households, or reducing cost burden by half. The reason for using 50 percent instead of all cost burdened households is that it is unrealistic and impractical from a policy perspective to change the housing situation of every cost burdened household, as many households may not want to move out or enter a different housing situation. Using this goal of reducing cost burden by 50 percent, the total housing need resulting from cost burden in Glenwood Springs is 746, and the housing need between 30% and 150% of AMI is 381.

Table 6. Cost Burden by AMI, Glenwood Springs, 2021

Cost Burden by AMI	Cost Burdened HHs	Share of total HHs	Cost Burdened HHs
Renter Households			
Under 30% AMI	373	72%	187
30% to 60% AMI	352	73%	176
60% to 80% AMI	68	25%	34
80% to 100% AMI	36	18%	18
100% to 120% AMI	7	12%	3
120% to 150% AMI	10	12%	5
Above 150% AMI	52	12%	26
All Renter Households	**898**	**44%**	**449**
Owner Households			
Under 30% AMI	126	67%	63
30% to 60% AMI	116	45%	58
60% to 80% AMI	63	31%	31
80% to 100% AMI	51	26%	25
100% to 120% AMI	24	14%	12
120% to 150% AMI	36	14%	18
Above 150% AMI	178	14%	89
All Owner Households	**593**	**24%**	**297**
Total Cost Burdened Households	1,491	33%	746
Total Cost Burdened HHs between 30% and 150% AMI	**762**	**35%**	**381**

Source: U.S. Census; Economic & Planning Systems

Vacant Jobs

The second component of current housing need is vacant or unfilled jobs. Unfilled jobs are a key source of housing need because they are directly tied to the functioning and well-being of the local economy in Glenwood Springs. When jobs are unfilled, businesses are unable to fully operate, which has negative effects on business owners and on quality of life for local residents who patronize and rely on businesses in their day-to-day lives. It is clear that a lack of affordable housing is a major cause of job vacancies, as many potential employees are unable to live near these vacant jobs in Glenwood Springs due to prohibitively high housing costs. To fill these jobs, more housing is needed.

EPS estimated housing need from vacant jobs using data from the Colorado Department of Labor and Employment, which tracks job listings in municipalities across the state. Data on vacant jobs in Glenwood Springs was taken at the beginning of 2023 and was organized by AMI level.

As shown in **Table 5**, there are a total of 988 vacant jobs in Glenwood Springs, most of which are at wage levels below 80 percent of AMI. Translating vacant jobs to housing demand required two additional adjustments. First, a jobs per person factor of 1.3 was applied to the number of vacant jobs, accounting for people who hold multiple jobs. This number was then divided by 1.6 to account for an average of 1.6 jobholders per household. The resulting number represents total housing demand from vacant jobs.

This needs assessment sets a policy goal of filling 100 percent of vacant jobs. As a result, filling vacant jobs generates a total housing need of 419 units in Glenwood Springs between 30% and 150% of AMI.

Table 7. Vacant Jobs by AMI, Glenwood Springs, 2023

AMI Category	Vacant Jobs	Jobs per Person	Jobholders per HH	Housing Need
Under 30% AMI	90	1.30	1.60	**43**
30% to 60% AMI	482	1.30	1.60	**232**
60% to 80% AMI	213	1.30	1.60	**102**
80% to 100% AMI	124	1.30	1.60	**60**
100% to 120% AMI	39	1.30	1.60	**19**
120% to 150% AMI	14	1.30	1.60	**7**
Above 150% AMI	26	1.30	1.60	**12**
Total	988			**475**
Total between 30% and 150% AMI	872			**419**

Source: CDLE; Economic & Planning Systems

Commuting

The final component of current housing need is a reduction of in-commuting. In-commuters, or people who commute from another place to work in Glenwood Springs, represent approximately 78 percent of the Glenwood Springs workforce. This is a relevant component of housing need because reducing in-commuting is beneficial for the City's economic health, for stability and quality of life for workers, and for the environment. Moreover, many Glenwood Springs workers who live elsewhere do so because of high housing costs and would prefer to live in Glenwood if affordable housing were available. To reduce in-commuting and enable a portion of the Glenwood workforce who commute in to live in Glenwood Springs, more housing is needed.

Currently, 78 percent of workers in Glenwood Springs commute in from other places. This means that only 22 percent of the workforce both works and lives in Glenwood Springs or is housed locally. To estimate housing need, we used data on commuting patterns from the U.S. Census (LEHD) and organized it by AMI level. As shown in **Table 6**, approximately 2,515 persons working in Glenwood Springs also live in Glenwood Springs. This needs assessment sets a policy goal of increasing the share of the workforce housed locally from 22 percent to 30 percent (or equivalently, reducing the share of in-commuters from 78 percent of the Glenwood Springs workforce to 70 percent). With this goal, an additional 914 workers would need to be housed locally. Accounting for an average of 1.6 jobholders per household, there is a need for 546 additional housing units between 30% and 150% of AMI in Glenwood Springs resulting from a reduction to in-commuting.

Table 8. In-Commuting, Glenwood Springs

Description	Current Status *a*	Goal *b*	Total *b-a*	Jobholders *per HH*	Units Needed *(b-a)/1.6*
Share Housed Locally	**22%**	**30%**			
Under 30% AMI	0	0	0	**1.60**	0
30% to 60% AMI	398	543	145	**1.60**	90
60% to 80% AMI	95	129	34	**1.60**	21
80% to 100% AMI	993	1,354	361	**1.60**	226
100% to 120% AMI	50	68	18	**1.60**	11
120% to 150% AMI	866	1,181	315	**1.60**	197
Over 150% AMI	113	155	41	**1.60**	26
Total	**2,515**	**3,429**	**914**	**1.60**	**572**
Total 30% to 150% AMI	**2,401**	**3,275**	**873**	**1.60**	**546**

Source: LEHD; U.S. Census; Economic & Planning Systems

Future Demand ('Keep-up')

While reducing cost burden, filling vacant jobs, and reducing in-commuting are focused on addressing current housing need, the last component of this needs assessment estimates future housing demand, or 'keep-up' needs. Future housing demand accounts for the housing demand generated by employment growth in Glenwood Springs over the next 20 years. For Glenwood Springs to sustain its workforce at current levels, it is important to accommodate this future housing demand from employment growth.

Estimates of future housing demand were based on employment growth projections for Garfield County from the Department of Local Affairs (DOLA) and are shown in **Table 7**. Using these projections, EPS estimated that Glenwood Springs will capture 45 percent of countywide employment growth, which is in line with historic trends. Because only a portion of these new employees will live in Glenwood Springs, EPS applied a commuting factor to local employment growth. Consistent with the proposed policy goal of housing 30 percent of the workforce locally, we have set a target that 30 percent of future new employees will also live in Glenwood Springs. After adjusting for multiple jobholders and an average of 1.6 earners per household, this results in new housing demand of 651 units over the next 20 years, or 33 units annually.

Table 9. Future Housing Demand, Glenwood Springs, 2023-2043

Description	Factor	2023	2033	2043	2023-2043 Total	2023-2043 Ann. #
Factors						
Earners per HH	**1.60**					
Jobs per Employee	**1.30**					
Jobs Projection						
Garfield County		33,827	38,490	43,797		
Glenwood Springs	**45% capture**	15,222	17,321	19,709	4,487	224
Glenwood Housing Demand						
1 - From Local Job Growth - Current Commuting Rates						
Glenwood Jobs		15,222	17,321	19,709	4,487	224
Live in Glenwood	**22%**	3,349	3,811	4,336	987	49
Employees	1.30	2,576	2,931	3,335	759	38
Households	**1.60**	**1,610**	**1,832**	**2,085**	**475**	**24**
Glenwood Housing Demand						
2 - From Local Job Growth - Target Commuting Rates						
Glenwood Jobs		15,222	17,321	19,709	4,487	224
Current Housed Locally	**22%**	3,349	3,811	4,336	987	49
Target Housed Locally	**30%**	4,567	5,196	5,913	1,346	67
Net Additional Housed Locally		1,218	1,386	1,577	359	18
Employees	1.30	937	1,066	1,213	276	14
Households	**1.60**	**585**	**666**	**758**	**173**	9
Total Housing Demand		**2,195**	**2,498**	**2,843**	**650**	**33**

Source: DOLA; BLS; Economic & Planning Systems

Summary

To meet current housing needs, Glenwood Springs needs an additional 1,792 housing units (with some of the need potentially addressable by making a portion of the existing housing stock more affordable). A need for 746 additional units is created by reducing cost burden by 50 percent, a need for 475 additional units is created by filling 100 percent of vacant jobs, and a need for 572 additional units is created by increasing the share of the workforce housed locally from 22 percent to 30 percent.

After accounting for income level, total target need between 30% and 150% of AMI equals to 1,346 new and/or more affordable units. These estimates are summarized in **Table 8**.

It is important to note that this housing need can be met through a combination of new affordable housing development and the preservation of existing housing stock. The need for 1,346 additional units does not necessarily require building 1,346 new units. Policies that preserve the long-term affordability of existing housing units, such as buy downs, land trusts, rental rehab, and mobile home preservation, can be used to meet a portion of this housing need. It is ultimately up to the City to determine the policy tools that will be implemented to meet housing need.

Table 10. Summary of Current Housing Needs

AMI Level	Cost Burden	Unfilled Jobs	In Commuters	Total
Under 30% AMI	249	43	0	293
30% to 60% AMI	234	232	90	556
60% to 80% AMI	65	102	21	189
80% to 100% AMI	44	60	226	329
100% to 120% AMI	15	19	11	45
120% to 150% AMI	23	7	197	227
Above 150% AMI	115	12	26	153
Total	**746**	**475**	**572**	**1,792**
Need between 30% and 150% AMI	**381**	**419**	**546**	**1,346**

Source: Economic & Planning Systems

Looking at both catch-up and keep-up demand, Glenwood Springs needs 1,792 housing units to meet current housing needs and 650 housing units to meet future housing demand over the next 20 years. Combined, Glenwood Springs needs 2,442 units of housing over the next 20 years or 122 units annually.

Within the target range of 30% to 150% AMI, there is a current housing need of 1,346 units and a future housing need of 512 units. Combined, Glenwood Springs needs 1,858 units of housing between 30% and 150% of AMI over the next 20 years, or 93 units annually. These estimates are summarized in **Table 9**.

Table 11. Total Housing Need by AMI, Glenwood Springs

AMI Level	Current Need	Future Need	Total Need	% of Total	Annual Need
Under 30% AMI	293	65	358	15%	18
30% to 60% AMI	556	145	701	29%	35
60% to 80% AMI	189	13	202	8%	10
80% to 100% AMI	329	188	517	21%	26
100% to 120% AMI	45	64	109	4%	5
120% to 150% AMI	227	102	328	13%	16
Above 150% AMI	153	73	226	9%	11
Total	**1,639**	**650**	**2,442**	100%	122
Total, 30% to 150% AMI	**1,346**	**512**	**1,858**	100%	93

Source: Economic & Planning Systems

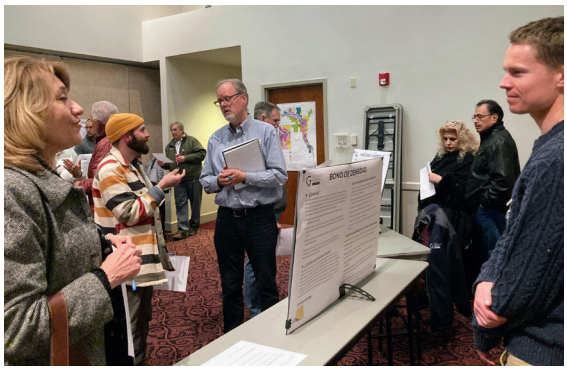
4. Public Engagement

As part of this Strategic Plan Update, the EPS and RRC team, along with City staff, conducted public engagement and outreach. The goal of the public engagement was to gather feedback from members of the public on the specific housing policy tools presented in the plan, and to get a sense of public sentiment on housing issues in Glenwood and what the desired role of the City is in addressing these issues.

The centerpiece of public engagement for this project was a public open house. The consultant team, in cooperation with City staff, held a public open house on Monday, February 13th at the Glenwood Springs recreation center, offering an afternoon session and an evening session that in total drew over 50 people. At the open house, the team presented boards with information on each policy tool and project background, which attendees could leave comments on with sticky notes. In addition, the team provided a survey that over 40 attendees filled out. The materials presented at the open house as well as the survey were made available online for people who could not attend the open house.

The open house gave the consultant team a significant amount of feedback on the housing ideas in this plan. A summary of the open house is provided below.









Open House Summary

Overall, the open house was constructive and insightful. Many attendees had a positive attitude towards the City's efforts and were curious and willing to share their ideas on housing. There is a general sense of urgency around housing issues in Glenwood and the perception that the City has a major role to play in addressing them. At the same time, there is an appetite to see implementation and results – the public wants to see progress and housing programs/policies that work, and wants to hold the City accountable for their impact.

The team summarized the sentiments we heard from the public on each policy tool and sentiments on housing policy more generally. The summary is based on a combination of what people wrote in the survey, the comments people provided on the boards, and what we heard in conversations. We have also summarized the results from a few specific survey questions. The summary is shown below:

General Thoughts

- Encourage valley-wide collaboration on housing issues and form partnerships with other jurisdictions.
- New housing should be transit oriented and be integrated with multimodal transportation options. People want new housing but recognize that vehicle traffic is currently a problem and should be limited where possible.
- The free market is not going to deliver the housing that people need, and the City needs to prioritize affordable and deed-restricted housing.
- Housing tools should prioritize incentives over restrictions and requirements: carrots, not sticks.
- Infill and upzoning are useful approaches to encouraging more housing, especially given land constraints. Single-family homes can easily become duplexes, fourplexes, and have ADUs.
- We need to monitor progress on housing programs and see results. The community should be engaged in these efforts, not just elected officials.
- There is a need for a multifaceted approach to addressing housing needs that uses multiple policy tools.
- Protecting community character is a concern with new housing development and growth.
- There is some hesitation around additional rental housing, and a perceived need for more for-sale units so that households can build wealth.
- There is some skepticism towards density and growth, as this creates additional traffic and crowding.

Vacant Land and P3s

- Selling land to private developers has risks and can be seen as a giveaway. It is more advantageous for the City to retain ownership of its land.
- The City should engage Garfield County to donate/use land for housing development.
- Parcels near transit should be a priority for new development.
- The City should consider what the right mix of residential and commercial is in mixed-use projects so that financing for residential does not become too challenging.
- A leasing model can be effective with the right deed restrictions.

Density Bonus

- A density bonus should be codified by the City and easy to understand.
- Infill development is a priority. It could be a good policy idea to allow and incentivize ADUs, duplexes, and fourplexes in existing single-family neighborhoods.
- Integrating housing density with transit is important. Multiple people mentioned the importance of incentives for density near transit lines, such as lower parking requirements.
- Efforts at dense residential development should be paired with expanding multimodal transportation options. This reduces car dependency and traffic impacts.
- There is a need to have higher affordability requirements for projects that receive density bonuses.

Preservation

- The City needs to be even more active in limiting short-term rentals and ensuring residential neighborhoods do not become commercialized. Houses should not become hotels.
- Community land trusts are a priority and should be built up.
- It is important to upgrade mobile homes to become more energy efficient.
- There is a need to expand housing options for seniors and to enable people to age in place.
- Home repair loans are an effective policy, especially for homeowners who are lower income.
- The City should ensure that it preserves land for future housing needs.
- For the preservation of older homes, habitability, such as the presence of mold and radon, may be a major issue.

Funding

- There is significant positive sentiment towards a vacancy tax and short-term rental fees. This reflects frustration with second homes and absentee ownership.
- An attractions tax, targeted at the hot springs and Glenwood caverns, is also an attractive option for funding.
- General hesitancy towards an occupational privilege tax (head tax). There is a worry that this could discourage hiring and harm both businesses and employees.
- General hesitancy towards higher property taxes.
- The City should be careful with adding fees and taxes, as this may stifle development and economic activity.
- The City needs to have a clear plan on how funding will actually be used by the City. The public wants to see results and accountability.

Key Survey Questions

- On a scale of 1 to 5 (with 1 being the least and 5 being the most), how involved should the City be in addressing Glenwood's housing needs?
  - Among 40 responses, there was an average score of 4.5.
  - This shows that attendees see the involvement and role of the City as crucial.
  - Only a few people assigned a low score, which means that only a few people see a limited role for the City.
- What do you think is a higher priority for Glenwood: preservation of existing housing stock or the production of new housing stock?
  - 13 people said preservation, 10 said production, and 8 said both.
  - Indicates that there is an appetite for an approach that uses both preservation and production policy tools.
- Out of all the policy tools you have seen tonight, which is the least appropriate for Glenwood?
  - Many respondents indicated that all of the tools are appropriate, depending on the context. There is a general appetite to see all the tools utilized.
  - Density bonus had the most responses, indicating that it is seen as the least appropriate.
  - Vacant land/P3s and funding sources also had a handful of responses indicating it is not appropriate.

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5. Recommendations and Implementation

This section provides specific recommendations for each of the four policy areas addressed in this plan and for the needs assessment. These recommendations are intended to guide future efforts by the City to implement policy changes and new policy tools.

▸ Development of Vacant Land and Public Private Partnership Opportunity

1. **For vacant City-owned parcels, identify those that are the highest near-term priority for housing development, and those that represent a long-term land reserve for affordable housing.**
   The existing analysis from City staff on City-owned land will help inform this. See Figure 1 and Table 1 of this report for an inventory of City-owned vacant parcels. The Vogelaar site has been identified by staff as a priority site.

2. **For each parcel that is a near-term priority, describe key characteristics and provide a summary of desired density, product type, affordability, and tenure of future residents. In addition, determine whether the development potential of each parcel is best achieved through a sale or a ground lease**

3. **Establish an RFP framework with transparent evaluation criteria for the proposed housing developments.**

4. **Cultivate relationships with prospective developers and contractors to establish a pool of potential RFP respondents.**

5. **Identify additional incentives that the City would be willing to provide for housing on the City-owned parcels identified for development, as these may be needed to attract developer interest.**
   The use of these funds could be stipulated within the RFP solicitation, or could be introduced during project refinement after a developer has been selected.

6. **As appropriate, the City should develop and maintain some form of ownership of the housing built on city-owned vacant land.**
   This removes a key barrier to development of these sites, as finding a suitable developer is a challenge. Moreover, this gives the city more control over the development and the long-term use of the land.

▸ Preservation

1. **Prioritize preservation policy tools for near-term implementation.**

   <u>Mobile Homes</u>

   - Prioritize the preservation of mobile home parks. Mobile homes are a key part of Glenwood's naturally occurring affordable housing inventory, while residents are vulnerable to displacement. With recent State legislation expanding policy tools and funding, the City should support mobile home park preservation and improve housing stability for residents.
     - Expand existing information on mobile home park inventory to include zoning and land use potentials, assessed valuation, infrastructure condition, and resident concerns.
     - Identify mobile home parks with the highest risk of resident displacement and with the greatest need for assistance.
     - Implement policies and programs to stabilize mobile home park residents. These can include land use overlays, supporting resident purchases of mobile home parks, support for park infrastructure and maintenance, and connecting park residents with legal and technical assistance.

   <u>Hotel conversions</u>

   - Continue efforts around identifying hotels for acquisition and conversion to housing.

2. **Community land trusts**
   Determine whether to partner with a statewide/regional CLT or to form a CLT locally. Additionally, identify parcels for land acquisition/donation.

3. **Recognize the potential for other preservation approaches to be implemented at a later date, including, rental assistance, apartment acquisition fund, relocation assistance, and home repair loan program.**

4. **Estimate costs associated with the higher priority preservation actions.**
   Develop a Sources and Uses analysis to test the depth of current funding available relative to the need. Commit funds and/or seek additional funds as needed.

Density Bonus

1. **Update the zoning code to enable up to three units on lots currently zoned for single-unit housing, requiring deed restrictions for additional units.**
   Ensure adequate parameters on new units related to parking, design, and other neighborhood compatibility factors that accommodate the additional density within established neighborhoods and minimize impacts. For new units, require deed restrictions such as resident occupancy, local employment, and potentially income limits.

2. **When major development occurs on commercial corridors, seek opportunities to increase development potential.**
   This strategy should be employed as opportunities arise.

3. **Update code to define the affordability parameters required to receive a density bonus.**
   Note that there may be various levels of affordability requirements, reflecting the level of public funds invested in the housing stock. Each should be presented in the context of the current inclusionary housing ordinance.

4. **Consider a density bonus policy that applies to residential projects below the 10-unit threshold set by the current inclusionary housing ordinance.**

5. **Update the existing density bonus to clearly define policy parameters and how developments can achieve it.**
   Raise awareness of this tool in the community.

▸ Funding Sources

1. **Estimate the annual revenue potential of the recently passed lodging tax increase dedicated for affordable housing (2C).**

2. **Seek to leverage state funding sources for affordable housing, including funding recently allocated by the state legislature and upcoming funding that will be made available through proposition 123.** Ensure that Glenwood Springs is eligible to receive this funding.

3. **Establish a five-year plan that projects revenues from local sources, leverages those against potential state and federal sources, and provides a targeted estimate of resources.** Develop a working set of assumptions related to potential expenditures and develop plans to address gaps as needed. Consider ways to expand funding sources locally.

Needs Assessment

1. **Glenwood Springs has a total housing need of 1,858 units. This housing need is based on the following goals:**
   - Reduce the number of cost burdened households in Glenwood Springs by 50 percent, which leads to a need for 381 units.
   - Provide housing sufficient to fill 100 percent of vacant/unfilled jobs in Glenwood Springs, which leads to a need for 419 units.
   - Increase the share of the workforce housed in the City from 22 percent to 30 percent, which leads to a need for 546 units.
   - Accommodate future housing demand generated by employment growth over the next 20 years, which leads to a need for 512 units.
2. **Categorize housing need into need served by production and need served by preservation.**
3. **Update the housing needs assessment every five years to monitor and reflect changing economic and market conditions.**

Workforce Housing Fund Advisory Board
2024 – 2027 IMPLEMENTATION PLAN

PURPOSE:

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

VALUES:

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

GOALS & STRATEGIES:

1. Provide a place to go and a person to talk to for people seeking housing solutions in Glenwood Springs.
    A. Build an affordable housing information and resource website by December 2024.
    B. Hire a City of Glenwood Springs Housing Manager by August 2024.

2. Increase affordable housing by 3%, based on the City of Glenwood Springs 2023 Strategic Housing Plan's projected long-range need for dwelling units*, through **property preservation** & **affordable housing creation strategies**, by December 2027.
    A. Establish property acquisition pilot program(s) to facilitate purchase of existing properties (i.e. mobile home parks) for affordable housing preservation and/or land banking by December 2024.
    B. Design and implement rental assistance pilot program(s) inclusive of immediate and long-term rental subsidy options, for households at 30 – 150% of AMI** and any additional criteria established by the working groups, by December 2024.
    C. Design and implement homeownership assistance pilot program(s) (i.e. buy down), in partnership with West Mountain Regional Housing Coalition, for households at 30 – 150%** of AMI and any additional criteria established by the working groups, by December 2025.
    D. Establish property preservation pilot program(s) to facilitate rehabilitation and conversion of existing properties by December 2025.
    E. Implement funding opportunities with loans, incentives, cash subsidy and other gap financing that leverages private funding by December 2026.

3. Increased confidence and trust in Glenwood Springs commitment to addressing workforce housing.
    A. Provide CoGS Council a multi-year plan, priorities and resource allocation recommendations for the use of 2C funds, by February 2024.
    B. Establish program/initiative working groups for design and implementation of pilot programs by April 2024.

VISION:

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

Workforce Housing Fund Advisory Board

RECOMMENDED APPROACH:

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

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

* https://www.cogs.us/DocumentCenter/View/9241/Strategic-Housing-Plan-Update
** https://dlg.colorado.gov/area-median-income-and-housing-calculator



4.5 | Housing

Background

Glenwood Springs has historically been a place where people of all income levels have the opportunity to live, work, play, and raise a family, within the same community. That vision has been increasingly challenging to maintain, however, in an environment of rapidly climbing home prices. For workers in Glenwood Springs to continue to have the ability to live here, both the amount of housing and the variety of housing types need to be increased. The value and impact of affordable owner-occupied housing should not be forgotten or underestimated. When those who wish to put down roots can buy into a community, they are more likely to stay.

By providing housing opportunities for people of all income groups, the community may realize several benefits including reduced traffic congestion, increased social diversity, increased vitality in areas with new housing, and increased economic vitality as workers can shop in the same community where they live. The City reconfirms its commitment to include some percentage of affordable residential units in all new development projects.

Housing Cost Dynamics

Housing prices have been rising faster than wages nationally - a dynamic even more out of balance in desirable mountain locales where residential land supply is limited by topography and demand is partly driven by purchasers outside the local labor market (retirees, second-home owners, corporate/private equity buyers).

The resulting decline in housing affordability hurts the ability of employers to hire and retain employees across all wage levels and adds to traffic congestion as Glenwood Springs workers must increasingly find housing outside of Glenwood Springs (typically further from the Roaring Fork Valley, towards New Castle and Rifle). The reliance on in-commuting has been growing fastest among the Town's large health care and education services sectors.

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Housing Supply

Adding new housing supply across a variety of price and rent points will be critical to stem imbalances in affordability and reduce the need for in-commuting.

While the City has seen a surge in multifamily rental development, there has been little added supply of affordable ownership housing (either "naturally affordable" market-rate or subsidized). A healthy balance of rental and ownership housing is important to maintaining opportunities for residents to remain in (or locate to) Glenwood Springs, regardless of life-stage.

Although some residential development sites remain within Glenwood Springs, the long-term capacity of housing land will be increasingly constrained by terrain and infrastructure, so adaptability and creativity in development patterns will be key to maintaining housing supply growth.

Some factors affecting housing affordability, such as land values and construction costs, are outside the City's ability to control. Many other inputs, however--such as land use mix, allowable density, parking requirements, and regulations as to minimum unit size, design, and building materials-- can affect the supply and pricing of housing and are directly influenced by City policies and regulations.

Any housing supply added to the City at any price point can help to put downward pressure on overall market pricing. However, units added at the higher end of the price/rent spectrum are more likely to attract part-time residents or vacation rental owners (as opposed to local employees), gradually shifting the community demographic mix and resulting in more housing that is at least occasionally vacant.



Mobile Homes

Mobile Homes

Mobile homes account for 5% of all housing units in Glenwood Springs, and represent one of the key areas of affordable housing in the community. In Colorado, mobile homes are the State's largest source of unsubsidized affordable housing, or "naturally-occurring affordable housing." Economic, political, and social forces threaten the legal and financial stability of this type of housing, and owners of mobile homes who rent lots in mobile home parks are perhaps in the most vulnerable position. As tenants in mobile home parks, these owners have fewer and weaker rights than their landlords do, and park owners often experience financial difficulties that can best be cured by selling their property to new owners. Many new owners in recent years are private equity firms and corporate buyers who recognize the stable revenues generated by parks and see the profit potential of the rentable lots, which are in high demand because of the shrinking supply of mobile home parks.

Strategies

Increase Density

Increase housing density.

Identify opportunities to increase allowable unit density in areas where supporting infrastructure (transportation, sewer, public safety) is adequate and impacts on aesthetic and safety for surrounding residents can be mitigated. Individual housing design and quality should be compatible with adjacent uses and quality should be sufficient for long-term livability and energy efficiency. Identify opportunities to build a mix of housing typologies of affordable and workforce through land banking, public private partnerships, and non profit organizations.

Encourage Accessory Dwelling Units (ADUs).

Consider further reduction to limits on the creation of accessory dwelling units (ADUs) where such activity can incrementally add unit density and provide additional owner/renter financial flexibility.

Continue to utilize inclusionary zoning as a tool to produce more affordable and workforce housing.

Continue to pursue and refine regulations related to inclusionary zoning (requirements that a certain percentage of any new residential construction be set aside for certain affordability levels). Maintain regular feedback with developers and property owners to ensure inclusionary targets encourage, rather than deter new housing development (both affordable and overall). Maintain requirements that affordable buyers/renters be employed locally, but revisit and refine definitions of "local" as appropriate.



Medium density housing in Glenwood Springs

Pursue the Community Land Trust model.

Consider establishing or participating in an existing community land trust, possibly in conjunction with philanthropic private-sector or employer-driven funding. In this model, land within the City and surrounding impact areas is acquired and held to be developed as permanently affordable housing, with structures sold to individuals (with built-in limits to appreciation upon resale) and land remaining under trust ownership. Such programs have been tried in the past with limited success, but as other communities around the West experiment with creative arrangements, there may be fruitful emerging best-practices worth adapting here.

Locate housing near jobs and transit.

Consider adding an overlay to the City's land use plan, identifying areas where efforts to encourage new affordable housing may be especially needed and/or promising. Criteria should include proximity to employment areas, access to new or planned public transportation options, and compatibility with well-designed higher-density development. Utilize the housing/transportation index to evaluate true affordability of development proposals.

Promote mixed-use development.

Identify opportunities for vertical mixed-use (residential over commercial) and live-work housing, especially for redevelopment in historic areas where density and land use mix is already established.

Provide diversity in housing types.

By providing affordable and workforce housing opportunities for people of all incomes, seniors, and students, the community may realize several benefits including increases in social diversity and vitality as community members shop in the same community where they live.

Preserve existing, naturally-occurring affordable housing.

Support efforts to maintain a naturally-occurring affordable housing stock in Glenwood Springs, including existing mobile home communities. Strategies for enhancing these communities should be explored to promote a high quality of life and the City could play a role in assisting residents in achieving this.

Regional Approach

Address housing regionally.

Because a portion of affordable housing demand is created in large part by regional conditions (employment and the spread of high housing costs from "up-valley" locations), the responsibility for community housing should also be addressed regionally. Thus, the City should work with Garfield, Pitkin and Eagle counties to combine resources, share strategies, and jointly seek funding and land for community housing projects. Currently, regional efforts are organized at the county scale, with agencies such as Garfield County Housing Authority, the Aspen/Pitkin County Housing Authority

Mobile homes serve as naturally-occurring affordable housing in Glenwood Springs



(APCHA), and the Eagle County Housing Department all pursuing similar housing-related objectives. The City of Glenwood Springs is a founding member of the West Mountain Regional Housing Coalition nonprofit, formed in 2022, that will focus short-term on development neutral strategies including a regional buy-down program, rental assistance, and Accessory Dwelling Unit assistance. The Coalition is dedicated to increasing the availability and accessibility of affordable community housing within Pitkin, Eagle, and Garfield Counties, including but not limited to workforce, senior, supportive, and other housing needs that arise.

Glenwood Springs should continue to support and advocate for multi-county, multi-municipality approaches that can broaden the regional approach to better match the emerging housing market and commuting realities across the Roaring Fork and I-70 west region.

Accommodate seasonal workers.

Explore alternative housing types for accommodating seasonal workers who are often young, single, and seeking very low-cost places to stay. These could include dormitories, hostels, camps, or other accommodations that employers could offer or provide subsidy for. Motels or other lodging could be converted for such extended stay temporary housing uses, as made possible in recent ordinance changes.

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Housing

#	Policy/Action	Champion	Timeline	High Priority
5.1	**Increase housing density.**			
5.1.A	Provide incentives for developers to build condos or townhouse units, including identifying and supporting condominiumization opportunities to increase homeownership .	Community Development	Near Term	
5.1.B	Support the ad hoc housing coalition to come up with affordable housing options.	Community Development and Committee	Near Term	
5.2	**Encourage Accessory Dwelling Units (ADUs).**			
5.2.A	Consider policy changes to increase ADUs.	Community Development	Near Term	x
5.2.B	Address barriers to ADUs such as parking and consider policy changes to increase ADUs in a housing strategy.	Community Development	Near Term	
5.3	**Continue to utilize inclusionary zoning as a toold to produce more affordable and workforce housing.**			
5.3.A	Refine policy and regulations related to inclusionary housing to increase workforce and affordable housing opportunities. Evaluate for 10-25% dedicated affordable units.	Community Development	Ongoing	x
5.3.B	Re-evaluate current deed restriction policies to determine effectiveness for homeownership and adjust City policy accordingly.	Community Development	Ongoing	x
5.3.C	Require qualified workforce and affordable housing buyers and renters under subsidized housing programs to be employed locally within city limits or in close proximity as determined by deed restriction regulations.	Community Development	Near Term	
5.3.D	Review the short term rental policy to determine impact in local housing market.	Community Development and Consultants	Near Term	
5.4	**Pursue a community land trust model.**			
5.4.A	Establish, or participate with an existing community land trust to expand homeownership opportunities.	Community Development	Near Term	
5.5	**Promote mixed-use development.**			
5.5.C	Require high-quality, energy efficient design for mixed-use and higher density housing projects.	Community Development	Near Term	x

Housing

#	Policy/Action	Champion	Timeline	High Priority
5.6	**Provide diversity in housing types.**			
5.6.A	Develop a local Housing Strategy with robust public engagement. The Community Development Department is currently working on a 2023 Housing Strategy Plan. Housing Strategy should address mitigating the cost of housing and rental costs, evaluating the need for subsidies for affordable/ attainable housing.	Community Development	Ongoing	x
5.6.B	Establish baseline annual goals for housing production that promotes a mix of housing types.	Community Development	Long Term	
5.6.C	Identify potential parcels for the development of senior housing and identify partners to develop.	Community Development	Long Term	
5.6.D	Create a policy or program to preserve existing missing middle housing and explore ways to develop new missing middle housing.	Community Development	Near Term	
5.7	**Preserve existing, naturally-occurring affordable housing.**			
5.7.A	Create a policy or program to preserve existing, naturally occurring affordable housing such as mobile homes.	Community Development	Near Term	
5.8	**Address housing regionally.**			
5.8.A	Partner with Garfield, Pitkin and Eagle Counties to combine resources, share strategies, and jointly seek funding and land for community housing projects.	Community Development, Garfield, Pitkin and Eagle Counties	Ongoing	
5.8.B	Support the West Mountain Regional Housing Coalition in its efforts, including a regional buy-down program, rental assistance, and ADU assistance.	Community Development	Ongoing	
5.9	**Accommodate seasonal workers.**			
5.9.A	Explore alternative housing types that accommodate seasonal workers, including dormitories, hostels, camps, or other accommodations that employers could provide subsidy for.	Community Development	Long Term	

TIME FOR A HOUSING UPDATE?

I am wondering (and feeling the need) if it is time for a housing update by the council-a 'top'/'down' look at our current status and policy guidance and alignment with the comp plan and since the 2023 Housing Strategy Plan as well as the considerable construction of units and deployment of 2C (WHFAB) funds. So I have taken the liberty to put together some possible strategic questions as well as a summary of housing strategy and status in Glenwood.* Housing and housing affordability is one of our most important issues and it also is central and linked to quality of life; transportation and traffic; sustainability and growth-gentle growth, planned growth or otherwise.

I believe that the council should take a 'top down' look periodically at our goals and strategies and progress. What do we feel is best for Glenwood in terms of directed growth and housing units-type, location, deed restrictions.

Do our current policies, practices and code and zoning do what we want-for now and in the future? The policy and goal level decisions should be made by council. Commissions and staff should be helping achieve these goals as well as offering possible direction and priorities and resources to achieve goals and implement effective strategies.

Where are we now?

I will try to begin at a higher council level–What questions should we be asking? These, of course, are subject to your review and revision.

Here are **7 high-value, policy-level questions** that would help **Glenwood Springs City Council** clarify the *desired direction of housing policy* **while protecting quality of life.** These are intentionally framed to guide **strategic decisions**, not just project-by-project approvals, and are well suited for retreats, study sessions, or public engagement. (with chatgpt assistance*)

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1. Who are we primarily trying to house within Glenwood Springs city limits?

Why it matters:
This question forces prioritization. Housing policy becomes clearer when Council agrees on *who Glenwood is for*, not just how many units to build.

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2. What share of future housing should be owner-occupied or resident-occupied versus investor-owned rentals?

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- Should Glenwood actively favor owner-occupied and long-term resident housing?
- Should there be caps or disincentives for absentee ownership or short-term rentals?

Why it matters:
Ownership and resident occupancy are strongly linked to neighborhood stability, civic engagement, school enrollment, and community identity.

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3. Where should growth occur—and where should it not?

- Which areas are appropriate for additional density?
- Which neighborhoods should remain largely unchanged?
- How much growth should be accommodated through infill versus redevelopment?

Why it matters:
Without a clear spatial strategy, growth becomes reactive, controversial, and harder to manage in terms of traffic and infrastructure.

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4. How much traffic impact is acceptable in exchange for housing within city limits?

- Is some increase in local traffic preferable to regional commuting from outside Glenwood?
- What standards should define "traffic-neutral" or "traffic-minimal" development?

Why it matters:
This reframes traffic as a *housing outcome*, not just a transportation problem, and supports housing near jobs, services, and transit.

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5. What existing housing must be preserved at all costs?

Why it matters:
Preservation (and development neutral) is often more cost-effective and less disruptive than new construction—and losing existing affordable housing can negate years of progress.

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6. How much public investment is Glenwood willing to make to achieve its housing goal

Why it matters:
Market forces alone are unlikely to produce the housing types Glenwood says it wants. Council clarity on public investment avoids ad hoc decisions later.

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7. How will Council measure success—not just in units built, but in quality of life?

OTHER QUESTIONS WE SHOULD BE ASKING? DOES HOUSING REMAIN A HIGH? PRIORITY? (quality of life...) Do we need a 'pause' and 'preserve' approach to our budget; housing goals; resources and built environment and services? (my question)

Why it matters:
Clear metrics help Council evaluate whether policies are actually improving livability—not just increasing housing counts.

Closing Thought for Council

> *The core question is not simply "How many units should Glenwood build?" but "What kind of community does Glenwood want to remain while it grows?"*
>
> Strategic Housing Plan Update (2023)
> https://cogs.us/ArchiveCenter/ViewFile/Item/2722

Background

The 2023 Strategic Housing Plan identifies a current need of approximately 1,300+ housing units, increasing to nearly 1,900 units by 2043, driven largely by workforce housing demand and in-commuting . Nearly 40% of households are cost-burdened, and housing scarcity is a primary contributor to traffic congestion along Hwy 82 and within city limits. Note: The Strategic Housing Plan identified need but did not directly recommend nor propose the construction of all the units to meet that need.

Policy Direction Council-Level Decisions

Consider or Reaffirm the following policy principles:

1. Compact Growth First
   Prioritize infill and redevelopment within city limits, especially near transit corridors and employment centers.
2. Housing + Transportation Integration
   Evaluate housing proposals based on *trip generation and commute reduction*, not just unit count.
3. Gentle Density with Design Controls
   Allow modest increases in density where infrastructure exists, paired with strong design standards.
4. Preservation Equals Production
   Protect existing affordable and mobile-home housing with the same urgency as new construction.

Recommended Actions (2025–2028) **Red: I have noted (subject to your and staff review) of actions completed or started.**

Immediate (0–18 months):

- Adopt a Housing Priority Areas Map
- Expand ADUs by right with design standards
- Issue RFPs for city-owned land for mixed-income housing
- Create a housing preservation fund

Mid-Term (2–5 years):

- Approve 2–3 mixed-income public–private projects (60–120 units each)
- Reform parking requirements near transit
- Expand employer-assisted housing programs
- Coordinate housing approvals with RFTA service enhancements

---

Expected Outcomes

- Reduced commuter inflow from down-valley communities
- Stabilized workforce housing supply
- Slower growth in peak-hour traffic
- Preservation of Glenwood's character

***I have used chatgpt/ AI to assist me in reviewing the Strategic Housing Plan (2023) as well as my own GoogleDoc notes and items and other public information related to Glenwood Housing. I would hope that our ComDev staff could help verify as well as update some of the numbers listed in this summary.**

AN INFORMAL SURVEY/VIEW OF 'WHAT WE HAVE' AND 'WHAT WE HAVE ADDED'

📌 Summary Table (Best Available Data) (mostly from American Community Survey/Census Bureau)

Metric	Value
Total Housing Units (est.)	~4,423
Occupied Units	~4,004
Owner-Occupied Units	~2,127 (~53%)
Renter-Occupied Units	~1,877 (~47%)
Owner : Renter Ratio	~1.13 : 1 *(Note: Other estimates from similar ACS sources list owner occupancy ~51.8% and renter occupancy ~48.2%, which is very close overall.)*
Bedrooms (All Units)	0: ~131 1: ~472 2: ~1,676 3: ~1,319 4: ~597 5+: ~228

⚠ Notes & Limitations

1. Exact ACS tenure *by bedroom count* (e.g., how many 3-br homes are owner vs. renter) isn't freely extractable here without direct Census table DP04 cross-tabulations. The data above uses the best available published summaries and supplemental rental inventory sources.

2. Rental bedroom estimates are from rental listing surveys and may not precisely match ACS counts, but they offer a good picture of the rental stock distribution.
3. Affordable Housing Online
4. Some data sources report slightly different totals (e.g., 4,215 units, 4,258 units) because of different estimation years or rounding — all are within the same general range.
5. Zip Codes US

What has been 'done' in recent (10 yr) housing development?
And what do we have? SEE ATTACHED SPREADSHEETS

Untried: duplex and or triplex use by right;
Commercial linkage; mixed use requirement in ___ zoning;
Mobile home zoning change;
Prohibit STR in multifamily buildings
Change (increase) inclusionary requirements–more RO? Ami? Or employee?/ retiree
Other?

Do something?
Do nothing?

Unofficial Inventory of Mobile Home Parks/Units; Glenwood Deed Restricted Housing Units; 'Recent' residential units constructed

If time and resources allow, an edit and update by city Community Development Dept. would be helpful.

GLENWOOD SPRINGS MOBILE HOME PARKS		Parcel Number	Owner Name	Owner Address	Units *
Address		21851600068	Storey Enterprises	Carbondale	36
2412 S. Grand		218509300031	River Meadows	Gilbert AZ	104
1020 Latson Court		218505400106	Wilcox Properties	Aurora CO	20
51899 Hwy 6&24		218505300101	Kuolusand LLC	Carbondale	20
51691 Hwy 6 & 24		218521100017	Berbert	Silt, CO	12
3110 S. Grand		218506210009			40
125 Center Drive		218521100016	Carbine Ventures LLC	Glenwood	15
3018 & 3030 S. Grand					**247**
Total					
NOT IN CITY LIMITS	adjacent	3 mile/Midland			59
The Hideout		3 Mile	Roaring Fork Community Dev. Corp		20
Three Mile Mobile Home Park			Robinhood		22
50591 Hwy 6&24			Storm King MHP LLC	Miami, FL	50
50691 Hwy 6 & 24					**151**
Total					
Other Affordable/Rent Controlled/Deed Restricted Units in Glenwood Springs					
		The Manors I			30
721 Blake		The Manors II			46
661 Bennett		Glenwood Green			60
220 Flattops View Dr		Machebeuf Apts			55
111 Soccer Field Rd		Sunnyside Apts			47
601 21st Street		L3 Carter			88
253 Wolfshun		The Benedict			34
2700 Midland		Caverns Village			15
201 Centennial		Grand Residences			4
2512 S. Grand		Mt. View Flats			8
51527 6 and 24					3
2520 S. Grand		Rodeway Inn RFTA			42
52039 6 and 24		Residences on Grand (Caravan)			23
1826 Grand Ave					

Midland Ave.		Silver Sage			17
Various		Good Deeds			10
Center Street		Glen Valley Coop/Mtn Valley			40
1002 Cooper		COOP			2
Total					**524**
PENDING/PROPOSED		Confluence			6
Midland and 8th		Glenwood Gardens	Column 2		80
6 and 24	Column 1				**610**
Total					

Recent'

DEVELOPMENT SUMMARY - HOUSING

Project Name	Unit type		Total Units		
Lofts at Red Mountain, phase 1	Studio-1-2 bedroom rentals in 2 buildings		88		
Lofts at Red Mountain, phase 2	studio-1-2 bedroom rentals in 3 buildings		97		
Six Canyons	1-2 bedroom rentals		116		
Lofts at Red Mountain, phase 3	studio & 1 bedroom rentals in 1 building		88		
Bell Ripply, Multifamily	1-2 bedroom rentals in 5 buildings and 1 duplex		100		
TB & SB LLC	1 bedroom condos		13		
Oasis Creek duplexes-subdivision	for sale duplexes		12		
Cardiff Glen Lot 95 & 96	For sale townhouse units		29		
Caverns Village Mixed Use	1-2 bedroom rental units		19		
2512 S Grand	1 - 2 bedroom units		20		
BLD GW Meadows proposal- Wulfsohn Rd	Multifamily		300		
Western Hotel	Multifamily		11		
405 Laurel	Multifamily		10		
Mountain View Flats	1-3 Bedroom		40		
702 23rd Street	2 bedroom apartments		5		
TBD S. Grand Ave	3 Townhomes		3		
900 block Grand	6	?	6		
Cowdin?Davis	11		11		
L3/Carter	80		80		
Benedict			34		

Grand Residences			64		
Rodeway/RFTA			42		
Silver Sage on Midland			17		
10th & Cooper	Anderson/Mortuary	?	7		
Midland & 8th	Habitat		6		
Glenwood Green			60		
CR 135		net 8?	14		
Silver Sage Townhomes			40		
Buffalo Valley			54	Adjacent/ apartments	
			1386		
Total					
Pipeline/Potential		?	150		
BLD Phase II			tbd		
Smith/ CMC			tbd		
Rivers Restaurant			tbd		
Vogelaar			tbd		
Ami's Acres			tbd		
Gould West Glenwood					
Other west Glenwood					
ADU's (estimate since 2021)	4 free standing; 2 garage; 14 interior/attached	to be staff verified?	20		

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item:	State of the City Debrief
Action Requested:	This item will give Council the opportunity to discuss the State of the City which took place on January 31, 2026.
Department:	City Administration
Presented By:	Bryana Starbuck
Strategic Goals:	Provide Efficient and Responsive City Government Protect and Preserve our Quality of Life
Background Info:	January 31 was the first Glenwood Springs State of the City.
Issues:	NA
Fiscal Impact:	NA
Legal Review:	NA
Staff Recommendation:	NA

State of the City 2026 Report

Summary

The State of the City 2026 was held at Morgridge Commons on Saturday. January 31. This was the first ever state of the city event. Central takeaways were enthusiasm from residents for this type of event and the need for event structure & venue changes.

- Attendance
    - Yes RSVPs (@7 PM on Monday, January 26) = 99 individuals
    - Total Yes RSVPs = 152 individuals
    - By a rough count, there were about 180 members of the public in attendance plus 20 city staff and all 7 city councilors.
- Doors officially opened at 5 PM, but members of the public began arriving as early as 4:30 PM.
- Food was ready at 5 PM and was cleaned up by 7 PM.
- Presentation started at 5:33 PM with standing room only, several participants unable to be in main room.
- Attendees were asked to self-assign to groups of at least 15 with rotations every 10 minutes or so (about 2 minutes set aside for passing period). Rotations marked by cowbell.
- Attendees left by 7:40 PM. The event was fully packed up and cleaned out by 8 PM.

Station Highlights

Items in quotes are verbatim from written comments submitted at the event or online.

General City

- Questions:
    - What's happening with the Confluence?
    - "Is there a publicly available citywide capital improvement plan? Do we have metrics for the CIP?"
- Ideas/Comments/Perspectives:
    - "Need one group per room!"
    - "I love that you did the State of the City event. Thank you for letting us know what city plans are or are not, and what the reasoning is behind the decisions. I hear people complaining about many random city things and

most of the time it's simply because they are misinformed. So thank you for informing us Saturday and keep on doing it! You can see there is a lot of interest."

Community Development & Housing

- Questions:
  - What housing programs does the City offer?
  - How do City utilities accommodate all of the recent growth?
  - How do we limit future growth?
  - How do accommodate all of the traffic related to development?
- Ideas/Comments/Perspectives:
  - Become ADU supportive jurisdiction
  - Incentive the development of accessory dwelling units.
  - Incentive for sale housing development.
  - Incentive the redevelopment of underutilized parcels.

Economic Development

- Questions:
  - Why didn't another grocer go into the old Safeway building?/why that tenant?
  - "What are you doing to incentivize and identify local entrepreneurs and assisting them to sustainability?"
  - "Can you implement a business incubator center?"
  - "What are we doing to incentivize redevelopment, incremental gentle density?"
  - "Can you quantify impact of 27th street pedestrian tunnel"
  - What are our financial incentives
  - Who else can business go to for support
  - What are we going to do with the mall
  - Tourism trends, where are we at
- Ideas/Comments/Perspectives:
  - "Hit the pavement, go door to door with businesses to share business resources and information"
  - Interest in activating the West Glenwood Mall
    - Concert Venue, Indoor Recreation, Movie Theater
  - Provide more incentives for mid-sized businesses, not necessarily sales tax generating businesses
  - General feeling building and planning departments are creating significant roadblocks to business start-ups and expansions

- Confusion about business licenses

Traffic & Transportation

- Questions:
  - "What are your ideas about traffic congestion through our town?"
  - "Traffic/safety – Are built environment improvements to reduce speed and increase safety being planned/implemented? Carrot vs. stick"
  - Why is the speed limit on speed llimit on midland 25 mph/ why would you raise it?
  - Status of South Bridge?
- Ideas/Comments/Perspectives:
  - "Promote parking reduction through education."
  - "I wanted the bus stop to be painted yellow like it used to be 6 months ago before construction. 9th + main cars keep parking making harder on buses pulling up and back in."
  - If you get a ticket at 25 mph you should ticket for folks going under 25
  - Pretty even split of folks who support or disagree with speed limits.
  - We should do a bypass on the Rio Grande Trail.

Infrastructure, Construction & Utilities

- Questions:
  - "How are you going to stop big developments in our town when our structures are already overwhelmed?"
  - "What is the responsibility of the special district at the mall in terms of road maintenance landscape maintenance, etc.?"
  - "Is there an electrical undergrounding plan?"
  - "Why are there no stop/yield signs on Bennett?"
  - "What are you doing about 12th St ditch?"
  - Individual households had questions about their homes, utility billing
  - What is the plan for our neighborhood – next large neighborhood (listed) which neighborhood in next
  - "Do we have enough water for fire events?"
- Ideas/Comments/Perspectives:
  - "I'm concerned that city funds are being used to maintain roadways and landscape [at the mall] and I don't think that's supposed to be what's happening."
  - "Since the new trash cans the one/stop near 9th/Main south bound trash every day piles up"

- “Please fix the street in the 1600 block of Cooper. It’s not my property, it belongs to a friend whom I visit frequently. It’s only one block but gets a lot of traffic with apartments there and it’s horrendously embarrassing to the city.”

Parks & Recreation

- Questions:
  - “Are we tracking parks metrics for highest + best use? Any improvements planned based on those metrics?”
  - Any plans for future improvements to the bandshells at Two River Park?
  - Can we bring back senior field trips?
  - Music under the bridge is great. What can be done to improve the sound quality?
  - What happened to the City Pride event and support from the city?
  - What are you doing to mitigate the South Canyon Seam Fires?
- Ideas/Comments/Perspectives:
  - Thank you for the Silver Ball it was fantastic.
  - Can we improve Two River’s river access? Access is limited to stairs and boat ramp. With no ADA/stroller path to the river.
  - Community Center is great!
  - Volunteer opportunities for park improvements. List of Task that need to be completed to improve the parks.
  - 12th Street underpass. Improvements. Better lighting, stairs.
  - More ADA Playgrounds.
  - More signs with park rules.
  - Enjoy the dog park and open space. Between the high school and the river. Keep Lone Pine as open space. Keep creating more open space.

Public Safety

- Questions:
  - “Are flock cameras on the city website?”
  - “What resiliency efforts are being planned/implemented to protect GWS from fire?”

After Action Review

What worked?

Item/Activity	Why it worked/was successful
Date	Saturday night in the winter
Time	Relatively short time commitment
Venue	Morgridge setup room layout as requested
Sign In	Welcoming staff presence at door and at table – directing folks in the right direction
Event flow	Some preference for direct conversation rather than presentations Movement keeps crowd engaged
Presentation section	Nice to have joint start Video, speech from Mayor well received
Sound	Microphone worked when it worked
Food	Sodexo was on-time, did their own set up, brought all the plates and cutlery and cleaned up Tasty
Station topics	Relevant topic categories Was nice to have computer screen share
Staff	Knowledgeable, caring, professional
Council	*To complete at February 12, 2026 work session.*
Audience	For the most part people were respectful and asked good questions
Boards	Some folks preferred to read from the packet rather than be in the big discussion groups
Set up	Folks were on time as asked
Pack up	Everyone pitched in and we were able to clean up quickly; Having the wagon is essential
Marketing	Residents showed up ready to participate!

What could use improvement?

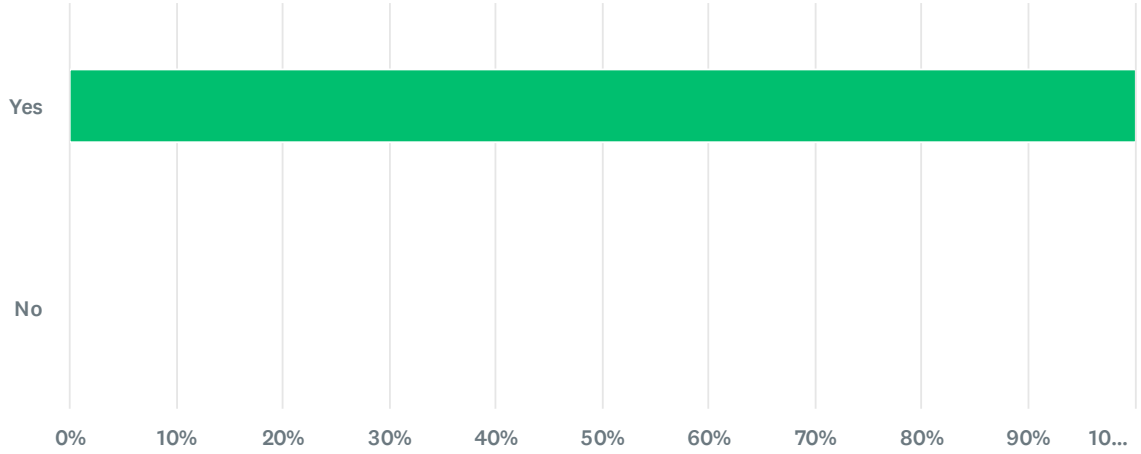
Item/Activity	Ideas for modification
Date	Date conflict with family ball and same weekend as COGS party was too much
Time	More time with each pod, barely scratched the surface of questions with each group
Venue	Had to have a staff member watch doors after 5 PM Need larger room for everybody/main room Each topic needs its own room Needed more seating
Sign in	Need to move people through sign in faster
Event flow	Unclear where folks were supposed to go next Time to rotate cut into discussion time Folks didn't quiet down once at stations Some instances of single attendee dominating questions
Presentation section	Some items were covered by every tour group – maybe these would be better addressed in large group to free up time in small groups
Sound	Poor overall More than one station in a room is too crowded When speakers use mic, they need to hold it closer to their mouth
Food	Food ran out Requests for vegetarian/gluten free options Unclear that it was going to be more hearty than snacks
Station topics	Fire/EMS and PD probably need separate booths QR codes underutilized – very low participation on at station feedback opportunities, questions submissions and exit survey
Staff	Needed station scribes Needed more capacity at sign in
Council	*To complete at February 12, 2026 work session.*
Audience	Hard to reach groups lacked attendance (Spanish speakers, families with young kids, renters)
Boards	Didn't make "who ya gonna call"
Set up	Could use a setup crew to haul things in
Pack up	Preassign setup and clean up
Marketing	Set a save the date even earlier to minimize overlap; set a cut off date for RSVPs?

Additional ideas/items for discussion for next year

- Host at a school to be able to break out into individual classrooms
- Have presenters rotate rather than groups
- Ticketed entrance?
    - Will call with pre-printed name tags, pre-assigned groups via Eventbrite?
    - Walk in sign up
    - Mini-conference format? – select which sessions you want to attend?
- Longer time for social/dinner?
- Ground rules?
- Security?
- Parking?
- Kids zone?
- Spanish interpretation…

Q1 Was this worth your time?

Answered: 18 Skipped: 0



Answer Choices	Percentage	Responses
Yes	100.00%	18
No	0%	0
Total		**18**

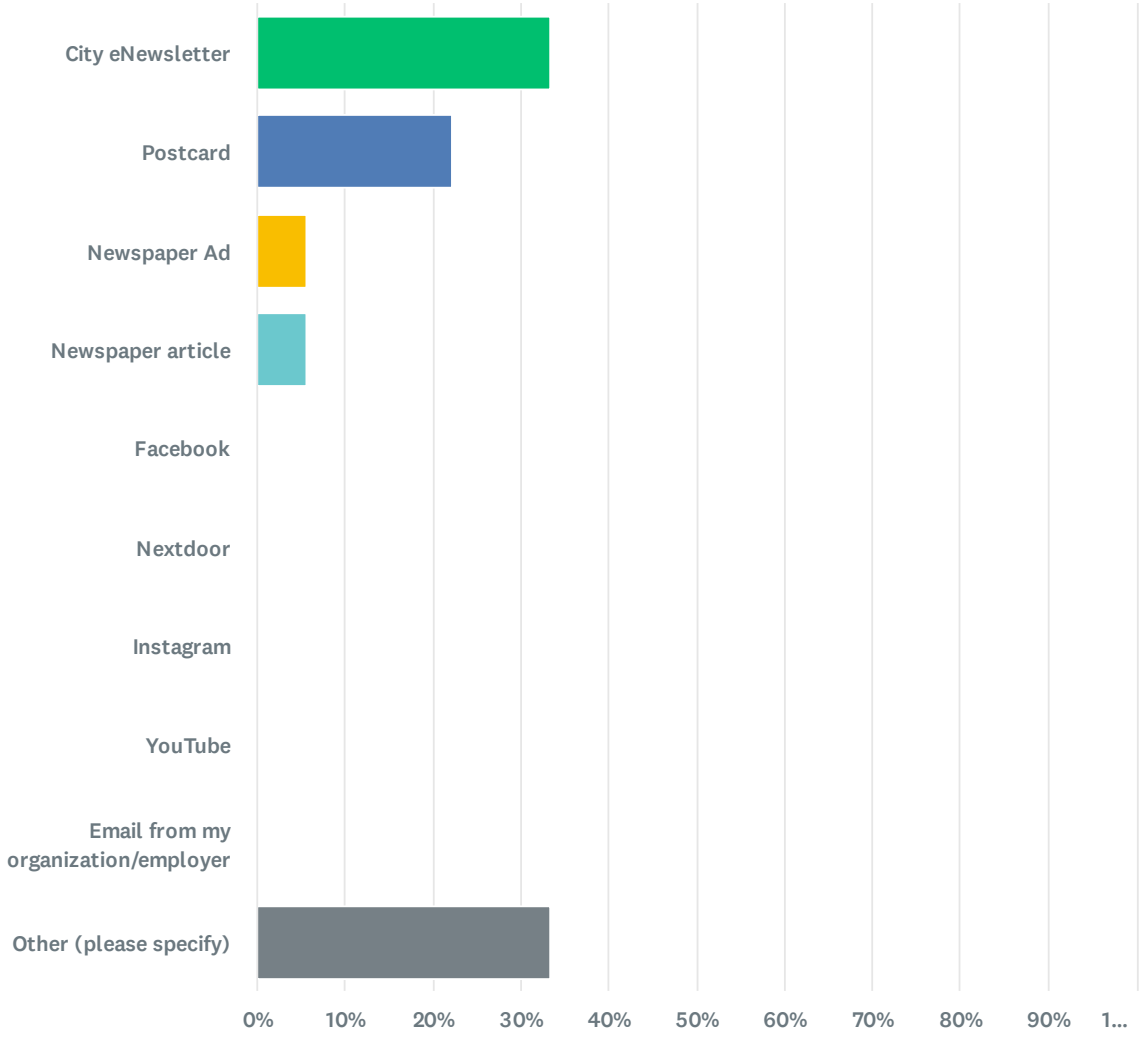
Q2 What was your main takeaway?

Answered: 18 Skipped: 0

#	RESPONSES	DATE
1	For development goals, the City is focusing on how to address/incentivize the redevelopment of vacant stores.	2/6/2026 11:58 AM
2	I love my town!	2/2/2026 10:46 AM
3	Very welcoming. Great attendance. Good food. Nice format and opportunities for informal and formal input - despite the challenges created by the large crowd.	2/2/2026 9:48 AM
4	Knowing projects coming up in my neighborhood	2/1/2026 6:18 PM
5	Great way to get to meet city council members and teams that make things happen in our city. Lots of passion and dedication.	2/1/2026 11:23 AM
6	The City has an experienced, intelligent, caring and energetic staff that are serving the residents and visitors well	2/1/2026 9:06 AM
7	How many projects the City does and how the City representatives really care about their City and citizens.	2/1/2026 7:24 AM
8	Never run two or more groups on one room!	2/1/2026 7:01 AM
9	Jacob is great for our economic development. I have a lot of faith in him. City council is transparent and on it	1/31/2026 10:41 PM
10	Back-and-forth engagement was successful. Hard to hear the discussions due to many people in the room	1/31/2026 9:15 PM
11	Vibrant City	1/31/2026 8:40 PM
12	I learned so much about what the city is up to!	1/31/2026 8:05 PM
13	The City’s team is very talented and deeply cares about the city, residents.	1/31/2026 8:01 PM
14	As the incoming president of the Terrace's HOA, there's some things I plan on following up on regarding new codes coming this year.	1/31/2026 7:30 PM
15	I don’t understand why so many of my neighbors don’t want more housing downtown on land that’s owned by the city and is being underutilized. I think the area between the elementary school and the rivers has huge potential for more activity including public access to the river and mixed use development.	1/31/2026 7:25 PM
16	I learned a lot and it was a great community event!	1/31/2026 7:12 PM
17	City needs to share more info on website. You have qualified staff but each session did not allow time to discuss nuch.	1/31/2026 7:08 PM
18	The city staff is knowledgeable and deeply interested in making the city better.	1/31/2026 6:53 PM

Q3 How did you hear about the event?

Answered: 18 Skipped: 0



Collapse

Answer Choices	Percentage	Responses
City eNewsletter	33.33%	6
Postcard	22.22%	4
Newspaper Ad	5.56%	1
Total		**18**

Answer Choices	Percentage	Responses
Newspaper article	5.56%	1
Facebook	0%	0
Nextdoor	0%	0
Instagram	0%	0
YouTube	0%	0
Email from my organization/employer	0%	0
Other (please specify) Show responses	33.33%	6
Total		**18**

#		
1	directly from Bry	2/6/2026 11:58 AM
2	Facebook, newspaper ad, city newsletter	2/2/2026 10:46 AM
3	My husband	1/31/2026 10:41 PM
4	Email from Steve Smith	1/31/2026 8:40 PM
5	Mayor Diem	1/31/2026 7:25 PM
6	Tim Bergman	1/31/2026 7:12 PM

Q4 Any suggestions on how we could improve this event for next year?

Answered: 18 Skipped: 0

#	RESPONSES	DATE
1	Maybe a smidge longer (2 mins?) at each section. I did like the round-robin format and the casual flow to go where you want.	2/6/2026 11:58 AM
2	Great turnout, though it was hard to hear. Please use all the spaces for breakouts, including the room where we first met, the northeastern room, and the “art gallery” area. Better sound in main room, too.	2/2/2026 10:46 AM
3	Perhaps slightly more structure regarding movement between groups. More separation of groups to increase ability to hear.	2/2/2026 9:48 AM
4	Bigger rooms.	2/1/2026 6:18 PM
5	Have only one meeting per room. Difficult to hear with multiple meetings going on in the same room.	2/1/2026 11:23 AM
6	Be prepared for a larger number of attendees, maybe break out areas dedicated to only one department group rather than 2	2/1/2026 9:06 AM
7	This might be a hard one, but separate rooms for the small group discussions.	2/1/2026 7:24 AM
8	Separate rooms for each group.	2/1/2026 7:01 AM
9	Not really	1/31/2026 10:41 PM
10	Food ran out quick and maybe we could use more rooms for better noise separation. Also each "booth" was done so fast	1/31/2026 9:15 PM
11	Allow more time? Each department have 3 points need to cover	1/31/2026 8:40 PM
12	I think this was a great event but the venue was awful. We couldn’t hear anything at the opening session and it was way too cramped and loud in the rooms for meaningful engagement. I would also suggest letting folks pick which categories they want to go to, as 10 minutes wasn’t enough. Also because we were stuck in the same group we heard the same type of comments.	1/31/2026 8:05 PM
13	More chairs. Spread groups out more.	1/31/2026 8:01 PM
14	Folks were joking about our scribes having paddles to lead to stations, I think that's legit a good idea. It wasn't clear that we should get there early for dinner, so include that next time, maybe just say the event starts at 5 and 5-530 is dinner. Also, have a vegetarian option.	1/31/2026 7:30 PM
15	More space! More chairs!	1/31/2026 7:25 PM
16	Larger space, couldn’t hear very well.	1/31/2026 7:12 PM
17	More time for each session. One session per room so folks could hear the information Send out agenda in advance so I attendees would know dinner started prior to the stated start time.	1/31/2026 7:08 PM
18	More time per rotation, someway to mitigate noise/space	1/31/2026 6:53 PM

Q5 Final thoughts?

Answered: 17 Skipped: 1

#	RESPONSES	DATE
1	Was good to have all city council members present at each station. Liked it being on a Saturday - would be too much after a long work week on Friday or middle of the week. Thank you for putting this together!	2/6/2026 11:58 AM
2	Great event! It was great to meet city staff and councilors, see old friends and make new ones, find out what is going on, ask questions, and provide input.	2/2/2026 10:46 AM
3	Particularly liked the handout with "We've heard it said..." portion. Handout is very well done! Far better than sticky notes or news print breakout groups of the past.	2/2/2026 9:48 AM
4	Thanks	2/1/2026 6:18 PM
5	Looking forward to following up on some of the subjects that interested me most.	2/1/2026 11:23 AM
6	This was an amazing event and the City staff did an excellent job putting it together, thank you!	2/1/2026 9:06 AM
7	Thank you for putting on a great event! Special thanks to Matt Langhorst. I emailed Matt about adding a delay to the traffic light at the bottom of the switchback coming off of Red Mountain down to Midland so that the walk sign crossing Midland started first, then a delay, then the green for cars. Too many times I've been in that crosswalk and drivers don't see me or their looking at the light not the crosswalk. THANKS for adding the delay, Matt!	2/1/2026 7:24 AM
8	If you’re forced to put more than one group in a room, turn it around, have audiences with backs to wall and speakers back to back.	2/1/2026 7:01 AM
9	All were good speakers. Very competent people and we need to keep it that way. How? I don’t know.	1/31/2026 10:41 PM
10	Great effort on the City's part to encourage community engagement. Hope we do this annually	1/31/2026 9:15 PM
11	Glenwood springs has good people working for the city!	1/31/2026 8:40 PM
12	Thank you. I hope you do this again at a different venue. It was super valuable.	1/31/2026 8:05 PM
13	Thank you.	1/31/2026 8:01 PM
14	I have lived in a few similarly sized towns where? I've been heavily engaged in city politics/government, and this was genuinely the best city-led public engagement meeting that I've been to. Well done and I look forward to the next one	1/31/2026 7:30 PM
15	Thank you to all the city staff for what you do to make this such an amazing place to live. Please continue to support our neighbors who are not resident of the US. They are a vital part of our community.	1/31/2026 7:25 PM
16	Thank you.	1/31/2026 7:08 PM
17	Thanks	1/31/2026 6:53 PM

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item:	Municipal Judge Check-In
Action Requested:	This is a check-in with Municipal Court Judge Graves.
Department:	City Administration
Presented By:	Steve Boyd, Yvette Gustad
Strategic Goals:	Provide Efficient and Responsive City Government
Background Info:	Municipal Judge Graves was appointed by Council on November 7, 2024. This is one of three Council-appointed positions, along with the City Manager and the City Attorney.
Issues:	None at this time.
Fiscal Impact:	All impact is budgeted in the Municipal Court Department in the General Fund.
Legal Review:	NA
Staff Recommendation:	NA

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item:	Speed Camera Court Update
Action Requested:	Hear an update from staff and Judge Graves on the first few speed camera court hearings we've had.
Department:	City Administration
Presented By:	Steve Boyd, Yvette Gustad
Strategic Goals:	Provide Efficient and Responsive City Government Ensure Public Safety
Background Info:	As of this council meeting, there have been three court dates dedicated to speed camera citations.
Issues:	NA
Fiscal Impact:	NA
Legal Review:	NA
Staff Recommendation:	NA

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item: February 5, 2026 Council Minutes

Action Requested: February 5, 2026 City Council Minutes

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:

MINUTES
CITY OF GLENWOOD SPRINGS
CITY COUNCIL MEETING
FEBRUARY 5, 2026
6:15 PM

Note: Official meeting minutes are located on the City website via YouTube video at the following link: https://www.youtube.com/user/GlenwoodSprings1885/videos. The times in agenda items indicate approximately where the item can be found on the YouTube video timeline.

REGULAR SESSION

Item 1. 6:51 Roll Call

Present: Councilor Smith, Councilor Schachter, Mayor Dehm, Mayor Pro Tem Zalinski, Councilor Schmahl, and Councilor Townsley.

Staff Present: Also present were City Manager Steve Boyd, City Clerk Ryan Muse, City Attorney Karl Hanlon, Deputy Chief of Police John Hassel, Human Resources and Finance Director Yvette Gustad, Director of Economic and Community Development Trent Hyatt, Director of Operations Tim Bergman, Public Works Director Matt Langhorst, City Engineer Ryan Gordon.

Item 2. 7:20 Agenda Changes

7:30 Councilor Schmahl, seconded by Councilor Townsley, moved to remove item 6c: Water Service Agreement for 49893 Highway 6 and 24 from the Consent Agenda and put it on the Regular Agenda.

8:05 The motion passed unanimously

Item 3. 8:29 Disclosure of Any Councilor Conflicts of Interest

There were none.

Item 4. 8:34 Citizens Appearing Before Council and Council Response (for items not on the agenda - comments limited to 3 minutes)

Glenwood Springs resident Zody Woolsey made comments about flock cameras and the ICE detention center on Midland.

Tracy Zabel, a Carbondale resident, made comments about flock cameras.

Glenwood Springs Resident Maya Hunt made comments about flock cameras.

Dawn Dexter, a community member, made comments about cameras.

Mayor Pro Tem Zalinksi, Deputy Chief of Police John Hassel, Mayor Dehm, Councilor Townsley, and Councilor Schachter responded.

Item 5. 31:43 Council Announcements

Councilor Smith gave updates from the Transportation Commission as well as recognized the work of Carolyn Cipperly on the Planning and Zoning Commission.

Mayor Pro Tem Zalinski announced the Springtime River Cleanup event on April 25th. She also made announcements about a letter regarding local management of rental rates and a tool to get information on snowpack and water levels.

Councilor Townsley made an announcement regarding the Parks and Recreation Commission requesting council comments and input.

Item 6. 38:13 Consent Agenda

Mayor Pro Tem Zalinski moved to approve the consent agenda as written except for item C. Councilor Schachter seconded the motion, and it passed unanimously.

Item 7. 38:39 Planning and Zoning Commission Appointments

Director of Economic and Community Development Trent Hyatt opened on the item.

39:48 Councilor Schachter, seconded by Mayor Pro Tem Zalinski, moved to approve the Planning and Zoning Commission appointments of Connie Geiman and Patrick Corcoran as full time members and Kyle Jones as alternate.

Councilor Smith and Mayor Dehm made comments.

43:06 The motion passed unanimously.

Item 8. 43:40 Aquatic Nuisance Species

Madeline Baker, Invasive Species Specialist with Colorado Parks and Wildlife presented on the item. She was joined by Becca Cass CPW Wildlife officer, and Paula Stepp and Erika Gibson of the River Commission.

Councilor Schmahl, Councilor Smith, Mayor Pro Tem Zalinski, and Mayor Dehm asked questions and made comments.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

Item 9. 59:58 Water Service Agreement for 49893 Highway 6 and 24

Public Works Director Matt Langhorst, City Attorney Karl Hanlon, and Mark Gould, property owner, presented on the item.

Councilor Schachter, Councilor Schmahl, Councilor Smith, Mayor Pro Tem Zalinski, and Councilor Townsley asked questions.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

1:20:58 Mayor Pro Tem Zalinski, seconded by Councilor Schachter, moved to approve the water service agreement for 49893 Highway 6 and 24.

Councilor Schachter made a comment.

1:22:36 The motion passed 5:1 with Councilor Schmahl voting against.

Item 10. 1:23:03 Award Request for Qualifications 2025-38Q; South Bridge Construction Management and Inspection Services

City Engineer Ryan Gordon opened the item.

Councilor Schmahl, Councilor Townsley, Mayor Pro Tem Zalinski, Councilor Smith, and Mayor Dehm asked questions and made comments.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

1:53:31 Councilor Schachter moved, seconded by Mayor Pro Tem Zalinski, to award the Request for Qualifications 2025-38Q; South Bridge Construction Management and Inspection Services.

1:53:58 The motion passed 5:1 with Councilor Smith voting against.

Item 11. 1:54:20 Award Request for Proposal 2025-39P; Coach Miller Drive and 14th Street Construction

City Engineer Ryan Gordon opened the item.

Councilor Schmahl, Mayor Pro Tem Zalinski, and Councilor Smith asked questions and made comments.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

2:05:27 Mayor Pro Tem Zalinski, seconded by Councilor Townsley, moved to approve the Award Request for Proposal 2025-39P; Coach Miller Drive and 14th Street Construction.

2:05:58 The motion passed unanimously.

Item 12. 2:06:00 Award Request for Proposal 2025-40P; Highway 6 and 24 Shared Use Path Improvements

City Engineer Ryan Gordon opened the item.

Mayor Pro Tem Zalinski asked a question.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

2:09:35 Councilor Schachter, seconded by Councilor Smith, moved to approve the Award Request for Proposal 2025-40P; Highway 6 and 24 Shared Use Path Improvements.

Councilor Smith made a comment

2:11:03 The motion passed unanimously.

Item 13. 2:11:15 Ordinance 2026-01; Building Permit Inspection Fees. Second Reading

Director of Economic and Community Development Trent Hyatt opened the item.

Mayor Dehm opened the item for Council comment.

There were none.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

2:13:16 Mayor Pro Tem Zalinski, seconded by Councilor Schachter, moved to approve Ordinance 2026-01; Building Permit Inspection Fees.

2:13:49 The motion passed 5:1 with Councilor Townsley voting against.

Item 14. 2:13:54 Ordinance 2026-03; Sales Tax Language 040.020.030 Cleanup

City Attorney Karl Hanlon opened the item.

Councilor Smith asked a question.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

2:14:55 Mayor Pro Tem Zalinski, seconded by Councilor Schachter, moved to approve Ordinance 2026-03; Sales Tax Language Cleanup 040.020.030.

2:15:27 The motion passed unanimously.

Item 15. 2:15:30 Resolution 2026-02; Electric Tariff Sheet Updates for 2026 Rate Adjustment

Public Works Director Matt Langhorst presented on the item.

Councilor Smith and Mayor Dehm asked questions.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

2:14:55 Councilor Schachter, seconded by Mayor Pro Tem Zalinski, moved to approve Resolution 2026-02; Electric Tariff Sheet Updates for 2026 Rate Adjustment

2:25:17 The motion passed unanimously.

Item 16. 2:25:27 Council Comments

Councilor Schmahl made a comment about the park below Coach Miller Drive.

Councilor Smith made comments about the emergency evacuation plan readiness, North Landing lighting, and a State of the City event debrief.

Councilor Schachter made a comment about bears not hibernating. He also requested support from other councilors to discuss housing policy in a future workshop. Councilor Townsley, Councilor Smith, Mayor Pro Tem Zalinski, and Councilor Schachter offered their support.

Mayor Pro Tem Zalinski commented about the fire department offering free fire mitigation consultations.

Item 17. 2:35:27 Report from City Administration

City Manager Steve Boyd reported on emergency preparedness for fire season as well as thanks to Bryana Starbuck for her work putting together the State of the City event.

City Attorney Karl Hanlon reported on the Shoshone streamflow rights issue.

Item 18. 2:38:48 Social Event Announcement

Tonight's social event will take place at El Tapatio following the Council meeting.

Item 19. 2:38:54 Adjournment

Councilor Schachter moved to adjourn. Mayor Pro Tem Zalinski seconded, and the motion passed unanimously.

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item: Transportation Commission Appointment

Action Requested: Appoint Ashley Cline as an alternate member of the Transportation Commission.

Department: City Clerk

Presented By: Ryan Muse

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

Background Info:

Councilor Smith's Recommendation
Councilor Smith interviewed Ashley Cline and both he and Councilor Townsley recommend appointing her to a 3-year term as an alternate member to expire in March 2028.

Composition of the Transportation Commission
Seven (7) citizens, at least six (6) who are residents of the city and one (1) who may reside outside of the city but within the 81601 zip code area or own real property or a business within the city.

Powers and Duties of the Transportation Commission
(1) To investigate, study and report to the City Council any and all matters concerning transportation issues which directly affect the City.
(2) To investigate, study and report to the City Council on other intergovernmental committees, boards or commissions working on transportation issues in the Tri-County (Pitkin, Garfield and Eagle) area.
(3) To meet with the City Council on an annual basis to identify which transportation issues require priority attention.
(4) To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the transportation needs of the City.
(5) To perform functions concerning oversight of transportation issues or functions as delegated by the City Council.
(6) To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council.

Alternate Members
The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA

Print

Transportation Commission Application - Submission #3602

Date Submitted: 1/16/2026

Transportation Commission Application

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Ryan Gordon City Engineer
ryan.gordon@cogs.us
970-384-6413

Thank you for your interest in serving your community. Please answer all questions on this application.

Membership Qualifications*

You must qualify with one of the options below to be eligible to serve on the Transportation Commission. Please select the option that applies to you.

- [x] Resident of Glenwood Springs within city limits
- [ ] Resident outside of Glenwood Springs city limit, but within the 81601 zip code
- [ ] Owner of real property or a business within Glenwood Springs city limits
- [ ] Youth resident (under the age of 18) within the 81601 zip code or attending school within city limits.

Please select today's date*

1/16/2026

Personal Information

First Name*

Ashley

Last Name*

Cline

Occupation*

Transportation Engineer, SGM

Home Address*

[redacted]

City*

Glenwood Springs

State*

CO

Zip Code*

81601

Mobile Phone Number*

[redacted]

Email Address*

[redacted]

Home Phone Number

Work Phone Number

Mailing Address (If different than home address)

City

State

Zip Code

Personal and Professional Interests

Why are you interested in serving on the Transportation Commission?*

I live and work in Glenwood Springs and have a deep desire to make my community a better place for residents and visitors alike.

What do you view as the role of a Transportation Commission member?*

I view the role of a Transportation Commission member as a thoughtful, informed advisor to City Council who helps translate community needs and transportation challenges into clear, actionable guidance. The Commission's role is to study issues affecting mobility, safety, and access, stay informed about regional coordination and funding opportunities, and elevate priorities that best serve Glenwood Springs. Ultimately, a commission member should provide objective input, collaborate with City staff and fellow commissioners, and support City Council with well-reasoned recommendations that align with the City's long-term transportation goals.

Are you familiar with any Glenwood Springs past transit/transportation studies?*

Yes. I've read through some of the City's Comprehensive Plans that they've published over the years.

Do you have any particular areas of interest or a particular perspective relating to transit or transportation in Glenwood Springs?*

My primary perspective comes from my professional background as a transportation engineer, which gives me firsthand experience with how transportation projects move from concept to implementation. I have a strong interest in multimodal transportation, including pedestrian and bicycle safety, transit access, and projects that balance technical feasibility with community goals. I also bring an understanding of project funding, phasing, and coordination with regional partners, which I believe can help inform practical, cost-effective recommendations for Glenwood Springs.

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans, and the Glenwood Springs Municipal Code in an equitable fashion?*

Yes. In my professional experience, I regularly work within established policy frameworks and understand the importance of providing objective, balanced input that supports adopted City direction and serves the broader community.

Can you describe an experience making a decision that made people unhappy?*

As a transportation engineer, many of the design decisions I am involved in are closely scrutinized and do not always satisfy all stakeholders. I have worked on projects where a municipality supported a recommended design based on safety, operational, or funding constraints, while members of the public strongly opposed aspects of the project. In these situations, my role has been to clearly explain the technical rationale behind the decision, listen to concerns, and ensure that tradeoffs were understood, even when the outcome was not universally supported. These experiences have reinforced the importance of transparency, patience, and respect when making and communicating difficult decisions.

Transportation Commission members generally meet the first Tuesday of each month at 7:30 AM. Special meetings may occur during the month, such as an evening work session with City Council. In addition to meetings, there are monthly packet materials to review in preparation for the meetings. Do you have any existing time commitments that will hamper your ability to serve?*

No. Though I do have a full time job, so if monthly meetings run late or special meetings occur during times I have prior work commitments I may not be able to attend.

What experience do you have working with people on a board, commission, or committee?*

In my role at SGM, I frequently work with City Councils, County Commissioners, advisory boards, and other decision-makers as part of the transportation planning and design process. This includes preparing materials, presenting technical information in a clear and accessible way, and responding to questions and feedback in public meeting settings. I understand the level of preparation, collaboration, and professionalism required to support effective decision-making and work productively within a committee or commission environment.

Have you previously served on the Transportation Commission?*

No

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?

Have you served two full successive terms on the Transportation Commission?

-- Select One --

Powers and Duties of the Transportation Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code; (i) Powers and Duties of Transportation Commission)

The powers and duties of the Transportation Commission shall be:

1. To investigate, study and report to the City Council any and all matters concerning transportation issues which directly affect the City.
2. To investigate, study and report to the City Council on other intergovernmental committees, boards or commissions working on transportation issues in the Tri-County (Pitkin, Garfield and Eagle) area.
3. To meet with the City Council on an annual basis to identify which transportation issues require priority attention.
4. To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the transportation needs of the City.
5. To perform functions concerning oversight of transportation issues or functions as delegated by the City Council.
6. To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council.

Appointment, Removal, Term, and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

1. February:
   Planning and Zoning Commission;
   Finance Advisory Board;
   Tourism Management Board;
   Building Board of Appeals.
2. March:
   Transportation Commission;
   Arts and Culture Board;
   Parks and Recreation Commission;
   Airport Board;
   River Commission.
3. April:
   Local Liquor Licensing Authority;
   Victim's Witnesses Assistance and Law Enforcement Board;
   Historic Preservation Commission;
   Workforce Housing Fund Advisory Board;
   Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

City Council

STAFF REPORT

City of Glenwood Springs

February 19, 2026

Agenda Item: Downtown Development Authority (DDA) Appointment

Action Requested: Downtown Development Authority (DDA) Appointment

Department: City Clerk

Presented By:

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

Background Info:

Mayor Dehm's Recommendation

Mayor Dehm met with Bruce Barth and recommended appointing him to a regular seat on the Downtown Development Authority (DDA) with a term expiring June 2030.

Composition of the Downtown Development Authority Board (DDA)

The affairs of Glenwood Springs DDA shall be managed by a Board of no more than eight (8) members. The Glenwood Springs City Council shall appoint seven (7) of these members from the general public and qualified to serve pursuant to C.R.S. § 31-25-806. The Mayor shall appoint one (1) member annually from City Council, and an alternate therefrom. Such member's sole function will be to serve as a liaison between Council and the GSDDA Board and he/she shall not be a voting member of the Board except when there is a tie vote amongst the Board or when necessary to have a quorum. Each appointed member from the general public, shall reside within, be a business lessee within, own real property within, be an officer or director of a corporation, member or manager of a limited liability company, limited or general partner of a partnership having its place of business within the GSDDA district or be an employee of a entity with its place of business within the GSDDA as long as such employee is considered by the business to be a manager or assistant manager.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA

Print

Downtown Development Authority Board Application - Submission #3642

Date Submitted: 2/4/2026

Downtown Development Authority Board Application

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Steve Boyd, City Manager
steve.boyd@cogs.us
970-384-6422

Thank you for your interest in serving your community. Please answer all questions on this application.

Membership Qualifications*

You must qualify with one of the options below to be eligible to serve on the Downtown Development Authority Board. Please select the option(s) that applies to you.

- [ ] Resident within the boundaries of the DDA
- [x] Business Lessee within the boundaries of the DDA
- [x] Owner of property within the boundaries of the DDA
- [x] Corporate Officer or Director of business within the boundaries of the DDA
- [ ] Manager of Assistant Manager of a business within the boundaries of the DDA
- [ ] Youth resident (under the age of 18) within the 81601 zip code or attending school within city limits.

Please select today's date*

2/4/2026

Personal Information

First Name*

Bruce

Last Name*

Barth

Occupation*

Architect/Contractor

Home Address*

[redacted]

City* Glenwood Springs

State* CO

Zip Code* 81601

Mobile Phone Number* [redacted]

Email Address* [redacted]

Home Phone Number

Work Phone Number

Mailing Address (If different than home address)

City

State

Zip Code

Personal and Professional Interests

Why are you interested in serving on the Downtown Development Authority Board?*

to contribute to the overall planning and aesthetic of the City

What do you view as the role of a Downtown Development Authority Board member?*

at first to become acquanted with the issues at hand and understand future goals

Do you have any particular areas of interest or a particular perspective relating to downtown development in Glenwood Springs?*

not really

Can you describe an experience making a decision that made people unhappy?*

Plenty, I was on P&Z for 6 years

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

Yes

The DDA Board generally meets once a month during a weekday. Do you have any existing time commitments that will hamper your ability to serve?*

No

What experience do you have working with people on a board, commission, or committee?*

P&Z for 6 years and Glenwood Soccer Club for 4 years

Have you previously served on the Downtown Development Authority Board?*

No

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?

Immediate is fine

Have you served two full successive terms on the Downtown Development Authority Board?

No

Powers and Duties of the Downtown Development Authority Board

(Per the Colorado Revised Statutes; Title 31 - Government - Municipal Powers and Functions of Cities and Towns; Article 25 - Public Improvements, Part 8 - Downtown Development Authorities; § 31-25-801. Legislative Declaration)

1. The general assembly declares that the organization of downtown development authorities having the purposes and powers provided in this part 8 will serve a public use; will promote the health, safety, prosperity, security, and general welfare of the inhabitants thereof and of the people of this state; will halt or prevent deterioration of property values or structures within central business districts, will halt or prevent the growth of blighted areas within such districts, and will assist municipalities in the development and redevelopment of such districts and in the overall planning to restore or provide for the continuance of the health thereof; and will be of especial benefit to the property within the boundaries of any authority created pursuant to the provisions of this part 8.
2. The general assembly determines, finds, and declares that because of a number of atypical factors and special conditions concerning downtown development unique to each locality, the rule of strict construction shall have no application to this part 8, but it shall be liberally construed to effect the purposes and objects for which it is intended.

Appointment, Removal, Term, and Vacancies of Boards and Commissions

(Per the Colorado Revised Statutes; Title 31 - Government – Municipal; Powers and Functions of Cities and Towns; Article 25 - Public Improvements; Part 8 - Downtown Development Authorities; § 31-25-805. Board - membership - term of office)

Members shall be appointed for terms expiring June 30 and shall expire four years from the expiration date of the terms of their predecessors.

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

1. February:
   Planning and Zoning Commission;
   Finance Advisory Board;
   Tourism Management Board;
   Building Board of Appeals.
2. March:
   Transportation Commission;
   Arts and Culture Board;
   Parks and Recreation Commission;
   Airport Board;
   River Commission.
3. April:
   Local Liquor Licensing Authority;
   Victim's Witnesses Assistance and Law Enforcement Board;
   Historic Preservation Commission;
   Workforce Housing Fund Advisory Board;
   Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item: Arts and Culture Board Appointments

Action Requested: Arts and Culture Board Appointments

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Mayor Dehm's Recommendation:
Move Hayley Harris from alternate to regular member, appointing her to a 3-year term to expire in March 2029 to fill the current vacancy.
Mayor Dehm interviewed Lindsay Bobyak and recommended appointing her to a 3-year term as alternate to expire in March 2029.

Composition of the Arts and Culture Board:
Eight (8) members, at least five (5) of which are residents of the City, three (3) of which may reside outside of the City, and one (1) being a youth representative under the age of eighteen (18) or not having completed his or her final year of high school. Those representatives residing outside of the City must reside within the 81601 postal zip code area, own real property or a business within the City, or attend school within the City.

Powers and Duties of the Arts and Culture Board:
(as defined in Title 020 of the Glenwood Springs Municipal Code); (n): Powers and duties of the Arts and Culture Board.

(1)To promote awareness, access, and appreciation of the fine, performing, and practical arts for City residents and visitors.
(2)To advise the City Council in connection with all matters relating to the artistic and cultural development of the City.
(3)To provide opportunities for cultural and art experience and education for children and adults.
(4)To promote increased interaction and collaboration among artists, art-related organizations, and opportunities for growth and exposure.(5)To promote knowledge and appreciation for cultural forms of artistic expression.
(6)To make recommendations to the City Council with respect to fundraising and annual budget appropriations for the arts.
(7)To advise and consult with local arts groups as requested by such groups or by the City Council.

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:

Print

Arts and Culture Board Application - Submission #3515

Date Submitted: 11/14/2025

Arts and Culture Board Application

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Karstin Moser
karstin.moser@cogs.us
970-384-6305

Thank you for your interest in serving your community. Please answer all questions on this application.

Membership Qualifications*

You must qualify with one of the options below to be eligible to serve on the Arts and Culture Board. Please select the option that applies to you.

- [x] Resident of Glenwood Springs within city limits.
- [ ] Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- [ ] Owner of real property or a business within Glenwood Springs city limits.
- [ ] Youth resident (under the age of 18) within the 81601 zip code or attending school within city limits.

Please select today's date*

11/14/2025

Personal Information

First Name*

Hayley

Last Name*

Harris

Occupation*

Strategy Consultant

Home Address*

[redacted]

City*

Glenwood Springs

State*

CO

Zip Code*

81601

Mobile Phone Number*

[redacted]

Email Address*

[redacted]

Home Phone Number

Work Phone Number

Mailing Address (If different than home address)

[redacted]

City

Glenwood Springs

State

CO

Zip Code

81601

Personal and Professional Interests

Why are you interested in serving on the Arts and Culture Board?*

I have worked and participated in the arts nationally for over 30 years. I'm a native of Glenwood Springs with history engaging in all of the art and culture forms locally over the last several decades, with time also living in Nashville, NYC, and Austin. I moved back to the valley in 2018 and most recently have served as a Colorado Culture Committee member for the CBCA and on the board for the Glenwood Springs Summer of Music. I am also a member of the Recording Academy, have been a founding member of a national music non-profit called Sonic Guild, and am passionate about bringing culture opportunities to our community.

What do you view as the role of an Arts and Culture Board member?*

Bringing ideas, plans, and action to supporting the cultural enrichment of our town. It takes creativity, resourcefulness, partnership, and practicality. There are vast considerations here, as well as challenges, but this is the main focus I see.

Do you have marketing, advertising, or public relations experience or skills?*

Significant, I specialize in these areas in my consulting practice. I also worked in marketing at Google and in social media. I have a specific skill in utilizing the technology that exists in a free/low cost way to maximize the impact for an organization without overextending budgets (if using them much at all). I also supported Alpine Bank in their 50 Year Anniversary PR and marketing efforts. It was a big year and lots of work, but fun!

Do you have arts and culture experience or skills? (ex. Performing arts, visual arts, public arts, museums arts, or education?*

All of the above! Mainly music as my passion as a singer, but I've also taught, donating to, recorded, attended, marketed for clients, developed partnerships, and more. Many of my consulting clients are in the music industry (recording studios, festivals, nonprofits). I'm happy to explain this more fully real time.

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

Yes. I currently serve on the Executive Board for the 988 Mental Health Line for the State of Colorado, appointed by Governor Polis. I do this responsibly on that board for the whole state, carefully following Tabor laws, balancing conflicting priorities and budgets, etc. I am open with my voice, but very balanced in using it in a way that is aligned to the core goals of the organization and the constituents we serve.

Can you describe an experience making a decision that made people unhappy?*

Absolutely, we had to roll the Colorado Crisis Line into 988, and we also had to choose a new company to work with for answering crisis calls. It had a horrible kickback in the news, but as a board we had to really work to handle it carefully and proactively.
I'm also a landlord. It's a constantly challenging and people are often unhappy, but I'm very "grounded" when approaching such challenges and people respond well to my real-talk, vulnerable approach that focuses on win wins.

Do you have any existing time commitments that will hamper your ability to serve?*

I'm a single mom, so there are times where I'm not fully available, and I do have to travel for my consulting sometimes.

What experience do you have working with people on a board, commission, or committee?*

In addition to the 988 Enterprise Board, I've also served on the Girl Scouts of Colorado board for 3 years, which is a $30M organization. It's a very different board than the 988 work, but reflects similar opportunities and challenges. Opportunities to make a great impact in the lives of girls and communities, and challenges with balancing many different priorities, budgets, volunteers, complex cookie sale logistics statewide annually (millions and millions of boxes!), etc.

Have you previously served on the Arts and Culture Board?*

No

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?

Have you served two full successive terms on the Arts and Culture Board?

-- Select One --

Powers and Duties of the Arts and Culture Board

(as defined in Title 020 of the Glenwood Springs Municipal Code); (n) Arts and Culture Board.

The powers and duties of the Arts and Culture Board shall be:

1. To promote awareness, access, and appreciation of the fine, performing, and practical arts for City residents and visitors.
2. To advise the City Council in connection with all matters relating to the artistic and cultural development of the City.
3. To provide opportunities for cultural and art experience and education for children and adults.
4. To promote increased interaction among artists and opportunities for growth and exposure.
5. To promote knowledge and appreciation for cultural forms of artistic expression.
6. To make recommendations to the City Council with respect to annual budget appropriations for the arts.
7. To advise and consult with local arts groups as requested by such groups or by the City Council.

Appointment, Removal, Term, and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

1. February:
   Planning and Zoning Commission;
   Finance Advisory Board;
   Tourism Management Board;
   Building Board of Appeals.
2. March:
   Transportation Commission;
   Arts and Culture Board;
   Parks and Recreation Commission;
   Airport Board;
   River Commission.
3. April:
   Local Liquor Licensing Authority;
   Victim's Witnesses Assistance and Law Enforcement Board;
   Historic Preservation Commission;
   Workforce Housing Fund Advisory Board;
   Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

Print

Arts and Culture Board Application - Submission #3608

Date Submitted: 1/20/2026

Arts and Culture Board Application

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Karstin Moser
karstin.moser@cogs.us
970-384-6305

Thank you for your interest in serving your community. Please answer all questions on this application.

Membership Qualifications*

You must qualify with one of the options below to be eligible to serve on the Arts and Culture Board. Please select the option that applies to you.

- [x] Resident of Glenwood Springs within city limits.
- [ ] Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- [ ] Owner of real property or a business within Glenwood Springs city limits.
- [ ] Youth resident (under the age of 18) within the 81601 zip code or attending school within city limits.

Please select today's date*

1/20/2026

Personal Information

First Name*

LINDSAY

Last Name*

BOBYAK

Occupation*

Director of Education and Community Programs at Aspen Music Festival and School

Home Address*

[redacted]

City*

Glenwood Springs

State*

CO

Zip Code*

81601

Mobile Phone Number*

[redacted]

Email Address*

[redacted]

Home Phone Number

Work Phone Number

Mailing Address (If different than home address)

City

State

Zip Code

Personal and Professional Interests

Why are you interested in serving on the Arts and Culture Board?*

I am interested in supporting arts and culture where I live and want to be more involved in my community.

What do you view as the role of an Arts and Culture Board member?*

To support and value the arts on a community-wide level, to advocate for the arts on a city level, and to provide avenues to support local artists to be seen in our community.

Do you have marketing, advertising, or public relations experience or skills?*

Yes, as director of educational programming I have experience working with community partners, families from Aspen to Rifle, and advertising for programs.

Do you have arts and culture experience or skills? (ex. Performing arts, visual arts, public arts, museums arts, or education?*

I am a performing artists (double bassist!) but have worked with non-profit arts and performing arts organziations before in addition to my background in education.

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

Yes

Can you describe an experience making a decision that made people unhappy?*

I oversee a lot of different educational programming and teaching artists. An instance where I've made some people unhappy is in decisions to keep programs aligned across discipline/ages/levels that best serve the department as a whole rather than individual programs.

Do you have any existing time commitments that will hamper your ability to serve?*

My summers get very busy and I am in Aspen every day so that might be a tricky time to navigate July/August, but only time will tell!

What experience do you have working with people on a board, commission, or committee?*

I've served on community engagement committees for regional orchestras, the board for two arts non-profits, and work closely with the AMFS BOD and several committees through my employement at AMFS.

Have you previously served on the Arts and Culture Board?*

No

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?

Have you served two full successive terms on the Arts and Culture Board?

-- Select One --

Powers and Duties of the Arts and Culture Board

(as defined in Title 020 of the Glenwood Springs Municipal Code); (n) Arts and Culture Board.

The powers and duties of the Arts and Culture Board shall be:

1. To promote awareness, access, and appreciation of the fine, performing, and practical arts for City residents and visitors.
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5. To promote knowledge and appreciation for cultural forms of artistic expression.
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Appointment, Removal, Term, and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

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   Finance Advisory Board;
   Tourism Management Board;
   Building Board of Appeals.
2. March:
   Transportation Commission;
   Arts and Culture Board;
   Parks and Recreation Commission;
   Airport Board;
   River Commission.
3. April:
   Local Liquor Licensing Authority;
   Victim's Witnesses Assistance and Law Enforcement Board;
   Historic Preservation Commission;
   Workforce Housing Fund Advisory Board;
   Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item:	City Manager Contract Renewal
Action Requested:	Authorize the Mayor to approve the second amendment to the City Manager's contract.
Department:	City Clerk
Presented By:	Ryan Muse
Strategic Goals:	Provide Efficient and Responsive City Government
Background Info:	Mr. Boyd became City Manager in October 2023. This amendment extends the contract by one year to the end of 2027, and specifies a compensation increase at the level of the lowest increase given to any City staff member.
Issues:	NA
Fiscal Impact:	NA
Legal Review:	Legal wrote the amendment.
Staff Recommendation:	City Manager agrees to the terms with thanks to Council.

EMPLOYMENT AGREEMENT

THIS AGREEMENT is made and entered into between the City of Glenwood Springs, Colorado (hereinafter "Employer" or the "City"), and Steve Boyd (hereinafter "Employee" or "City Manager") this 2nd day of November 2023.

RECITALS

WHEREAS, Employer is a Colorado home rule municipal corporation and is desirous of appointing Employee to serve as City Manager pursuant to Section 6.2 of the Glenwood Springs Municipal Charter; (the "Charter"); and

WHEREAS, Employee is qualified to serve as City Manager and desires to enter into this Agreement on the terms and conditions hereinafter set forth; and

NOW THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

SECTION I
EMPLOYMENT

A. Employer hereby agrees to employ Employee as City Manager and Employee hereby accepts and agrees to such employment, subject to the general supervision and pursuant to the orders, advice and direction of Employer.

B. Employee's employment as City Manager under this Agreement shall commence on November 3, 2023. Pursuant to Section 030.010.010 of the Glenwood Springs Municipal Code, the City Manager serves as the chief administrative officer of the City and is directly responsible to the City Council for the administration of the City. All City Council direction to the City shall be through the City Manager. The City Manager shall report to and serve at the pleasure of City Council.

C. Employee shall perform all duties required of the City Manager by Section 6.4 of the Charter, the City Personnel Manual, and as requested by City Council. Employee shall also be responsible for performance of duties set forth in Section Two below and such other legally permissible and proper duties and functions as may be assigned from time to time.

D. Employee is an exempt employee without set hours of work, but is expected to be available at all times and to engage in those hours of work that are necessary to fulfill the obligations of the City Manager's position. Employee may engage in such activities as teaching, writing and professional consultation, so long as the activity does not conflict with the interests of the City.

SECTION II
DUTIES

Employee shall have the power and duty to:

A. Enforce the laws and ordinances of the City.

B. Appoint, suspend, transfer and remove all employees of the City, except as otherwise provided herein, subject to the personnel regulations of the City adopted by the Council.

C. Make appointments on the basis of executive and administrative abilities and of the training and experience of such appointees in the work which they are to perform.

D. Prepare a proposed budget annually and submit it to the Council, and be responsible for the administration of the budget after its adoption.

E. Prepare and submit to the Council, as of the end of the fiscal year, a complete report on finances and administrative activities of the City for the preceding year, and upon request of the Council make written or verbal reports at any time concerning the affairs of the City under his supervision.

F. Keep the Council advised of the financial condition and future needs of the City, and make such recommendations to the Council as Employee may deem necessary or expedient.

G. Exercise supervision and control over all executive and administrative departments, and recommend to the Council any proposal Employee thinks advisable to establish, consolidate or abolish administrative departments.

H. Enforce all terms and conditions imposed in favor of the City or its inhabitants in any contract or public utility franchise, and upon knowledge of any violation thereof, report same to the Council for such action and proceedings as may be necessary to enforce the same.

I. Attend Council meetings and participate in discussions with the Council in an advisory capacity.

J. Establish a system of accounting and auditing for the City; show that legal provisions have been complied with and reflect the financial condition and financial operation of the City; establish cost accounting systems whenever practicable.

K. Be responsible for engineering, architectural, maintenance, construction and work equipment services required by the City.

L. Perform such other duties as may be prescribed by the City Charter, by ordinance, or by the Council.

SECTION III
TERM OF EMPLOYMENT

A. The initial term of this Agreement shall be for two years from November 3, 2023 to October 31, 2025, subject to annual appropriation in the City's normal budget process at the salary stated in Section Four below. Employee's work performance shall be reviewed after 6, and 12 months. At the 12 month evaluation, the City Council and Employee shall determine whether to renew this Agreement at the end of its term for an additional two years. If the Agreement is renewed, City Council shall review Employee's work performance and salary at least annually on or before the anniversary date of this Agreement.

B. Employee agrees to remain in the exclusive employment of Employer during the initial term of this Agreement and any additional terms unless prior written permission is granted by Employer. Employee shall devote all of Employee's professional time, attention, knowledge, and skills solely to the business and interest of Employer. Employer shall be entitled to all of the benefits arising from or incident to all work, services, and advice of Employee, and Employee shall not, during the term of this Agreement, maintain other employment.

SECTION IV
SALARY AND BENEFITS

A. Compensation. City agrees to pay Employee for their services rendered pursuant hereto, an annual base salary of $215,000 per calendar year for the year 2023, payable in installments at the same time as other employees of the City are paid. Compensation for 2024 shall be increased by the same percentage as all other City Employees. Compensation shall be reviewed annually as provided for in Section III.A above.

B. Benefits. Employer shall provide Employee with health, retirement, paid leave and other employment benefits offered to its full-time supervisory employees as set forth in its Employee Handbook, as such handbook may be amended by City Council. The City may grant Employee discretionary benefits in addition to those offered to other employees based on mutual agreement between the City and Employee.

C. Vacation. Employee shall accrue vacation at their current seniority date. Accrual will be based on accrual levels offered to other City employees with the same seniority.

D. Vacation and Sick Leave Payout. Upon voluntary or involuntary termination for any reason, the Employee shall be paid for then accrued and unused vacation and sick leave.

E. Equipment: The City agrees to budget and pay for a cell phone, laptop computer and cellular hotspot/modem for the Employee. Equipment shall be used primarily for business purposes, but may be used for personal use. The Employee agrees to provide the corresponding

contact number to all Council members, department heads, and Employee's office staff. The Employee agrees to provide calendar information to the Employee's office staff.

F. Reimbursement expenses: The City shall reimburse, or may pay in advance, reasonable job-related expenses Employee incurs while performing City Manager duties as budgeted.

SECTION V
TERMINATION AND SEVERANCE PAY

A. For the purpose of this provision, termination shall occur whenever the majority of the City Council votes to terminate Employee at a duly authorized City Council meeting.

B. If the City at any time during the employment term reduces the salary or other financial benefits of Employee in a greater percentage than similar reductions being applied to a majority of other City employees, or in the event that the City refuses to comply with other contract provisions materially benefitting Employee, or fails to appropriate Employee's salary, or formally or informally suggest that Employee resign, Employee may, at Employee's option, be deemed to be terminated and following said termination, all severance pay provisions included herein shall apply.

C. In the event Employee is terminated by Employer prior to the end of the contract term without cause and Employee is willing and able to satisfactorily perform the duties of City Manager at the time of termination, City shall pay Employee a sum equal to three (3) times the Employee's monthly gross salary, plus all accrued and unused vacation time at the current rate of pay, plus a sum equal to three months of COBRA coverage comparable to the insurance benefits provided to Employee at the time of termination.

D. Any severance pay to be paid under the terms of this Agreement shall be paid in monthly installments or as a lump sum, at Employee's discretion.

E. Any severance payment made under any provision of this Agreement shall be contingent on Employee's execution of a full and complete waiver and release of claims or actions arising out of Employee's employment, or termination thereof. No severance payments shall be made under this Agreement until after expiration of any statutory period of revocation to which Employee might be entitled.

F. If Employee is terminated for cause, Employer is not obligated to pay severance under this Section. For purposes of this Agreement, the following shall constitute "cause" termination: (1) conviction associated with the commission of a crime of moral turpitude such as an act of fraud or a crime of dishonesty; (2) any felony conviction; (3) willful violation of City policy; (4) gross negligence or willful malfeasance of Employee's duties and responsibilities

required under this Agreement; or (5) Employee's prolonged unexcused absence from employment (other than by reason of disability due to physical or mental illness).

G. Housing. Employee has declined a housing allowance.

H. Resignation. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the Employee's power to resign at any time from this position. If Employee resigns, Employer is not obligated to pay severance. In the event Employee desires to resign from the City Manager position, Employee shall give the City thirty (30) days written notice in advance, unless the City Council otherwise agrees.

SECTION VI
PROFESSIONAL DEVELOPMENT

Subject to such amounts as may be budgeted and appropriated by the City in its sole discretion, the City agrees to pay the dues, registration fees, travel, and subsistence expenses of Employee for professional and official memberships, travel, meetings, and occasions adequate to continue the professional development of Employee and to pursue necessary official and other functions for the City as may be determined and approved by the City.

SECTION VII
RESIDENCY

Pursuant to Section 6.1 of the City Charter, Employee shall reside within a ten-mile radius of the corporate limits of the City, as they exist from time to time.

SECTION VIII
ADDITIONAL PROVISIONS

A. The text herein shall constitute the entire Agreement between the parties and supercedes all prior agreements.

B. The Agreement is personal to each of the parties hereto and neither party may assign nor delegate and of its rights or obligations hereunder without first obtaining written consent of the other party.

C. Any promises or covenants of the City pursuant to this Agreement requiring the payment or disbursement of any money by the City shall be subject to annual budgeting and appropriation.

D. If any provision, or any portion thereof, contained in this Agreement is held to be unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

E. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado.

F. Any dispute between the parties arising out of this Agreement shall be resolved by the filing of an action in Garfield County, the parties waiving their right to trial by jury and to appeal the determination of the trial judge other than for judicial misconduct. The prevailing party in such action shall be entitled to an award of all costs, fees and expenses, including attorneys' fees.

IN WITNESS WHEREOF, Employer has caused this Agreement to be signed by its duly authorized officer and its seal to be affixed hereto, and Employee has executed this Agreement at Glenwood Springs, Colorado, effective the day and year first written above.

EMPLOYER:
CITY OF GLENWOOD SPRINGS, COLORADO

By:_____
Ingrid Wussow, Mayor

EMPLOYEE:

_____
Steve Boyd
Address: 1057 Park West Dr
Glenwood Springs, CO 81601

ATTEST:

_____
City Clerk/Deputy City Clerk

FIRST AMEMDED EMPLOYMENT AGREEMENT

THIS AGREEMENT is made and entered into between the City of Glenwood Springs, Colorado (hereinafter "Employer" or the "City"), and Steve Boyd (hereinafter "Employee" or "City Manager") this 16th day of January, 2025.

RECITALS

WHEREAS, Employer is a Colorado home rule municipal corporation and is desirous of appointing Employee to serve as City Manager pursuant to Section 6.2 of the Glenwood Springs Municipal Charter; (the "Charter"); and

WHEREAS, Employee is qualified to serve as City Manager and has served as City Manager since October 27, 2023 and desires to enter into this First Amended Employment Agreement on the terms and conditions hereinafter set forth; and

NOW THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

The following sections of the Employment Agreement dated October 27, 2023 are amended as follows:

SECTION III
TERM OF EMPLOYMENT

A. The term of this Agreement shall be for two years from December 19, 2024 to December 31, 2026, subject to annual appropriation in the City's normal budget process at the salary stated in Section Four below. Employee's work performance shall be reviewed annually. At the annual review, the City Council and Employee shall determine whether to renew this Agreement at the end of its term for an additional two years. If the Agreement is renewed, City Council shall review Employee's work performance and salary at least annually on or before the anniversary date of this Agreement.

SECTION IV
SALARY AND BENEFITS

A. Compensation. Compensation for 2025 shall be increased by the same percentage as all other City Employees over Employees 2024 base salary. Compensation shall be reviewed annually as provided for in Section III.A above.

G. Housing allowance. Employee shall be paid a $2,000 per month housing allowance.

IN WITNESS WHEREOF, Employer has caused this Agreement to be signed by its duly authorized officer and its seal to be affixed hereto, and Employee has executed this Agreement at Glenwood Springs, Colorado, effective the day and year first written above.

EMPLOYER:
CITY OF GLENWOOD SPRINGS, COLORADO

By: _____
Ingrid Wussow, Mayor

EMPLOYEE:

_____
Steve Boyd
Address: 1057 Park West Dr
Glenwood Springs, CO 81601

ATTEST:

_____
Ryan Muse, City Clerk

SECOND AMEMDED EMPLOYMENT AGREEMENT

THIS AGREEMENT is made and entered into between the City of Glenwood Springs, Colorado (hereinafter "Employer" or the "City"), and Steve Boyd (hereinafter "Employee" or "City Manager") this 1st day of January, 2026.

RECITALS

WHEREAS, Employer is a Colorado home rule municipal corporation and is desirous of appointing Employee to serve as City Manager pursuant to Section 6.2 of the Glenwood Springs Municipal Charter; (the "Charter"); and

WHEREAS, Employee is qualified to serve as City Manager, has served as City Manager since October 27, 2023 and desires to enter into this Second Amended Employment Agreement on the terms and conditions hereinafter set forth; and

NOW THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

The following sections of the Employment Agreement dated October 27, 2023 are amended as follows:

SECTION III
TERM OF EMPLOYMENT

A. The term of this Agreement shall be for two years from January 1 to December 31, 2027, subject to annual appropriation in the City's normal budget process at the salary stated in Section Four below. Employee's work performance shall be reviewed annually.

SECTION IV
SALARY AND BENEFITS

A. Compensation. Compensation for 2026 shall be increased by the same percentage as the City Employees receiving the lowest increase over their 2025 base salary. Compensation shall be reviewed annually as provided for in Section III.A above.

IN WITNESS WHEREOF, Employer has caused this Agreement to be signed by its duly authorized officer and its seal to be affixed hereto, and Employee has executed this Agreement at Glenwood Springs, Colorado, effective the day and year first written above.

EMPLOYER:
CITY OF GLENWOOD SPRINGS,
COLORADO

By:_____
Marco Dehm, Mayor

ATTEST:

_____
City Clerk/Deputy City Clerk

EMPLOYEE:

_____
Steve Boyd
Address: _____
_____
_____

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item: Resolution 2026-05; Supporting the Grant Application for a Mini Grant From the Garfield County Federal Mineral Lease District and the Completion of the Gregory Park Fence Project

Action Requested: City Council adoption of Resolution 2026-05 supporting the application of Garfiled County Federal Mineral Lease District Mini Grant for the Gregory Park Fence Project.

Department: Parks & Recreation

Presented By: Rod Tarullo

Strategic Goals: Preserve and Improve Infrastructure

Background Info: The Garfield County Federal Mineral Lease District provides grants twice a year to eligible agencies. Their grant applications require a resolution of support from City Council. Parks and Recreation desires to apply for a Mini Grant during this Spring cycle. The grant request would be to receive funding for the replacement of a six-foot wooden cedar privacy fence in Gregory Park which runs East and West along the Northern property line approximately 325 linear feet. This fence is well past its useful life and needs to be addressed. The project would cover demolition, new cedar fence, and restoration of the land along the fence.

Issues: The property line has been surveyed, and the fence is on City property. The adjacent property owners to the north of the fence are not in the City limits but reside in the County. Communication with adjacent property owners is important for this project.

Fiscal Impact: The Mini grant is intended for projects less than $30,000, with no matching funds required of the applicant. We have received estimates and the grant request would be for the entire cost of the project, which is less than the $30,000. With no matching funds required, there would be no City budgetary impact for this needed replacement. Gregory Park does have $175,000 budgeted for 2026 for playground replacement, which is independent of the fence project.

Legal Review: The City Attorney's Office has prepared the proposed Resolution.

Staff Recommendation: Staff recommends City Council adoption of Resolution 2026-05 supporting the application of Garfiled County Federal Mineral Lease District Mini Grant for the Gregory Park Fence Project.

RESOLUTION 2026-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AUTHORIZING AND SUPPORTING THE APPLICATION FOR A GRANT FROM THE GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT FOR GREGORY PARK FENCE PROJECT

WHEREAS, the City of Glenwood Springs (the "City") is a political subdivision of the State of Colorado, and therefore an eligible applicant for a grant awarded by the Garfield County Federal Mineral Lease District (the "GCFMLD"); and

WHEREAS, the City has submitted a Grant Application to the GCFMLD for the Gregory Park Fence Project; and

WHEREAS, the City supports the completion of the project if a grant is awarded by the GCFMLD.

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

Section 1. The above recitals are hereby incorporated as findings by the City.

Section 2. The City strongly supports the Grant Application and authorizes the expenditure of funds to meet the terms and obligations of any grant awarded pursuant to a Grant Agreement with the GCFMLD.

Section 3. The City Council of the City of Glenwood Springs will authorize the expenditure of funds necessary to meet the terms and obligations of any grant awarded pursuant to a Grant Agreement with the GCFMLD.

Section 4. The project site is owned by the City of Glenwood Springs and will be owned by the City of Glenwood Springs for the next 25 years. The City Council of the City of Glenwood Springs will continue to maintain the Gregory Park Fence Project in a high-quality condition and will appropriate funds for maintenance annually.

Section 5. If a grant is awarded, the City of Glenwood Springs hereby authorizes the Mayor or Mayor Pro Tem to sign a Grant Agreement with the GCFMLD.

INTRODUCED, READ, AND PASSED THIS 19TH DAY OF FEBRUARY.

CITY OF GLENWOOD SPRINGS, COLORADO

_____

Marco Dehm, Mayor

ATTEST:

_____

Ryan Muse, City Clerk

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item:	Resolution 2026-06; Supporting a Grant From the Federal Mineral Lease District for 19th Street Improvements
Action Requested:	Council Approval of Resolution 2026-06; Supporting a Grant from the Federal Mineral Lease District for 19th St Improvements
Department:	Engineering
Presented By:	Ryan Gordon
Strategic Goals:	Provide Efficient and Responsive City Government Preserve and Improve Infrastructure Protect and Preserve our Quality of Life Generate Sustainable Economic Development Ensure Public Safety
Background Info:	Staff would like to pursue a FMLD grant to help defry some of the costs associated with the 19th St project. FMLD grants are administered locally and straightforward to manage.
Issues:	None
Fiscal Impact:	Staff is asking FMLD for $250,000 for the 19th St Improvements Project. The FMLD grant can be applied for all aspects of the project.
Legal Review:	Legal will review the grant agreements.
Staff Recommendation:	Staff recommends council approve Resolution 2026-06; Supporting a Grant from the Federal Mineral Lease District for 19th St Improvements

RESOLUTION 2026-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AUTHORIZING AND SUPPORTING THE APPLICATION FOR A GRANT FROM THE GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT FOR THE 19TH STREET IMPROVEMENTS PROJECT.

WHEREAS, the City of Glenwood Springs (the "City") is a political subdivision of the State of Colorado, and therefore an eligible applicant for a grant awarded by the Garfield County Federal Mineral Lease District (the "GCFMLD"); and

WHEREAS, the City has submitted a Grant Application to the GCFMLD for the 19th Street Improvements Project; and

WHEREAS, the City supports the completion of the project if a grant is awarded by the GCFMLD.

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

Section 1. The above recitals are hereby incorporated as findings by the City.

Section 2. The City strongly supports the Grant Application and authorizes the expenditure of funds to meet the terms and obligations of any grant awarded pursuant to a Grant Agreement with the GCFMLD.

Section 3. The City Council of the City of Glenwood Springs will authorize the expenditure of funds necessary to meet the terms and obligations of any grant awarded pursuant to a Grant Agreement with the GCFMLD.

Section 4. The project site is owned by the City of Glenwood Springs and will be owned by the City of Glenwood Springs for the next 25 years. The City Council of the City of Glenwood Springs will continue to maintain the 19th Street Improvement Project in a high-quality condition and will appropriate funds for maintenance annually.

Section 5. If a grant is awarded, the City of Glenwood Springs hereby authorizes the Mayor or Mayor Pro Tem to sign a Grant Agreement with the GCFMLD.

INTRODUCED, READ, AND PASSED THIS 19TH DAY OF FEBRUARY.

CITY OF GLENWOOD SPRINGS, COLORADO

_____

Marco Dehm, Mayor

ATTEST:

_____

Ryan Muse, City Clerk

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item:	Ordinance 2026-03; Sales Tax Language 040.020.030 Cleanup (Second Reading)
Action Requested:	This Ordinance has been created to clean up section 040.020.030 of the Municipal Code which mentions the tax rate prior to the passage of Ballot Issue 2A in 2024 and 2C in 2022 that changed the sales and lodging tax rate.
Department:	Finance
Presented By:	Steve Boyd
Strategic Goals:	Provide Efficient and Responsive City Government
Background Info:	The sales tax rate set forth in section 040.010.030 was adjusted by the appropriate Ordinances after each election. This particular section still needs to be modified.
Issues:	This ordinance cleans up the municipal code.
Fiscal Impact:	NA
Legal Review:	Legal drafted the ordinance.
Staff Recommendation:	Staff recommends passage of Ordinance 2026-03 on second reading.

ORDINANCE NO. 03

Series of 2026

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SECTION 040.020.030(a) OF THE GLENWOOD SPRINGS MUNICIPAL CODE REGARDING PAYMENT OF TAX BY RETAILER.

WHEREAS, the City of Glenwood Springs ("Glenwood Springs" or the "City") is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, voters approved Ballot Issue 2A in 2024 and 2C in 2022 changing the sales and lodging tax rates within Glenwood Springs; and

WHEREAS, in implementing the respective changes, amendment of Section 040.020.030 of the Glenwood Springs Municipal Code (the "Code") which provides for payment of tax by retailers as defined by other sections of the Code was overlooked; and

WHEREAS, City Staff has recommended updating Section 040.020.030(a) as set forth in Section 2 of this Ordiance, below; and

WHEREAS, the City Council finds and declares that the Code amendment as set forth below and incorporated by this reference is in the best interests of the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. **Recitals.** The foregoing recitals are incorporated herein as if set forth in full.

Section 2. **Amendments.** Section 040.020.030(a) is hereby amended as follows with double underlined text added and ~~strikethrough~~ text deleted:

040.020.030 - Payment of tax by retailer.

(a) Retailer or vendor responsible for collection; returns filed. Every retailer or vendor shall be liable and responsible for the payment of the sales tax set forth in Section 040.010.030 ~~an amount equivalent to three and seven one-hundredths (3.7) percent~~ of all sales made by him/her of commodities or services specified in Section 040.020.010. Vendors of accommodations shall be liable and responsible for payment of an additional amount as set forth in Section 040.010.030 ~~equivalent to two and one-half (2.5) percent~~ of the rent collected for accommodations. The retailer or vendor shall, before the twentieth day of each month following the applicable reporting period whether monthly, quarterly or annually, make a return

to the Director of Finance for the preceding reporting period and remit an amount as required in this subsection.

* * * *

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED BY TITLE ONLY THIS ___ DAY OF FEBRUARY 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

_____

Marco Dehm, Mayor

ATTEST:

_____

Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, PASSED AND ORDERED PUBLISHED BY TITLE ONLY TO BE EFFECTIVE IMMEDIATELY THIS ___ DAY OF _____ 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

_____

Marco Dehm, Mayor

ATTEST:

_____

Ryan Muse, City Clerk

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item: Planning File 05-26 ROWENC-000106-2025 Right-of-Way Encroachment License 315 8th Street

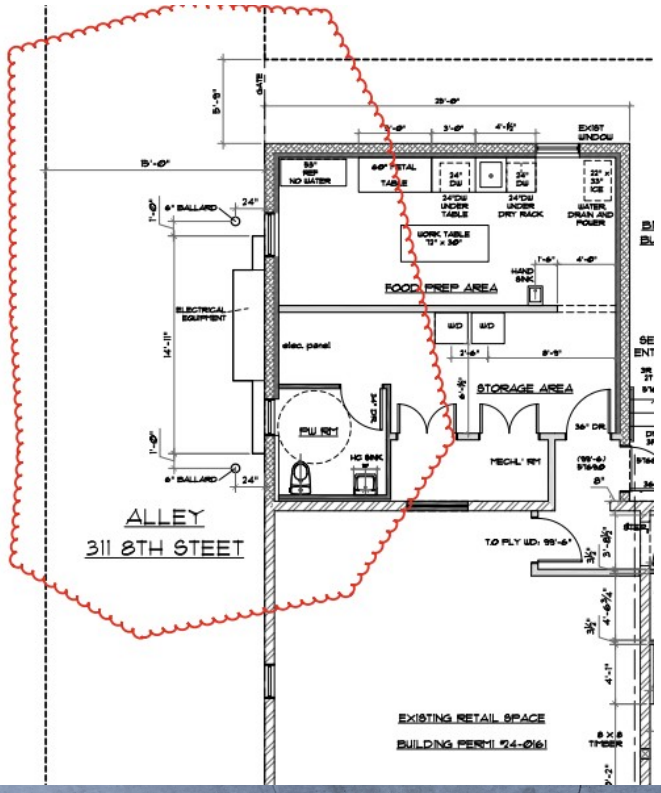
Action Requested: **Action 1** - Consideration of a Right-of-Way Encroachment License for the installation of electric infrastructure, which encroaches approximately 24 inches into the public alley way on the west side of the building.

Department: Economic and Community Development

Presented By: Emery Ellingson

Strategic Goals: Preserve and Improve Infrastructure
Provide Efficient and Responsive City Government

Background Info: The City is in receipt of an application from David Burns of Burns-Gies Architects, Inc., for a Right-of-Way Encroachment License related to electric equipment and protecting bollards installed in association in an adjacent alley during the remodel of 309-315 8th Street. The remodel of the existing building into a spa use resulted in electric infrastructure including meters, disconnects, and protective bollards being installed in the public alley way to the west of the property. The location of these items within the right-of-way beyond one foot requires approval by City Council per Section 070.060.050(f)(2)b of the *Glenwood Springs Municipal Code* (Code). Said equipment encroaches 24 inches (or two feet) into the alley, leaving 13 feet of clear space within the 15-foot wide alley.





Issues:

The location of the equipment along with the protective bollards does reduce the width of the alley for motor vehicles such as garbage trucks, snowplows, or other delivery vehicles. For this reason, potential damage and liability to the equipment by vehicles is a concern which is why the applicant, if approved, would be required to hold a general liability insurance policy to the amount of $1 million with the City as a general certificate holder.

Per Section 070.060.050(f)(3)e of the Code, City Council shall consider whether the proposed encroachment meets the criteria listed in ***bold italics*** below. Staff analysis follows each criteria

1. Furthers the City's land use and utility goals and objectives;

Analysis: The NEC (National Electrical Code) requires that all electric disconnects are located in a

readily accessible location either outside the building or structure or inside the nearest point of entrance. Given that the main electric line is in the alley, this area of the building is the most accessible for this type of equipment. Had the applicant put the equipment on the north side of their building, it would have created the need for an overhead line, which Public Works generally discourages.

2. Could be reasonably accommodated on the applicant's own property and outside the City's right-of- way;

Analysis: The nearest transformer which could accommodate the new spa use is located approximately 100 feet north of the property just off the alley. This means that new electrical equipment would have to connect to the alley in some form. Had the applicant tried to install this on their owner's property, there would be limited room on the north side of the building as the metal stairs which provide fire egress take up a large part of the elevation. In addition, there is limited area to underground wires on the north of the property without needing an easement through the neighboring property to the north. The location on the alley, although encroaching, was the most reasonable place to locate equipment.

3. Compromises public safety, health, and welfare of the community;

Analysis: The encroachment does not compromise public safety, health, or welfare. The location of infrastructure in the alley, protected by bollards,is in a location with minimal foot traffic and low volumes of vehicular traffic. The applicant will have to carry a general liability insurance policy for the encroachment and will be required to indemnify the City as part of this license approval. And most importantly, locating the disconnect equipment in the alley provides a very obvious and accessible location for emergency responders such as the Fire Department to access.

4. Compromises access to other public and/or private lands.

Analysis: The encroachment does not compromise access to public and/or private lands as the alley can still be accessed by pedestrians and vehicles.

5. Is necessary based on a hardship created by the applicant.

Analysis: The applicant did not create the existing situation where transformers to serve the development are in the alley nor did they create the existing egress stairway on the back of the building that limits the available space to install electric equipment in a location that is readily accessible.

Fiscal Impact: The electric infrastructure is expected to have minimal fiscal impact to the CIty. The indemnification agreement will indemnify the City from any potential damages to vehicles, pedestrians, or other property as a result of the location of the encroachment within the public right-of-way.

Legal Review: Legal has not identified any issues to date.

Staff Recommendation: Per Section 070.060.050(f)(3)e.1 of the Code, City Council can approve, approve with conditions, or deny the application. Alternatively, City Council can continue the application in order for staff or the applicant to provide additional information prior to rendering a decision.

Staff Recommendation
Staff recommends approval of the Right-of-Way Encroachment License with the findings and conditions provided below.

Suggest Motion to Approve
*I move to **approve** Planning File 05-26 ROWENC-000106-2025 Right-of-Way Encroachment License, 315 8th Street, incorporating staff's findings and conditions, because the application meets the approval criteria for a Right-of-Way Encroachment License.*

Suggest Findings:
1. The proposed Right-of-Way Encroachment furthers the City's land use and utility goals and objectives;
2. The proposed Right-of-Way Encroachment is not reasonably accommodated on the applicant's own property and outside of the City's right-of-way;
3. The proposed Right-of-Way Encroachment does not compromise public safety, health, and welfare of the community;
4. The proposed Right-of-Way Encroachment does not compromise access to other public and/or private lands; and
5. The proposed Right-of-Way Encroachment is not necessary based on a hardship created by the applicant.

Suggested Conditions:
1. The applicant shall comply with all verbal representations made in the public hearing, as outlined in all application materials, and/or as otherwise modified by this development permit;
2. Any future change or improvements to the building or site are subject to review and approval of the Community Development Director for compliance with applicable requirements of the Glenwood Springs Municipal Code;
3. The applicant shall maintain an active general liability insurance policy to the amount of $1 million dollars with the City named as an additional insured party; and
4. Applicant shall execute and record an indemnity agreement that indemnifies the City from any and all damages to property or persons resulting from the encroachment.

Alternative Motion to Deny
Any motion to deny the application shall include findings explaining which approval criteria have not been met. An example motion for denial is provided below.

I move to deny Planning File 05-26 ROWENC-000106-2025 Right-of-Way Encroachment License, 315 8th Street, because the application does not meet the approval criteria for a Code Amendment specifically [ENTER APPLICABLE APPROVAL CRITERIA HERE].

Motion to Continue
I move to continue consideration of Planning File 05-26 ROWENC-000106-2025 Right-of-Way Encroachment License, 315 8th Street, to [ENTER SPECIFIC MEETING DATE HERE] to gather additional information necessary for a decision.

PROOF OF PUBLIC NOTICE

I hereby affirm that Public Notice requirements of the Municipal Code of Glenwood Springs have been met for the Public Hearing before the

City Council

(Planning and Zoning Commission or City Council)

to be held on Thursday, February 19, 2026.

Attached are:

1. Notarized Proof of Publication from the Glenwood Springs Post Independent.

   Dates Published: 6 Feb. 2026 and 13 Feb. 2026

2. A list of names and addresses of owners of record of all property within 300 feet of the subject property.

   Date mailed: 29 Jan. 2026

The property was posted with a sign or signs meeting the specifications of the City of Glenwood Springs Community Development Department.

Date posted: 4Feb 2026

Name: David R. Burns
Applicant

Date: 29 Jan 2026

Subscribed and sworn to before me, a notary public in and for the County of Eagle, State of Colorado, this 2 day of February 2026, A.D.

Witness my hand and official seal

(SEAL) DANA M HEDRICK
Notary Public
State of Colorado
Notary ID # 20234000685
My Commission Expires 01-06-2027

Notary Public

My commission expires: 01-06-2027

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Glenwood Springs Post Independent** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(970) 945-8515**.

Notice ID: uwst7F0NM1wMUm9xvJqg | **Proof Updated: Jan. 29, 2026 at 04:29pm MST**
Notice Name: 8CD09 Bier Spa-ROW Encroachment

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
David David	Glenwood Springs Post
david@giesarchitects.com	Independent
(970) 688-1176	

Columns Wide: 1 **Ad Class:** Legals

Total Column Inches: 3.41

Number of Lines: 41

02/06/2026: Other	32.80
02/13/2026: Other	32.80
Affidavit Fee	10.00
Subtotal	$75.60
Tax	$0.00
Processing Fee	$7.56
Total	**$83.16**

PUBLIC NOTICE

Please take notice that the City of Glenwood Springs City Council will conduct a public hearing to consider an application for a Right-of-Way Encroachment License for construction of electrical equipment in the alley between Grand Ave. and Copper Street.

The property is located at 315 8th Street and is legally described as Lots 14-16, Block 44, Section 9, Township 6 South, Downtown Glenwood Springs

The property is zoned M2-Mixed Use Central Core. The property is owned by SEN LLC, Eagle, Colorado, and the application is submitted by Burns-Gies Architecture, Inc

A public hearing where the public may appear will be held on Thursday, February 19th 2026, at 6:15 p.m. in the Council Chambers, Glenwood Springs City Hall, 101 W. 8th Street, Glenwood Springs, Colorado.
Additional information on the application is available for review at the Community Development Department at City Hall, 101 W. 8th Street, Glenwood Springs, Colorado 81601, or by calling (970) 384-6472.

The City of Glenwood Springs ensures meaningful access to City programs, services, and activities to comply with American Disabilities Act and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact Bryana Starbuck, Public Information Officer, bryana.starbuck@cogs.us or 970- 309-7521.

PUBLISHED IN THE GLENWOOD SPRINGS POST INDEPENDENT ON FRIDAY, FEBRUARY 6, 2026 AND FRIDAY, FEBRUARY 13, 2026.

POST INDEPENDENT
GLENWOOD SPRINGS

Invoice

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Bill to
Burns-Gies Architects

Invoice number	LG8EDRDH-0002
Notice ID	uwst7F0NM1wMUm9xvJqg
Order Number	
Publisher	Glenwood Springs Post Independent
Date of issue	Jan 29, 2026
Date due	Feb 4, 2026
Amount due	**$83.16**

Description	Qty	Unit price	Amount
02/06/2026: Other Notice	1	32.80	32.80
02/13/2026: Other Notice	1	32.80	32.80
Affidavit Fee	1	10.00	10.00

=== Notes ===
Notice Name: 8CD09 Bier Spa-ROW Encroachment

=== How to pay this invoice ===
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
https://www.column.us/invoices/GKoxljKUMv3b2gQFMtgg/pay

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number LG8EDRDH-0002 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

Net Subtotal	$75.60
Tax	0.00
Processing Fee	7.56
Amount due	$83.16

PUBLIC NOTICE

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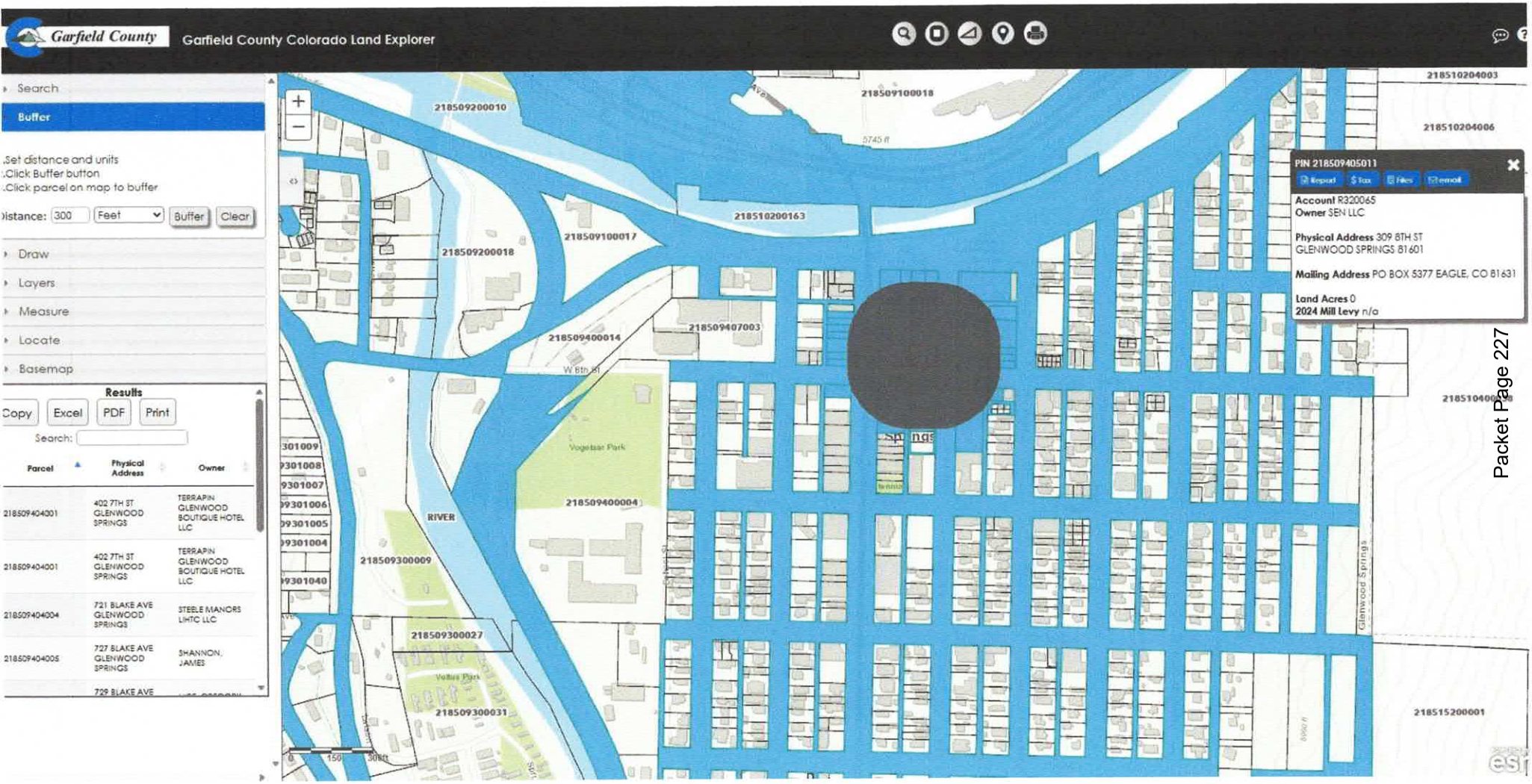
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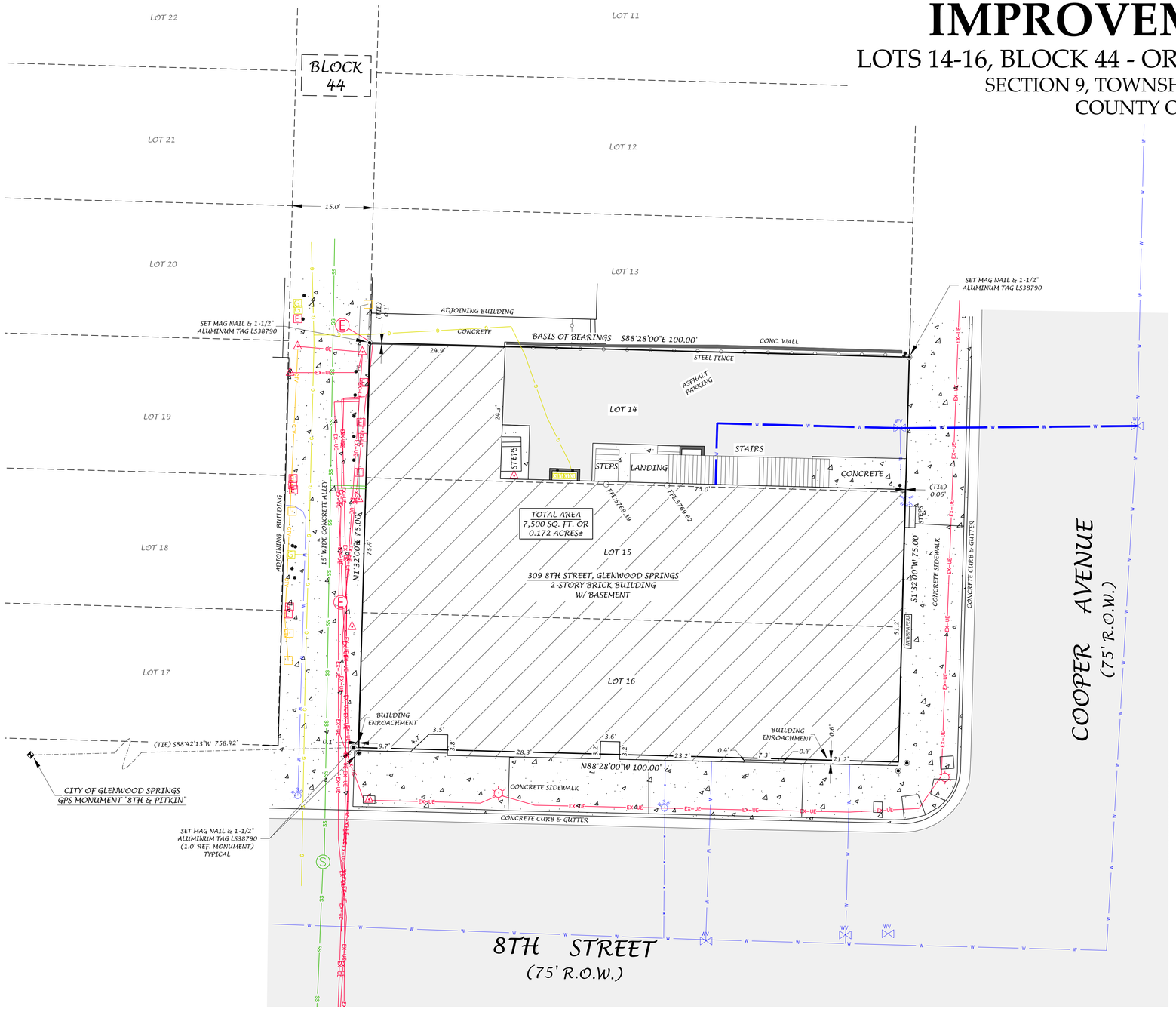
Parcel	Physical Ad	Owner	Account Nu	Mailing Address
2.19E+11	402 7TH ST	TERRAPIN (	R320111	402 7TH STREET GLENWOOD SPRINGS, CO 81601
2.19E+11	402 7TH ST	TERRAPIN (	R320111	402 7TH STREET GLENWOOD SPRINGS, CO 81601
2.19E+11	721 BLAKE	STEELE MA	R320101	6875 EAST EVANS AVENUE DENVER, CO 80224
2.19E+11	727 BLAKE	SHANNON,	R320041	4802 EAST KENTUCKY AVENUE UNIT A DENVER, CO 80246
2.19E+11	729 BLAKE	HIRE, GREC	R320045	1306 PITKIN AVENUE GLENWOOD SPRINGS, CO 81601
2.19E+11	415 8TH ST	TRUE BLU L	R320044	1502 MIDLAND AVENUE GLENWOOD SPRINGS, CO 81601
2.19E+11	716 COOPE	WESTERN I	R320137	1324 VINE STREET ASPEN, CO 81611
2.19E+11	728 COOPE	728 COOPE	R320094	927 COOPER AVENUE GLENWOOD SPRINGS, CO 81601
2.19E+11	722 COOPE	WEE LLC	R320089	1944 COUNTY ROAD 137 GLENWOOD SPRINGS, CO 81601
2.19E+11	730 COOPE	CHEN, XIA(	R320186	1906 THUNDERCLOUD DRIVE WINDSOR, CO 80550
2.19E+11	732 COOPE	K&CT LLC	R320187	PO BOX 1144 CARBONDALE, CO 81623
2.19E+11	702 GRANI	702 BUILDI	R320122	PO BOX 922 GLENWOOD SPRINGS, CO 81602
2.19E+11	710 GRANI	710, LLC	R320057	PO BOX 21 SILT, CO 81652
2.19E+11	308-00031	RMCO RES	R320091	17774 PRESTON ROAD DALLAS, TX 75252
2.19E+11	330 7TH	ST COOPER PI	R320055	302 ESCLANTE ROAD CARBONDALE, CO 81623
2.19E+11	715 COOPE	715 COOPE	R320141	1487 COUNTY ROAD 117 GLENWOOD SPRINGS, CO 81601
2.19E+11	717 COOPE	JOLLEY, MA	R320034	PO BOX 284 GLENWOOD SPRINGS, CO 81602
2.19E+11	719 COOPE	JOLLEY, MA	R320134	PO BOX 284 GLENWOOD SPRINGS, CO 81602
2.19E+11	721 COOPE	JOLLEY UTA	R320117	PO BOX 284 GLENWOOD SPRINGS, CO 81602
2.19E+11	309 8TH ST	SEN LLC	R320065	PO BOX 5377 EAGLE, CO 81631
2.19E+11	732 GRANI	BULLOCK, '	R320062	PO BOX 200 NEW CASTLE, CO 81647
2.19E+11	726 GRANI	WRIGHT PR	R320090	726 GRAND AVENUE GLENWOOD SPRINGS, CO 81601
2.19E+11	724 GRANI	RCR ENTER	R320098	PO BOX 2749 GLENWOOD SPRINGS, CO 81602
2.19E+11	722 GRANI	PMR HOLD	R320144	PO BOX 2749 GLENWOOD SPRINGS, CO 81602
2.19E+11	720 GRANI	8808 LLC	R320095	14 BUCKSKIN CIRCLE NEW CASTLE, CO 81647
2.19E+11	718 GRANI	LU DEER PI	R320096	6547 MIDNIGHT PASS ROAD SUITE 9 SIESTA KEY, FL 34242
2.19E+11	714 GRANI	ROBLES, JC	R320130	16936 WHITE PINE WAY CANYON COUNTRY, CA 91387
2.19E+11	312 7TH ST	LANDJ LLC	R043013	PO BOX 312 CARBONDALE, CO 81623
2.19E+11	713 COOPE	ODDO, ROI	R043014	2425 COUNTY ROAD 137 GLENWOOD SPRINGS, CO 81601
2.19E+11	717 GRANI	WATERSWE	R320060	308 SOUTH OAK WAY GLENWOOD SPRINGS, CO 81601
2.19E+11	719 GRANI	INHOFE LIN	R320119	1500 MIDLAND GLENWOOD SPRINGS, CO 81601
2.19E+11	725 GRANI	JACOBSON	R320059	PO BOX 312 CARBONDALE, CO 81623
2.19E+11	729 GRANI	KAFU LLC	R320085	86 SUNLIGHT DRIVE GLENWOOD SPRINGS, CO 81601
2.19E+11	731 GRANI	LOT 16 BLC	R320074	13518 RARITAN WAY DENVER, CO 80234
2.19E+11	721 GRANI	POT SPRIN(	R320076	11 IRON GATE HL WESTPORT, CT 06880
2.19E+11	723 GRANI	723 GRANI	R320067	PO BOX 9030 AVON, CO 81620
2.19E+11	801 GRANI	JAYLENE PA	R320107	PO BOX 32 PAONIA, CO 81428
2.19E+11	802 GRANI	COLORADC	R320077	802 GRAND AVE GLENWOOD SPRINGS, CO 81601
2.19E+11	802 GRANI	COLORADC	R320080	802 GRAND AVE GLENWOOD SPRINGS, CO 81601
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2.19E+11	COOPER A	GLENWOO	R320164	101 W 8TH STREET GLENWOOD SPRINGS, CO 81601
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Garfield County
Garfield County Colorado Land Explorer
Search
Buffer
.Set distance and units
.Click Buffer button
.Click parcel on map to buffer
Distance: 300 Feet Buffer Clear
Draw
Layers
Measure
Locate
Basemap
Results
Copy Excel PDF Print
Search:
Parcel
Physical Address
Owner
218509404001 402 7TH ST GLENWOOD SPRINGS TERRAPIN GLENWOOD BOUTIQUE HOTEL LLC
218509404001 402 7TH ST GLENWOOD SPRINGS TERRAPIN GLENWOOD BOUTIQUE HOTEL LLC
218509404004 721 BLAKE AVE GLENWOOD SPRINGS STEELE MANORS LIHTC LLC
218509404005 727 BLAKE AVE GLENWOOD SPRINGS SHANNON, JAMES
729 BLAKE AVE
218509200010
218509100018
218510204003
218510204006
5745 ft
PIN 218509405011
Report $ Tax Files Email
Account R320065
Owner SEN LLC
Physical Address 309 8TH ST GLENWOOD SPRINGS 81601
Mailing Address PO BOX 5377 EAGLE, CO 81631
Land Acres 0
2024 Mill Levy n/a
218510200163
218509100017
218509200018
218509407003
218509400014
W 8th St
Vogelaar Park
218509400004
RIVER
218509300009
218509300027
Veltus Park
218509300031
Glenwood Springs
218515200001
6960 ft
0 150 300
esri

IMPROVEMENT SURVEY PLAT

LOTS 14-16, BLOCK 44 - ORIGINAL TOWNSITE OF GLENWOOD SPRINGS

SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH PM
COUNTY OF GARFIELD, STATE OF COLORADO



LEGEND

- ELECTRIC PEDESTAL
- LIGHT POLE
- ELECTRIC MANHOLE
- POWER POLE
- FIBER OPTIC BOX
- ELECTRICAL METER
- GAS METER
- WATER SHUTOFF
- WATER VALVE
- SANITARY MANHOLE
- BOLLARD
- OVERHEAD ELECTRIC LINE
- OVERHEAD PHONE LINE
- WATER LINE
- SEWER LINE
- FIBER OPTIC LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE

N

0 5' 10' 20'

SCALE: 1" = 10'

◉ SET MAG NAIL & 1-1/2" ALUMINUM TAG TNC PLS38790 (1.0' REF. MONUMENT) UNLESS OTHERWISE SHOWN

PROPERTY DESCRIPTION:

LOTS 14 THROUGH 16, BLOCK 44 - ORIGINAL TOWNSITE OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO

SURVEY NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S88°28'E ALONG THE NORTHERLY PROPERTY LINE BETWEEN A SET MAG NAIL & 1-1/2" ALUMINUM TAG LS38790 AND A SET MAG NAIL & 1-1/2" ALUMINUM TAG LS38790 AS SHOWN HEREON.
2. DATE OF FIELD SURVEY: FEBRUARY 15, 2023. UPDATED IMPROVEMENTS, ADDED UNDERGROUND UTILITIES DECEMBER 04, 2025.
3. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
4. THIS SURVEY IS BASED ON THE AMENDED ORIGINAL TOWNSITE MAP OF GLENWOOD SPRINGS, COLORADO RECORDED AS PLAT NO. 0933 AND CORNERS FOUND IN PLACE AS SHOWN HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ANY EXCEPTIONS TO TITLE THAT MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN REVIEWED BY TRUE NORTH COLORADO, LLC.
6. THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
8. UNDERGROUND UTILITIES SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY. PLEASE CALL 811 PRIOR TO ANY DIGGING OR EARTHWORK CONSTRUCTION FOR UTILITY VERIFICATION.

SURVEYOR'S CERTIFICATION

I, LAUREN D. VANCE, HEREBY CERTIFY TO GIES ARCHITECTS, THAT THIS IS AN "IMPROVEMENT SURVEY PLAT" AS DEFINED BY C.R.S.38-51-102(9) AND THAT IT IS A MONUMENTED LAND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE, SHOWING THE LOCATION OF ALL STRUCTURES, VISIBLE UTILITIES, FENCES, HEDGES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL, ANY CONFLICTING BOUNDARY EVIDENCE OR VISIBLE ENCROACHMENTS, AND ALL PLATTED EASEMENTS. . THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, HOWEVER IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

LAUREN D. VANCE
LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38790
TRUE NORTH COLORADO, LLC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

TRUE NORTH COLORADO
A LAND SURVEYING AND MAPPING COMPANY

IMPROVEMENT SURVEY PLAT
GIES ARCHITECTS
309 8TH STREET - GLENWOOD SPRINGS
COUNTY OF GARFIELD - STATE OF COLORADO

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR Lauren D. Vance 38790 12/17/25

TRUE NORTH COLORADO LLC.
A LAND SURVEYING AND MAPPING COMPANY
P.O. BOX 614 - 386 MAIN STREET UNIT 3
NEW CASTLE, COLORADO 81647
(970) 984-0474
www.truenorthcolorado.com

PROJECT NO: 2023-137	DRAWN	SHEET
	LDV	1 OF 1
DATE: DECEMBER 19, 2025	SURVEYED	
	MAN	

Burns Gies Architects, Inc.
P.O. Box 2195
Eagle, Co
970.688.1176
www.giesarchitects.com

03 February 2026

Right of Way Encroachment License Narrative

Bier Spa
308 8th Street

Right-of-Way Encroachment Narrative – Electrical Transformer Installation

Glenwood Springs

This application requests approval for the installation of electrical transformer equipment within the City's public alley as part of the proposed electrical service for the project site. The selected location is intentional and responsive to existing utility infrastructure, public safety considerations, and the City of Glenwood Springs' long-term utility objectives.

The City's electrical distribution lines serving this area are located underground within the public alley. Placing the transformer equipment in this location allows for direct and efficient connection to the existing underground electrical infrastructure, minimizing the need for additional trenching, surface disruption, or rerouting of utilities within the public right-of-way. This configuration represents the least intrusive and most technically appropriate solution for electrical service delivery.

The transformer boxes are positioned immediately adjacent to the project building, reducing conduit lengths and limiting impacts to the alley's functional width. The proposed placement maintains required clearances and does not obstruct vehicular access, emergency access, pedestrian movement, or access to adjacent public or private properties. The equipment will not interfere with existing utility operations, refuse collection, or alley maintenance activities.

Locating the electrical equipment within the alley eliminates the need for overhead electrical lines serving the building. This approach directly supports the City of Glenwood Springs' utility goals and objectives by furthering the transition to underground electrical service, improving streetscape aesthetics, reducing visual clutter, and enhancing overall safety and system reliability.

The proposed encroachment is limited in scope, aligned with established utility corridors, and designed to coexist with existing public right-of-way functions. For these reasons, the requested encroachment is consistent with the intent of the Right-of-Way Encroachment License and represents a responsible and coordinated use of public infrastructure.

Sincerely,

David R. Burns AIA
Burns-Gies Architects, Inc

PROPOSED REMODEL AREA	
MAIN LEVEL:	
BIER SPA	3,750 SF
TOTAL:	3,750 SF
LOWER LEVEL NO REMODEL	

NUMBER OF TUBS	
MAIN LEVEL:	14 TUBS
TOTAL:	14 TUBS

WALL TYPES

- NEW CONCRETE WALL
- NEW STUD FRAMING WALL
- NEW CONCRETE UNDER PIN FOUNDATION WALL-36" HIGH
- EXISTING 8" BRICK WALL
- EXISTING 18" RUBBLE FOUNDATION WALL
- EXISTING 8" BOARD FORM CONC. FOUNDATION WALL
- EXISTING 2 X 6 STUD WALL
- EXISTING 8" CMU WALL

ALLEY
311 8TH STEET

EXISTING RETAIL SPACE

BUILDING PERMI #24-0161

BIER WURST
BUILDING PERMI #24-0161

FOOD PREP AREA

STORAGE AREA

PW RM

MECHL' RM

ELECTRICAL EQUIPMENT

elec. panel

SERVICE ENTRANCE 2012 IBC SEC. 1101

STAIR DETAIL 3/A405

EMERGENCY EGRESS 2021 IBC 1022

elec. meter

FIRE ROOM

EXISTING BASEMENT DOORS

STAIR ABOVE

2021 IBC SEC. 1101

STAIR DETAIL A404

PATIO

EXISTING WALL ASSEMBLY TO REMAIN

TO CURB

CLEAR SIDEWAL

REST RM #1

REST RM #2

REST RM #3

STORAGE

SPA RM #1

SPA RM #2

SPA RM #3

SPA RM #4

SPA RM #5

SPA RM #6

SPA RM #7

ADA RM #1
SEE A405

BIER SPA DISPLAY AREA

RECEPTION

LOUNGE

FOYER

VESTIBULE

ADA SHOWER
60" X 36"
SECTION:
6.08

ADA SAUNA

ADA EGRESS
2010 SEC. 404

NEW DOOR
5769.04'

NEW DOOR
5768.95'

5769.25'
FINISH FLOOR

5769.21'

5769.5'

TOP OF PLYWOOD: 100-0"

FOYER
TOP OF PLYWOOD: 100-0" (5768'-11")
FINISH FLOOR: 100'-4" (5769'-3")

EXISTING WALL
ASSEMBLY TO REMAIN

EXISTING WALL
ASSEMBLY TO REMAIN

EXIST. MAIN FLOOR

EXIST. BASEMENT FLOOR

MERCH. REF
53" x 32"

1 PROPOSED STREET/ MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

BGA Burns-Gies Architects
PO BOX 2195
EAGLE,CO 81631-2195
970.688.1176
EMAIL: DAVID@GIESARCHITECTS.COM

STATE OF COLORADO
DAVID R. BURNS
ARC - 401940
LICENSED ARCHITECT
02/03/2025

PROJECT: Bohemian Bier Spa
311-315 8th St. Glenwood Springs, co

DRAWING: STREET / MAIN LEVEL FLOOR PLAN

Gies Architects, Inc.
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PROJECT NO.

ISSUE	DATE
Electrical	26 March 2024
STAIR	4 June 2024
REV. PERMIT	1 Aug. 2024
REV. ELEVATION	27 Aug . 2024
DDA ELEVATIONS	3 AUG. 2024
TILE	10 Oct. 2024
CD Set	23 Oct 2024
INTERIOR	4 Nov. 2024
CD Set	15 Nov. 2024
Lights	16 Jan 2026

A106

Planning File #05-26

ROWENC-000106-2025

315 8th Street Right-of-Way Encroachment License

City Council

February 19, 2026

Planning File #26-24
Right of Way Encroachment License 308 7th Street

REQUEST	Consideration of a right-of-way encroachment license for electric infrastructure and bollards located within the public right-of-way on the west side of the building.
APPLICANT	Burns-Gies Architects on behalf of Senn LLC
LOCATION:	315 8th Street (2185-094-05-011)
ZONE	M2 Mixed Use Central Core
EXISTING USE	Retail, Spa, Attorney office
SURROUNDING LAND USES	North: Downtown Mixed-Use South: Downtown Mixed-Use East: Downtown Mixed Use West: Downtown Mixed Use
LOT SIZE	7,500 square feet

CITY OF GLENWOOD SPRINGS COLORADO

Action Item 1 Summary

Action 1:

Consideration of a Right-of-Way Encroachment License for the installation of electric infrastructure, which encroaches approximately 24" into the public right of way in the alley on the west side of the building.

Staff Recommendation:

Staff recommends **approval** with the findings and conditions of the staff report.

City Council Actions:

1. Approve Right of Way Encroachment License
2. Deny Right of Way Encroachment License using alternative motions with supported findings
3. Approve Right of Way Encroachment License with additional conditions
4. Continue item to next regularly scheduled meeting

Encroachment into the alley



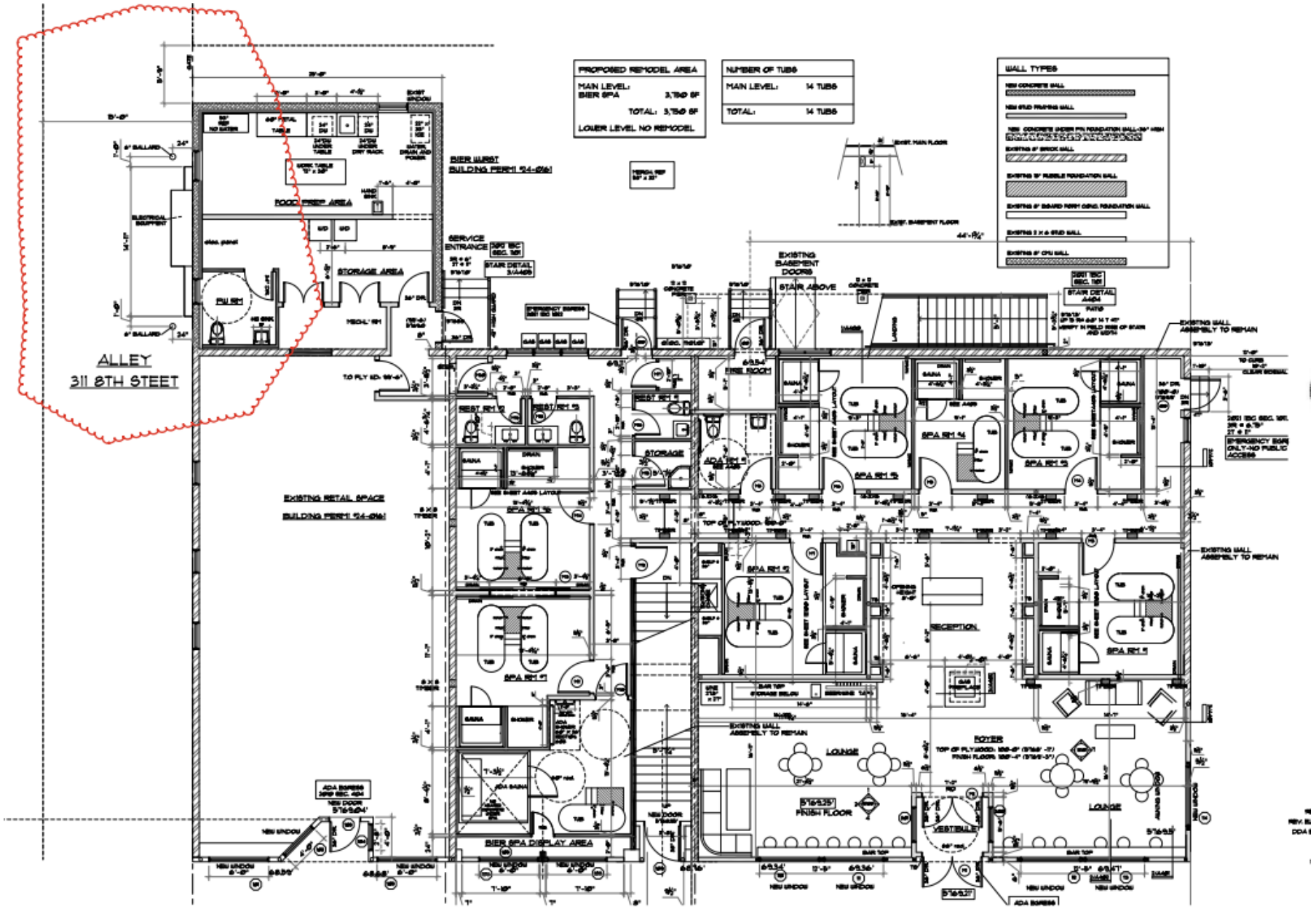
CITY OF GLENWOOD SPRINGS COLORADO

Encroachment into the alley



CITY OF GLENWOOD SPRINGS COLORADO

Encroachment into the alley



Encroachment into the alley



CITY OF GLENWOOD SPRINGS COLORADO

ACTION ITEM 1:

To consider approval of a with Right of Way Encroachment License for a retractable awning.

Right of Way Encroachment License Criteria

YES	**1. The proposed encroachment furthers the City's land use and utility goals and objectives** Encroachment allows electric to remain underground and not have an overhead line and provides an easily accessible disconnect
YES	**2. The proposed encroachment could be reasonably accommodated on the applicant's own property and outside the City's ROW** There is limited space within the applicant's own property to accommodate the encroachment and the existing building also makes it difficult to carry the existing electric line onto the property.
YES	**3. The proposed encroachment does not compromise public safety, health, and welfare of the community.** Locating the disconnect in a readily accessible location improves public safety and health. In addition, the applicant will need to carry an insurance policy for the encroachment.
YES	**4. The proposed encroachment does not compromise access to other public and/or private lands.** Encroachment does not compromise access to public/private lands. The remaining 13' is sufficient for vehicle and pedestrian access.
YES	**5. The proposed encroachment is necessary based on a hardship created by the applicant.** The applicant did not create the existing situation where transformers to serve the development are in the alley nor did they create the existing egress stairway on the back of the building that limits the available space to install electric equipment in a location that is readily accessible.

CITY OF GLENWOOD SPRINGS COLORADO

Public Comments

None submitted

Suggested Conditions

1. The applicant shall comply with all verbal representations made in the public hearing, as outlined in all application materials, and/or as otherwise modified by this development permit;

2. Any future change or improvements to the building or site are subject to review and approval of the Community Development Director for compliance with applicable requirements of the Glenwood Springs Municipal Code;

3. The applicant shall maintain an active general liability insurance policy to the amount of $1 million dollars with the City named as an additional insured party; and

4. Applicant shall execute and record an indemnity agreement that indemnifies the City from any and all damages to property or persons resulting from the encroachment.

Action Item 1 Summary

Action 1:

Consideration of a Right-of-Way Encroachment License for the installation of electric infrastructure, which encroaches approximately 24" into the public right of way in the alley on the west side of the building.

Staff Recommendation:

Staff recommends **approval** with the findings and conditions of the staff report.

City Council Actions:

1. Approve Right of Way Encroachment License
2. Deny Right of Way Encroachment License using alternative motions with supported findings
3. Approve Right of Way Encroachment License with additional conditions
4. Continue item to next regularly scheduled meeting

ALTERNATIVE ACTION ITEM 1:

To consider denial of a Right of Way Encroachment License

1. The proposed Right-of-Way Encroachment DOES NOT further the City's land use and utility goals and objectives;

2. The proposed Right-of-Way Encroachment COULD BE reasonably accommodated on the applicant's own property and outside of the City's right-of-way;

3. The proposed Right-of-Way Encroachment DOES compromise public safety, health, and welfare of the community;

4. The proposed Right-of-Way Encroachment DOES compromise access to other public and/or private lands; and

5. The proposed Right-of-Way Encroachment IS necessary based on a hardship created by the applicant.

CITY OF GLENWOOD SPRINGS COLORADO

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item: Special Events Challenges

Action Requested: Guidance from City Council regarding the prioritization, scale, and desired outcomes of the 2026 City Special Events program.

Department: Parks & Recreation

Presented By: Rod Tarullo

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: City Parks and Recreation staff historically provide oversight and administration of the following annual community events:

- Noon Year's Eve
- Movies Under the Bridge (Thursdays, 8–10 weeks)
- Music Under the Bridge (Fridays, 15 weeks)
- Pride
- July 4th
- Latino Conservation
- Noche Latina

Staff is seeking guidance regarding the prioritization, scale, and desired outcomes for 2026 Special Events and future programs.

Issues:

1. Alignment Between Council Expectations and Community Need
The Department's current special events' portfolio reflects a continuation of long-standing traditions that have historically been well received by the community. However, staff is seeking Council guidance on whether these events, both individually and collectively, continue to represent the highest and best use of City resources given evolving community needs, demographics, and expectations. We have recently encountered scheduling conflicts with community partners planning their own events. This discussion is intended to confirm:

- Which events Council views as core community priorities?
- Whether the current mix, frequency, and scale of events remain aligned with community demand
- How success should be measured moving forward (attendance, inclusivity, cultural relevance, economic impact, etc.)

2. Cost Growth Outpacing the Historic Event Model
Since 2023, the Department has resumed a full slate of traditional community events. Due to rising costs associated with production, entertainment, public safety, and logistics, as well as the separation of staffing costs across multiple departmental budgets, the total cost of delivering these events now exceeds the $100,000 Special Events budget.
While the Parks and Recreation Department and its partner departments have historically managed these pressures through internal efficiencies and staff support, this approach is no longer sufficient to fully offset cost increases without either reducing event scale or frequency, or seeking supplemental funding to maintain current service levels. Safety concerns specifically have changed over the last few years, increasing costs and concerns for public gatherings and events.

3. Direction on 2026 Programming Strategy
Staff is requesting Council guidance on how to proceed for 2026, specifically whether Council prefers to maintain the current event portfolio and consider a budget supplementation request, or would Council prefer to scale back, restructure, or reprioritize events to align with existing funding levels? This direction will inform contracting decisions, event scheduling, staffing allocations, community messaging and expectation-setting.

Fiscal Impact: Attached is a summary of the annual Parks and Recreation -administered special events. The chart provided does not account for the substantial internal staffing costs required to deliver these events. Event support is routinely provided by team members from the Parks, Recreation, and Facilities divisions as well as supporting department agencies such as Police, Fire, Public Works, Community Development and City Hall Administration. These labor costs are absorbed within existing operating budgets of each of these areas and are not captured in the Special Events budget line item presented in the chart. Increased events require additional resources or different prioritization of staff functions.

Legal Review: N/A

Staff Recommendation: Staff requests that City Council provide actionable guidance regarding the prioritization, scale, and desired outcomes of the 2026 Special Events program. This direction will enable staff to align programming decisions, budget strategy, and operational planning with Council expectations and community needs.

	Fiscal Year 2026	Fiscal Year 2025	Fiscal Year 2024	Fiscal Year 2023	Fiscal Year 2022
Budget	$ 100,000.00	$ 150,000.00	$ 150,000.00	$ 125,000.00	$ 150,000.00
Non-Personnel Expenditures	$ -	$ 100,125.21	$ 94,322.91	$ 90,479.60	$ 62,042.00

Non-Personnel Expenditures	2026	2025	2024	2023	2022
July 4	$ -	$ 61,993.35	$ 53,500.00	$ 50,000.00	$ 40,000.00
Noon Year's Eve	$ -	$ 17,927.13	$ 18,000.00	$ 15,000.00	$ 10,000.00
Movies Under Bridge	$ -	$ 3,196.00	$ 2,500.00	$ 2,400.00	$ 2,000.00
Music Under Bridge	$ -	$ 12,386.00	$ 9,000.00	$ 6,000.00	$ 5,000.00
Noche Latina	$ -	$ 4,196.40	$ 6,000.00	$ 5,000.00	$ -
Latino Conservation	$ -	Canceled	$ 2,500.00	$ 5,000.00	$ 2,500.00
Pride	$ -	Private Sponsor	$ 2,500.00	$ 5,000.00	$ 2,500.00

Event Visits	2026	2025	2024	2023	2022
July 4		7200	8100	11400	7800
Noon Year's Eve		766	545	615	825
Movies Under Bridge		1435	1800	800	600
Music Under Bridge		4511	4500	3200	1600
Noche Latina		1150	841	1000	550
Latino Conservation		Canceled	1400	1100	450
Pride		Private Sponsor	1200	875	678

CITY OF GLENWOOD SPRINGS PARKS AND RECREATION

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item: Ordinance 2026-04; Planning File COMDEV 000015-2026, Colorado Wildfire Resiliency Code (First Reading)

Action Requested: **Action 1** - Consideration of Ordinance 2026-04; Planning File COMDEV 000015-2026, Colorado Wildfire Resiliency Code (First Reading)

Department: Economic and Community Development

Presented By: Trent Hyatt, Victor Meraz, Robin Pitt

Strategic Goals: Protect and Preserve our Quality of Life
Ensure Public Safety

Background Info: 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 (WUI) throughout Colorado. This applies to all new habitable structures, with some exemptions, and significant alternations, additions and repairs of existing structures. A map (found here) based on slope, 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. The draft ordinance is intended to provide the necessary amendments to the Glenwood Springs Municipal to comply with the state mandate.

Issues: Parcels along the perimeter of the City are rated as having high hazards related to slopes, fuels, and critical weather. As you move inward, areas are classified as having moderate hazards. Interior areas of the City, as with many municipalities, are not classified by the CWRB mapping. Staff recommends classifying these areas as having a moderate hazard rating for multiple reasons. First, these areas are generally denser and consist of numerous existing structures without fire suppression systems to protect them during a wildfire event. Second, this will allow for equal application of the new standards, whereas the high and moderate ratings require the same Class 2 building and site standards.

Fiscal Impact: Adoption of the ordinance is not expected to have a significant fiscal impact on the City. Additional staff time (Building Official and Fire Marshall) is necessary in the review of applicable building permit applicable to determine compliance with the code. However, staffing is adequate to cover the additional review time required.

Concerns regarding the cost of applying these regulations have been brought forth by contractors, building associations, and jurisdictions across the state. Some jurisdictions, such as Durango, has outlined that implementation of the standards may result in as much as a 20 percent increase in building costs. However, many of the regulations outlined in the new code, such as Class A rated roofing and building exteriors, are already required by the City. Data for the City suggests that cost increase should be closer to the 2-3 percent range.

Legal Review: Legal has reviewed the attached ordinance.

Staff Recommendation: Staff recommends approval of Ordinance 2026-04 as outlined in the above.

ORDINANCE NO. 04

Series of 2026

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ADOPTING THE COLORADO WILDFIRE RESILIENCY CODE AS TITLE 060, ARTICLE 060.095 OF THE GLENWOOD SPRINGS MUNICIPAL CODE.

WHEREAS, the City of Glenwood Springs ("Glenwood Springs" or the "City") is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, in July 2025 the state legislature adopted the State of Colorado Wildfire Resiliency Code (the "CWRC") which requires municipalities to adopt the CWRC prior to April 1, 2025; and

WHEREAS, City Council finds it is necessary and proper to adopt the CWRC as Title 060, Article 095, of the Glenwood Springs Municipal Code as provided in Section 2, below.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. Recitals. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Adoption. The Colorado Wildfire Resiliency Code is hereby adopted as Article 060.095 as follows:

* * * *

TITLE 060 - CONSTRUCTION BUILDING CODES AND REGULATIONS

* * * *

ARTICLE 060.095 - COLORADO WILDFIRE RESILIENCY CODE

060.095.010. Adoption.

The 2025 Colorado Wildfire Resiliency Code (CWRC) was established on July 1, 2025, by the Department of Public Safety Division of Fire Prevention and Control 8CCR 1507-39, for the purpose of adopting minimum codes and standards for hardening structures and reducing fire risk in the defensible space surrounding structures in the wildland-urban interface.

060.095.020. Amendments.

The code adoption herein is modified by the following amendments:

(a) Section 103.1 is amended to read as follows:

103.1 Creation of Agency. The Building Department and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

(b) Appendix A, Section A101.1 is amended to read as follows:

A101.1 General. Where not otherwise provided in the requirements of the International Building Code, International Residential Code, or International Fire Code, permits are required in accordance with Sections A101.2 through A101.9.

* * * *

Section 2. Upon the effective date of this ordinance, the codifier is hereby authorized to renumber the Code in conformance with this adoption.

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED BY TITLE ONLY THIS ___ DAY OF FEBRUARY 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

_____

Marco Dehm, Mayor

ATTEST:

_____

Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, PASSED AND ORDERED PUBLISHED BY TITLE ONLY TO BE EFFECTIVE IMMEDIATELY THIS ___ DAY OF _____ 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

_____

Marco Dehm, Mayor

ATTEST:

_____

Ryan Muse, City Clerk

Colorado Wildfire Resiliency Code

Chapter 1 - Scope and Administration

Part 1 - General Provisions

Section 101 - Scope and General Requirements

101.1 Title.

These regulations shall be known as the Colorado Wildfire Resiliency Code as adopted by the City of Glenwood Springs, Colorado, hereinafter referred to as "this code."

101.2 Scope.

The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises that contain occupiable and/or habitable space, or change in use resulting in an occupiable and/or habitable space, unless excepted, within the wildland-urban interface areas of Colorado, as designated in this code. Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

101.2.1 Appendices.

Provisions in the appendices shall not apply unless specifically adopted.

101.2.2 Factory-Built Structures (nonresidential, residential, and tiny homes).

Structure hardening provisions of this code for factory-built structures as defined by sections 24-32-3302(9), (10), (11), and (35), C.R.S., are in accordance with Rules adopted by the Division of Housing in 8 CCR 1302-1, Rule 2 Codes and Standards.

101.2.3 HUD Code Homes.

Homes built to the HUD Manufactured Home Construction and Safety Standards are exempt from structure hardening requirements on their first installation. Homes built to the HUD Manufactured Home Construction and Safety Standards which are

moved into an applicable Wildfire Resiliency code area are subject to the provisions of this code as required by the authority having jurisdiction (or AHJ).

101.3 Purpose.

The purpose of this code is to establish minimum regulations for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

The unrestricted use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire protection facilities to control the spread of fire in wildland-urban interface areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire and life-safety hazards of the wildland-urban interface areas.

101.4 Retroactivity.

The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the code official, constitute a distinct hazard to life or property.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

101.5 Additions or alterations.

Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that, when the work increases the footprint of the existing structure by 500 square feet or greater, the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to

become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

101.6 Roof coverings.

The roof covering on buildings or structures in existence prior to adoption of this code that are replaced or have 25 percent or more of the surface area of the roof replaced, or where work to reconstruct, alter, or repair the roof covering effectively replaces such material, shall require the entirety of the roof covering to be replaced with a roof covering required for new construction specified in Sections 403.2 through 403.2.2.

Exception: Existing roof coverings that are compliant with Section 403.2.

101.7 Exterior walls.

The exterior walls of building or structures in existence prior to adoption of this code where 25 percent or more of the total exterior wall surface area is replaced, or where work to reconstruct, alter or repair the exterior walls effectively replaces the exterior wall material, shall require the entirety of the exterior wall surface area, including attachments, to be replaced with materials required for new construction specified in Section 404.3 through 404.3.2 and the immediate zone within 5 feet of the structure shall be made to comply with Section 503.1.

Exception: Existing exterior walls that are compliant with Section 404.3.

101.8 Maintenance.

Buildings, structures, landscape materials, vegetation, defensible space or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

Section 102 – Applicability

102.1 General.

Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code, or any other adopted code, specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.2 Other laws.

The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references.

References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 Referenced codes and standards.

The codes and standards referenced in this code are listed throughout this code. Such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

102.4.1 Conflicts.

Where conflicts occur between provisions of this code and the referenced codes and standards, the provisions of this code shall govern.

102.4.2 Provisions in referenced codes and standards.

Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

102.5 Subjects not regulated by this code.

Where applicable standards or requirements are not set forth in this code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the authority having jurisdiction, compliance with applicable standards of other nationally recognized safety standards, as approved, shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the code official to determine compliance with codes or standards for those activities or installations within the code official's jurisdiction or responsibility.

102.6 Matters not provided for.

Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the code official consistent

with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.

102.7 Partial invalidity.

In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.8 Existing conditions.

The legal occupancy or use of any structure or condition existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code or the International Property Maintenance Code, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.

102.9 Historic structures.

A variance is authorized to be issued for the repair or rehabilitation of a historic structure or construction of a contributing structure upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure, and the variance is the minimum necessary to preserve the historic character and design of the structure, within the spirit of this code.

Exception: Within wildfire hazard areas, historic structures that do not meet one or more of the following designations:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.

2. Determined as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district.

3. Designated as historic under a state or local historic preservation program.

102.9.1 Historic preservation exemption.

The authority having jurisdiction may establish a historic preservation exemption or exemptions in their jurisdiction that consists of the spirit and intent of this code.

102.10 Work exempt from permit under this code.

Exemptions from code requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other

laws or ordinances of the jurisdiction. Compliance with this code shall not be required for the following:

1. Interior alterations of existing structures.

2. Additions that do not increase the footprint of a structure by more than 500 square feet.

3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.

4. The reconstruction, replacement, alteration, or repair of the exterior roof covering of an existing building, when less than 25 percent of the surface area of the exterior roof covering or an attachment thereto is affected.

5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.

6. Painting, staining and similar maintenance or restorative work.

7. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.

8. Accessory structures and buildings of an accessory character classified as Utility and Miscellaneous Group U (including Agricultural Structures) located more than 50 feet from a structure containing occupiable or habitable space.

9. Fences located more than 8 feet from a habitable structure.

10. Any thirty-five acre parcel with only one residential structure on it that does not abut a residential or commercial area.

Part 2 - Administration and Enforcement

Section 103 - Code Compliance Agency

103.1 Creation of agency.

The Building Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

103.2 Appointment.

The code official shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies.

In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the code official.

Section 104 - Duties and Powers of the Code Official

104.1 Powers and duties of the code official.

The code official is hereby authorized to enforce the provisions of this code.

104.2 Determination of compliance.

The code official shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.

2. Shall not have the effect of waiving requirements specifically provided for in this code.

104.2.1 Technical assistance.

To determine compliance with this code, the code official is authorized to require the owner, the owner's authorized agent or the person in possession or control of the building or premises to provide a technical opinion and report.

104.2.1.1 Costs.

A technical opinion and report shall be provided without charge to the jurisdiction.

104.2.1.2 Preparer qualifications.

The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the code

official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.1.3 Content.

The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management to identify and propose necessary recommendations.

104.2.1.4 Tests.

Where there is insufficient evidence of compliance with the provisions of this code, the code official shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized test standards, the code official shall approve the testing procedures. Such tests shall be performed by a party acceptable to the code official.

104.2.2 Alternative materials, design and methods.

The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved.

104.2.2.1 Approval authority.

An alternative material, design or method shall be approved where the code official finds that the proposed alternative is satisfactory and complies with Sections 104.2.2.2 through 104.2.2.7, as applicable.

104.2.2.2 Application and disposition.

Where required, a request to use an alternative material, design or method of construction shall be submitted in writing to the code official for approval. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons the alternative was not approved.

104.2.2.3 Compliance with code intent.

An alternative material, design or method of construction shall comply with the intent of the provisions of this code.

104.2.2.4 Equivalency criteria.

An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with respect to all of the following, as applicable:

1. Quality.

2. Strength.

3. Effectiveness.

4. Durability.

5. Safety, other than fire safety.

6. Fire safety.

104.2.2.5 Tests.

Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the code official.

104.2.2.5.1 Fire tests.

Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the code official.

104.2.2.6 Reports.

Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 104.2.2.6.1 and 104.2.2.6.2.

104.2.2.6.1 Evaluation reports.

Evaluation reports shall be issued by an approved agency and use of the evaluation report shall require approval by the code official for the installation. The alternate material, design or method of construction and product evaluated

shall be within the scope of the code official's recognition of the approved agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the code official.

104.2.2.6.2 Other reports.

Reports not complying with Section 104.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the code official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.2.7 Peer review.

The code official is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or method of construction, prepared by a peer reviewer that is approved by the code official.

104.2.3 Modifications.

Where there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases, provided that the code official shall first find that one or more special individual reasons make the strict letter of this code impractical, that the modification is in conformance with the intent and purpose of this code, and that such modification does not lessen health, life and fire safety requirements. The details of the written request and action granting modifications shall be recorded and entered into the files of the code enforcement agency.

104.3 Applications and permits.

The code official is authorized to receive applications, review construction documents and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.4 Access to Property.

For the purpose of inspecting and enforcing the provisions of this code and the terms and conditions of any permit issued under this code, the code official is authorized to enter upon private property at reasonable times and upon reasonable notice for the

purpose of determining compliance with this code and to evaluate conditions relative to the permit application.

104.4.1 Authorization.

The owner or occupant of the property having a permit under this code shall allow the code official access to the property to perform the required inspections. If access is denied, the code official shall apply to the Court with jurisdiction to seek authority to access the property.

104.5 Identification.

The code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Notices and orders.

The code official shall issue all necessary notices or orders to ensure compliance with this code.

104.7 Official records.

The code official shall keep official records as required by Sections 104.7.1 through 104.7.5. Such official records shall be retained for not less than 5 years or for as long as the structure or activity to which such records relate remains in existence, unless otherwise provided by other regulations.

104.7.1 Approvals.

A record of approvals shall be maintained by the code official and shall be available for public inspection during business hours in accordance with applicable laws.

104.7.2 Inspections.

The code official shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.

104.7.3 Code alternatives and modifications.

Application for alternative materials, design and methods of construction and equipment in accordance with Section 104.2.2; modifications in accordance with Section 104.2.3; and documentation of the final decision of the code official for either shall be in writing and shall be retained in the official records.

104.7.4 Tests.

The code official shall keep a record of tests conducted to comply with Sections 104.2.1.4 and 104.2.2.5.

104.7.5 Fees.

The code official shall keep a record of fees collected and refunded in accordance with Section 106.

104.8 Liability.

The code official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable, either civilly or criminally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of any act or omission in the discharge of official duties.

104.8.1 Legal defense.

Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by legal representatives of the jurisdiction until final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.9 Approved materials and equipment.

Materials, equipment and devices approved by the code official shall be constructed and installed in accordance with such approval.

104.9.1 Materials and equipment reuse.

Materials, equipment and devices shall not be reused unless such elements are in good working order and approved.

104.10 Other agencies.

When requested to do so by the code official, other officials of this jurisdiction shall assist and cooperate with the code official in the discharge of the duties required by this code.

Section 105 - Temporary Uses, Equipment and Systems

105.1 General.

The code official is authorized to issue a permit for temporary uses, equipment and systems. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The code official is authorized to grant extensions for demonstrated cause.

105.2 Conformance.

Temporary uses, equipment and systems shall conform to the requirements of this code as necessary to ensure health, safety and general welfare.

105.3 Temporary service utilities.

The code official is authorized to give permission to temporarily supply service utilities.

105.4 Termination of approval.

The code official is authorized to terminate such permit for temporary uses, equipment and systems and to order the same to be discontinued.

Section 106 – Fees

106.1 General.

An AHJ has the authority to establish fees.

Section 107 - Stop Work Order

107.1 Authority.

Where the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.

107.2 Issuance.

The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall

state the reason for the order and the conditions under which the cited work is authorized to resume.

107.3 Emergencies.

Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.

107.4 Failure to comply.

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

Chapter 2 - Definitions

Section 201 - General

201.1 Scope.

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability.

Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes.

Where terms are not defined in this code and are defined in other International Codes, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined.

Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

Section 202 – Definitions

Accessory Structure. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

Agricultural Building. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

Approved. Acceptable to the code official.

Building. Any structure intended for supporting or sheltering any occupancy.

Class A Tests. Class A Tests are applicable to roof coverings that are expected to be effective against severe fire exposure, afford a high degree of fire protection to the roof deck, do not slip from position, and are not expected to present a flying brand hazard.

Code Official. The official designated by the jurisdiction to interpret and enforce this code, or the code official's authorized representative.

Defensible Space. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

Embellishments. Elements incorporated in design and construction for ornamental or decorative purpose that are not integral to the structure or structural support.

Fire Intensity Classification. The level of fire intensity identified for areas where significant fuel hazards and associated dangerous fire behavior may exist, based upon vegetative fuels, topography, weather conditions, and flame length value.

Fire-Resistance-Rated Construction. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the wildland-urban interface area.

Fire-Retardant-Treated Wood. Fire-retardant-treated wood is any wood product that, when impregnated with chemicals by a pressure process or other means during manufacture, shall have, when tested in accordance with ASTM E84 or UL 723, a listed flame spread index of 25 or less. The ASTM E84 or UL723 test shall be continued for an additional 20-minute period and the flame front shall not progress more than 10.5 feet beyond the centerline of the burners at any time during the test.

Flame Spread Index. A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E84.

Fuel Modification. A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

Habitable Space. A space in a building for living, sleeping, eating or cooking.

Heavy Timber Construction. As described in Section 602.4 of the 2024 International Building Code.

Home Ignition Zone. Home Ignition Zone (HIZ) is the home and the area around the home (or structure). The HIZ takes into account both the potential of the structure to ignite and the quality of defensible space surrounding it.

Ignition-Resistant Building Material. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildfire exposure of burning embers and small flames.

Ignition-Resistant Vegetation. Plants that are less likely to readily ignite from a flame or other ignition source and produce fewer embers. While they can still be damaged by fire, their foliage and stems don't significantly contribute to the intensity of the fire.

Log Wall Construction. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches. Log wall construction shall follow requirements of ICC 400.

Multilayered Glazed Panels. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

Noncombustible. As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire.

2. Any material conforming to ASTM E136 shall be considered noncombustible within the meaning of this section.

3. For the purposes of this code, fire-rated gypsum board tested in accordance with ASTM C1396 with no less than a 1-hour fire-resistance-rating with fire exposure from the outside only is considered a noncombustible material.

Occupiable Space. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, education or similar purposes or in which occupants are engaged at labor.

Roof Assembly. A system designed to provide weather protection and resistance to design loads. The system consists of a roof covering and roof deck or a single component serving as both the roof covering and the roof deck. A roof assembly can include an underlayment, thermal barrier, ignition barrier, insulation or a vapor retarder.

Roof Covering. The covering applied to the roof deck for weather resistance, fire classification or appearance.

Roof Deck. The flat or sloped surface not including its supporting members or vertical supports.

Slope. The variation of terrain from the horizontal; the number of feet rise or fall per 100 feet measured horizontally, expressed as a percentage.

Structure. That which is built or constructed.

Structure Ignition Zone. Structure Ignition Zone (SIZ) is the structure and the area around the structure (or home). The SIZ takes into account both the potential of the structure to ignite and the quality of defensible space surrounding it.

Tree Crown. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

Wildland-Urban Interface. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

Chapter 3 - Wildfire Hazard Identification

Section 301 - General

301.1 Scope.

The provisions of this chapter provide methodology to establish and record wildfire hazard based on the findings of fact to be regulated by this code.

301.2 Objective.

The objective of this chapter is to provide simple baseline criteria for determining wildland-urban interface areas based on the wildfire hazard.

Section 302 - Wildland-Urban Interface Area Designations

302.1 Declaration.

The AHJ shall declare the wildland-urban interface areas within the jurisdiction as defined by this code. The wildland-urban interface areas shall be based on the findings of fact.

Section 303 - Mapping and Applicability

303.1 Mapping of Wildfire Hazard Areas.

Wildfire Hazard shall be recorded on official maps. These maps identify areas subject to the provisions of this code and shall be available for public inspection through an accessible online platform and at designated local government offices.

303.1.1 Map.

This map shall be based on a combination of factors including, but not limited to, vegetative fuels, topography, local weather patterns, and fire behavior modeling data.

303.1.2 Locally Developed Mapping.

The AHJ may develop and adopt local maps designating wildfire hazard and fire intensity classifications within its jurisdictional boundaries in accordance with Sections 303.1 through 303.3.

303.2 Fire Intensity Classification.

Fire Intensity Classification shall be identified on the map in accordance with Section 303.1. Fire Intensity Classification is determined by expected wildfire behavior, including flame length and suppression difficulty and is separated into three levels: low, moderate, and high. The identified fire intensity classification establishes code requirements for construction and mitigation.

303.2.1 Low Fire Intensity Classification.

Low Fire Intensity Classification is identified in areas with light to medium surface fuels, such as grasses, shrubs, and scattered low-density vegetation. These fuels are often discontinuous, which limits flame propagation but can sustain burning under moderate weather conditions. Fires in this class may occur on gentle to moderate slopes, where topography begins to influence the rate of spread. Although flame lengths remain relatively small—typically less than two feet—limited spotting may occur, especially with wind. Trained firefighters with protective equipment and standard hand tools can usually suppress these fires through direct attack, particularly on slopes under 30 percent. Mechanized equipment is typically unnecessary.

Key Characteristics Include:

1. Fuels: Light to medium surface fuels, including grasses, shrubs, and scattered vegetation (e.g., WNL, USL fuel types).

2. Flame Length: Less than 2 feet.

3. Rate of Spread: Low, increasing with slopes over 20 percent.

4. Spotting: Very short-range spotting is possible under windy conditions.

5. Terrain Influence: More active fire behavior on moderate slopes (20 to 30 percent).

6. Suppression Difficulty: Easily suppressed by trained firefighters using basic protective gear and hand tools. Direct attack is effective, and mechanized support is rarely needed.

303.2.2 Moderate Fire Intensity Classification.

Moderate Fire Intensity Classification is identified in areas with moderate to heavy fuel loads, such as dense shrubs, small trees, and accumulated ground fuels. Fires in this class present continuous horizontal and vertical fuel arrangements, allowing flames to reach up to 8 feet in length. Fire behavior is notably influenced by moderate to steep slopes, often accelerating the spread. Short-range spotting becomes more

common, complicating suppression efforts. Ground crews typically require mechanized support, such as engines and dozers, to establish control lines. Aircraft assistance may be necessary, particularly in inaccessible terrain. There is a significant increase in the potential for property damage and risk to life, especially in wildland-urban interface areas.

Key Characteristics Include:

1. Fuels: Moderate to heavy fuels, including dense shrublands, small trees, timber litter, and canopy fuels (e.g., USH, UIH fuel types).

2. Flame Length: Up to 8 feet.

3. Rate of Spread: Moderate to high, increasing significantly on slopes over 30 percent.

4. Spotting: Short-range spotting is common.

5. Terrain Influence: Steep slopes (30 percent or greater) increase fire spread and intensity.

6. Suppression Difficulty: Challenging for ground crews without support from engines, dozers, or aircraft. Dozers and plows are generally effective on moderate terrain.

303.2.3 High Fire Intensity Classification.

High Fire Intensity Classification is identified in areas with heavy, continuous fuel loads, such as dense forest canopies, thick understory growth, and heavy dead/downed material. Fires in this class frequently occur on steep slopes, often exceeding 40 percent, where topography dramatically increases the rate of spread and severity. Flame lengths can exceed 30 feet, and both short- and medium-range spotting are common, particularly in windy conditions. Direct suppression by ground crews is typically ineffective, requiring indirect attack strategies, such as backburns and aerial retardant drops. Fires in this class pose extreme risk to life, property, and firefighter safety, especially in rugged or remote areas.

Key Characteristics Include:

1. Fuels: Heavy fuels, including dense forests, urban core areas with heavy fuel loads, and canopy-dominated regions (e.g., WNH, USH, UCH fuel types).

2. Length: Up to 30 feet or more.

3. Rate of Spread: Rapid, especially on slopes greater than 40 percent.

4. Spotting: Short-range spotting is common; medium-range spotting is possible under windy conditions.

5. Terrain Influence: Slopes over 40 percent amplify intensity and spread, creating dangerous conditions for suppression.

6. Suppression Difficulty: Direct attack by ground forces and dozers is generally ineffective. Indirect strategies (backburning, aerial support) are often necessary. These fires present significant danger to life, property, and responder safety.

303.3 Applicability of Code Provisions.

The requirements of this code shall apply to all parcels located within designated Wildfire Hazard Areas and corresponding fire intensity classifications as identified on the official maps. The level of structure hardening, defensible space, and other mitigation measures required shall correspond to the applicable fire intensity classification—Low, Moderate, or High—as established by the board. Structures and parcels identified with low fire intensity classification shall be constructed and maintained in accordance with the provisions for Class 1 structure hardening and site and area requirements.

Structures and parcels identified with moderate to high fire intensity classifications shall be constructed and maintained in accordance with the provisions for Class 2 structure hardening and site and area requirements.

Section 304 - Ground-Truthing

304.1 Purpose.

This section establishes a process for owners or the owners authorized representative to request a ground-truthing review of their property's Wildfire Hazard or fire intensity classification as identified on state or locally adopted maps. The intent is to provide an opportunity to verify that mapping accurately reflects current, site-specific conditions.

304.2 Determination of Fire Intensity Classification and Code Requirements.

As determined by the code official, the fire intensity classification and associated requirements shall be based on a review of the vegetative fuels on the parcel and within 300' of the parcel boundary, topography, local weather patterns, and fire behavior modeling data and in accordance with the following fire intensity classifications:

304.2.1 Low Fire Intensity Classification in accordance with Section 303.2.1

304.2.2 Moderate Fire Intensity Classification in accordance with Section 303.2.2

304.2.3 High Fire Intensity Classification in accordance with Section 303.2.3 This determination shall be made based on existing conditions or conditions that have been established by a development plan approved by the local jurisdiction. Technical documentation shall be submitted in support of such request by a qualified wildfire professional and in accordance with Section 104.2.

Chapter 4 - Structure Hardening

Section 401 – General

401.1 Scope.

Exterior design and construction of new buildings and structures within the wildland-urban interface areas of Colorado shall be constructed in accordance with this chapter.

Exceptions:

1. Buildings of an accessory character classified as Group U occupancy (including agricultural buildings) of any size located at least 50 feet from a structure containing occupiable or habitable space.

2. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.

3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior roof covering of an existing building, when less than 25 percent of the surface area of the exterior roof covering or an attachment thereto is affected.

5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.

6. Additions that do not increase the footprint of a structure by more than 500 square feet.

Section 402 - Building Material

402.1 Building material.

Building materials shall comply with any one of the requirements in Section 402.2 through 402.4.

402.2 Noncombustible material.

Noncombustible material shall comply with the definition of noncombustible materials in Section 202.

402.3 Fire-retardant-treated wood.

Fire-retardant-treated wood shall be identified for exterior use and shall meet the requirements of Section 2303.2 of the 2024 International Building Code.

402.4 Ignition-resistant building material.

Material shall be tested on the front and back faces in accordance with the extended ASTM E84 or UL 723 test, for a total test period of 30 minutes, or with the ASTM E2768 test. The materials shall bear identification showing the fire test results. Panel products shall be tested with a ripped or cut longitudinal gap of 1/8 inch. The materials, when tested in accordance with the test procedures set forth in ASTM E84 or UL 723 for a test period of 30 minutes, or with ASTM E2768, shall comply with Sections 402.4.1 through 402.4.3.3. Materials or products which melt, drip or delaminate to the extent that the flame front is interrupted are not permitted.

Exception: Materials composed of a combustible core and a noncombustible exterior covering made from either aluminum at a minimum 0.019 inch thickness or corrosion-resistant steel at a minimum 0.0149 inch thickness shall not be required to be tested with a ripped or cut longitudinal gap.

402.4.1 Flame spread.

The material shall exhibit a flame spread index not exceeding 25.

402.4.2 Flame front.

The material shall exhibit a flame front that does not progress more than 10 feet 6 inches beyond the centerline of the burner at any time during the test.

402.4.3 Weathering.

Ignition-resistant building materials shall maintain their performance in accordance with this section under conditions of use. The materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in Sections 402.4.3.1 through 402.4.3.3, as applicable to the materials and conditions of use.

402.4.3.1 Evaluation requirements for weathering.

Fire-retardant-treated wood, wood-plastic composite materials and plastic lumber materials shall be evaluated after weathering in accordance with Method A

"Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing" in ASTM D2898.

402.4.3.2 Wood-plastic composite materials.

Wood-plastic composite materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m2 in the horizontal orientation, then weathering in accordance with ASTM D7032 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

402.4.3.3 Plastic lumber materials.

Plastic lumber materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m2 in the horizontal orientation, then weathering in accordance with ASTM D6662 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

Section 403 - Class 1 Structure Hardening

403.1 General.

Class 1 structure hardening shall be in accordance with Sections 403.2 through 403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the wildland-urban interface having a low fire hazard severity.

403.2 Roofing.

Roofs shall have a roof covering or roof assembly classified as Class A when tested in accordance with ASTM E108 or UL 790.

403.2.1 Flame and ember protection of roofs.

For roof assemblies where the roof covering profile creates a space between the roof covering and roof deck, the space shall resist the entry of flames and embers by one or more of the following methods:

1. Firestopping with noncombustible material of the space between the roof covering and the roof deck.

2. Installation of one layer of cap sheet complying with ASTM D3909 over the combustible roof deck.

3. Installation of a listed Class A classified roof assembly.

403.2.2 Roof valley flashings.

Valley flashings shall be not less than 0.019 inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36- inch-wide underlayment consisting of one layer of cap sheet complying with ASTM D3909 running the full length of the valley.

403.3 Gutters and downspouts.

Gutters and downspouts shall be constructed of noncombustible material.

403.4 Ventilation Openings.

Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be in accordance with Section 403.4.1 or Section 403.4.2 as applicable.

403.4.1 Performance Requirements.

Ventilation openings shall be fully covered with listed vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:

1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.

2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.

3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

403.4.2 Prescriptive Requirements.

Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be covered with noncombustible 404.3corrosion-resistant mesh with openings not to exceed 1⁄8-inch.

Section 404 - Class 2 Structure Hardening

404.1 General.

Class 2 structure hardening shall be in accordance with Sections 404.2 through 404.10.1 as well as the provisions of Class 1 structure hardening in Sections 403.2-403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the wildland-urban interface having a moderate or high fire hazard severity. See also Sections 101.6-101.7.

404.2 Protection of eaves.

Eaves and soffits shall be protected on the exposed underside by noncombustible material, ignition-resistant materials, or by materials approved for not less than 1-hour fire-resistance-rated construction, 5⁄8-inch Type X drywall, 2-inch nominal dimension lumber, or 1 inch nominal fire-retardant-treated wood or 3⁄4 inch nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 International Building Code. Fascias are required and shall be protected on the backside by noncombustible material, ignition-resistant materials, or by materials approved for not less than 1-hour fire-resistance-rated construction, 5⁄8-inch Type X drywall, or 2- inch nominal dimension lumber.

404.3 Exterior Walls.

Exterior walls of buildings or structures shall be constructed with one of the following methods:

1. Exterior wall assemblies with a minimum of 1-hour fire-resistance rating, rated for exposure on the exterior side.

2. Approved noncombustible materials.

3. Heavy timber or log wall construction.

4. Noncombustible materials complying with Section 402.2 on the exterior side.

5. Fire-retardant treated wood complying with Section 402.3 on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 International Building Code.

6. Ignition-resistant materials complying with Section 402.4 on the exterior side. Such material shall extend from the top of the foundation to the underside of the eave or the underside of the roof sheathing.

Exceptions:

1. Exterior wall embellishments and architectural trim (exclusive of trim on exterior windows and doors) not to exceed 5 percent of the square footage of the exterior wall.

2. Roof or wall top cornice projections and similar assemblies.

3. Solid wood rafter tails and solid wood blocking installed between rafters having minimum dimension 2 inch nominal.

404.3.1 Exterior Wall Coverings.

Exterior wall coverings shall be limited to the following:

1. Noncombustible materials.

2. Fire-retardant-treated wood.

3. Ignition-resistant building materials.

Exception: Where options 1 or 2 in section 404.3 are used, vinyl siding may be used as an exterior covering.

404.3.2 Flashing.

A minimum of 6 inches of metal flashing or noncombustible material applied vertically between the wall sheathing and the exterior cladding shall be installed at the ground, decking, and roof intersections. Combustible sheathing products exposed by the gap created at the base of the exterior walls, posts, or columns must be protected with noncombustible material or ignition-resistant building materials while still permitting drainage and moisture control from behind exterior cladding.

404.4 Underfloor enclosure.

Buildings or structures shall have underfloor areas enclosed to the ground or comply with exterior walls in accordance with Section 404.3.

404.5 Decking.

Unenclosed decks shall have the deck walking surface constructed of one of the following:

1. Approved noncombustible materials

2.Class A rated material

Exception: Composite decking material with a minimum of Class B rating
3. Fire-retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 International Building Code

4. Ignition-resistant building materials in accordance with Section 402.4.

404.6 Appendages and Projections.

Appendages and projections shall be constructed in accordance with Section 404.3.

404.7 Exterior Glazing.

Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.

404.8 Exterior Doors.

Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 3⁄4-inches thick, or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 404.7.

Exception: Vehicle access doors.

404.9 Vehicle Access Door Perimeter Gap.

Exterior vehicle access doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the head, sill, and jamb of doors from exceeding 1⁄8 inch as approved by the AHJ.

Gaps between doors and door openings shall be controlled by one of the following methods:

1. Weather-stripping products made of materials that:
a. have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials) for a period of 2,000 hours, when the maximum allowable difference in tensile strength values between exposed and non-exposed samples does not exceed 10 percent; and
b. exhibit a V-2 or better flammability rating when tested to UL 94 (Standards for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances).

2. Door overlaps onto jambs and headers.

3. Garage door jambs and headers covered with metal flashing.

404.10 Detached Accessory Structures.

Detached accessory structures located less than 50 feet from a building containing habitable or occupiable space shall have exterior walls constructed in accordance with Section 404.3 through 404.3.2.

404.10.1 Underfloor areas.

Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 404.3 or underfloor protection in accordance with Section 404.4 or with 1⁄8-inch metal corrosion-resistant screen with a hardened zone within 5 feet.

Exception: The enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction, heavy timber construction, noncombustible materials on the exterior side, or fire-retardant-treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 International Building Code.

Chapter 5 - Site and Area Requirements

Section 501 - General

501.1 Scope.

The provisions of this chapter shall apply to parcels subject to this code.

501.2 Reference.

As needed, the code official shall refer to the Home Ignition Zone (HIZ) Guide as developed by the Colorado State Forest Service.

Where conflicts occur between provisions of this code and the HIZ Guide, the provisions of this code shall govern. The provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

Section 502 - Class 1 Requirements

502.1 Structure Ignition Zone 1 (0-5 feet): Immediate Zone

502.1.1 Objective.

This zone is designed to reduce or eliminate ember ignition and direct flame contact with the structure, decks, stairs, and attachments.

502.1.2 Materials.

Use noncombustible, hard surface materials in this zone, such as rock, gravel, sand, concrete, bare earth or stone/concrete pavers.

Exception: Ignition-resistant plantings, per an approved list by the AHJ that is not less than that created by the Colorado State Forest Service, are allowed in the Immediate Zone.

502.1.3 Plantings.

Remove all plantings including shrubs, slash, combustible mulch and other woody debris, with the exception of ignition-resistant vegetation.

502.1.4 Trees.

There shall be no planting of new trees in the immediate zone. Mature trees of no less than 10-inch diameter at 4.5 feet above ground level may be maintained.

Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.

502.2 Site Signage

502.2.1 Marking of roads.

Approved signs or other approved notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.

502.2.2 Marking of fire protection equipment.

Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the code official to prevent obstruction.

502.2.3 Address markers.

Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located in a manner approved by the code official.

502.3 Retaining Walls

502.3.1 Retaining Walls.

Retaining walls shall be constructed with either noncombustible or ignition-resistant materials when any of the following conditions exist:

The retaining wall is within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure.
The retaining wall is integral to the support of a structure regulated by this code.
The retaining wall is integral to the egress from a structure regulated by this code to a public way, easement, or private road.

502.4 Fencing

502.4.1 Fencing.

Fencing within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure shall be constructed with noncombustible or ignition-resistant materials.

Exception: Vinyl fencing. Vinyl fencing may be allowed.

Section 503 - Class 2 Requirements

503.1 General.

Class 2 site and area requirements shall be in accordance with Sections 503.2 through 503.3.2 and include all requirements of Class 1 in Sections 502.1 through 502.4.

503.2 Structure Ignition Zone 2 (5-30 feet) Intermediate Zone

503.2.1 Objective.

This zone is designed to give an approaching fire less fuel, which will help reduce its intensity as it gets nearer to structures.

503.2.2 Dead Materials.

Within the fuel modification area, hazardous dead plant material must be removed from live vegetation.

503.2.3 Fuels Accumulation.

Avoid large accumulations of surface fuels such as logs, branches, slash and combustible mulch.

503.2.4 Trees.

Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.

503.2.4.1 Tree Spacing.

Tree crowns within this zone shall be spaced to prevent structure ignition and promote fuel discontinuity to limit fire spread.

503.2.5 Shrubs.

Shrub groups within this zone shall be spaced to prevent structure ignition. Shrubs shall be at least 10 feet away from the edge of tree branches.

503.3 Structure Ignition Zone 3 (30-100 feet) Expanded Zone

503.3.1 Objective.

This zone focuses on mitigation that keeps fire on the ground.

503.3.2 Tree Spacing.

Tree crowns within this zone shall be spaced at a minimum of 6-10 feet.

Appendix A: Permits

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

A101.1 General.

Where not otherwise provided in the requirements of the International Building Code, International Residential Code, or International Fire Code, permits are required in accordance with Sections A101.2 through A101.9.

A101.2 Permits required.

Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, converted, changed, or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the code official. For buildings or structures erected for temporary uses, see Section 105.

A101.3 Permit application.

To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.

2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.

3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.

4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Appendix B.

5.State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.

6. Be signed by the applicant or the applicant's authorized agent.

7. Give such other data and information as required by the code official.

A101.3.1 Preliminary inspection.

Before a permit is issued, the code official is authorized to inspect and approve the systems, equipment, buildings, devices, premises and spaces or areas to be used.

A101.3.2 Time limitation of application.

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the code official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

A101.4 Permit approval.

Before a permit is issued, the code official, or an authorized representative, shall review and approve permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from agencies or departments concerned.

A101.5 Permit issuance.

The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the code official. If the code official finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the code official is allowed to issue a permit to the applicant.

When the code official issues the permit, the code official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorization from the code official, and work regulated by this code shall be done in accordance with the approved plans.

A101.5.1 Refusal to issue a permit.

Where the application or construction documents do not conform to the requirements of pertinent laws, the code official shall reject such application in writing, stating the reasons therefor.

A101.6 Validity of permit.

The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

A101.7 Expiration.

Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit is allowed to apply for an extension of the time within which work is allowed to commence under that permit where the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The code official is authorized to extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once.

A101.8 Retention of permits.

Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the code official or other authorized representative.

A101.9 Revocation of permits.

Permits issued under this code can be suspended or revoked where it is determined by the code official that:

1. It is used by a person other than the person to whom the permit was issued.

2. It is used for a location other than that for which the permit was issued.

3. Any of the conditions or limitations set forth in the permit have been violated.

4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him or her under the provisions of this code within the time provided therein.

5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.

6. The permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The code official is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

Appendix B: Construction Documents

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

B101.1 General.

Plans, engineering calculations, diagrams and other data shall be submitted in the format as required by the jurisdiction. The construction documents shall be prepared and submitted where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the code official is authorized to require additional documentation.

Exception: Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

B101.2 Information on plans and specifications.

Plans and specifications shall be drawn to scale on substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations.

B101.3 Site plan.

In addition to the requirements for plans in the International Building Code, site plans shall include topography, landscape and vegetation details and locations of structures or building envelopes. The code official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted. Identify the fire intensity classification.

B101.3.1 Defensible Space Site Plans.

Defensible space site plans shall be prepared and submitted to the code official for review and approval as part of the site plans required for a permit. The code official is authorized to waive or modify the requirement for a defensible space site plan where the application for permit is for alteration or repair or where otherwise warranted.

B101.4 Other data and substantiation.

Where required by the code official, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation.

B101.5 Retention of plans.

One set of approved plans, specifications and computations shall be retained by the code official for a period of not less than 180 days from date of completion of the permitted work or as required by state or local laws.

B101.6 Examination of documents.

The code official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

B101.7 Amended construction documents.

Work shall be installed in accordance with the approved construction documents, and changes made during construction that are not in compliance with the approved documents shall be resubmitted for approval as an amended set of construction documents.

B101.8 Previous approvals.

This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

B101.9 Phased approval.

The code official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

Appendix C: Inspection and Enforcement

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

C101.1 Inspection.

Inspections shall be in accordance with Sections C101.1.1 through C101.1.4.3.

C101.1.1 General.

Construction or work for which a permit is required by this code shall be subject to inspection by the code official and such construction or work shall remain visible and able to be accessed for inspection purposes until approved by the code official.

It shall be the duty of the permit applicant to cause the work to remain visible and able to be accessed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

Where required by the code official, a survey of the lot shall be provided to verify that the mitigation features are provided and the building or structure is located in accordance with the approved plans.

C101.1.2 Authority to inspect.

The code official shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the code official for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

C101.1.2.1 Approved inspection agencies.

The code official is authorized to accept reports of approved inspection agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

C101.1.2.2 Inspection requests.

It shall be the duty of the holder of the permit or their duly authorized agent to notify the code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

C101.1.2.3 Approval required.

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

C101.1.3 Reinspections.

To determine compliance with this code, the code official can cause a structure to be reinspected. A fee can be assessed for each inspection or reinspection where work for which inspection is called is not complete or where corrections called for are not made.

Reinspection fees can be assessed where the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the code official.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. Where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

C101.1.4 Testing.

Installations shall be tested as required in this code and in accordance with Sections C101.1.4.1 through C101.1.4.3. Tests shall be made by the permit holder or authorized agent and observed by the code official.

C101.1.4.1 New, altered, extended or repaired installations.

New installations and parts of existing installations that have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose defects.

C101.1.4.2 Apparatus, instruments, material and labor for tests.

Apparatus, instruments, material and labor required for testing an installation or part thereof shall be furnished by the permit holder or authorized agent.

C101.1.4.3 Reinspection and testing.

Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for inspection and testing.

C101.2 Enforcement.

Enforcement shall be in accordance with Sections C101.2.1 and C101.2.2.

C101.2.1 Authorization to issue corrective orders and notices.

Where the code official finds any building or premises that are in violation of this code, the code official is authorized to issue corrective orders and notices.

C101.2.2 Service of orders and notices.

Orders and notices authorized or required by this code shall be given or served on the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if such person is not found on the premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

C101.3 Compliance with orders and notices.

Compliance with orders and notices shall be in accordance with Sections C101.3.1 through C101.3.8.

C101.3.1 General compliance.

Orders and notices issued or served as provided by this code shall be complied with by the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, then such corrective orders or notices shall be complied with by the owner or the owner's authorized agent.

C101.3.2 Compliance with tags.

Building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section C101.3.1.

C101.3.3 Removal and destruction of signs and tags.

A sign or tag posted or affixed by the code official shall not be mutilated, destroyed or removed without authorization by the code official.

C101.3.4 Citations.

Persons operating or maintaining an occupancy or premises subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the code official shall be guilty of a misdemeanor.

C101.3.5 Unsafe conditions.

Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or that in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

C101.3.5.1 Record.

The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

C101.3.5.2 Notice.

Where an unsafe condition is found, the code official shall serve on the owner, owner's authorized agent or person in control of the building, structure or premises, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or requires the unsafe structure to be demolished. Such notice shall require the person thus notified, or their designee, to declare to the code official within a stipulated time, acceptance or rejection of the terms of the order.

C101.3.5.2.1 Method of service.

Such notice shall be deemed properly served where a copy thereof is served by one of the following methods:

1. Delivered to the owner or the owner's authorized agent personally.
2. Sent by certified or registered mail addressed to the owner or the owner's authorized agent at the last known address with a return receipt requested.
3. Delivered in any other manner as prescribed by local law.

Where the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent or on the person responsible for the structure shall constitute service of notice on the owner.

C101.3.5.3 Placarding.

Upon failure of the owner, the owner's authorized agent or the person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word “UNSAFE” and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

C101.3.5.3.1 Placard removal.

The code official shall remove the unsafe condition placard whenever the defect or defects on which the unsafe condition and placarding action were based have been eliminated. Any person who defaces or removes an unsafe condition placard without the approval of the code official shall be subject to the penalties provided by this code.

C101.3.5.4 Abatement.

The owner, the owner's authorized agent, operator or occupant of a building, structure or premises deemed unsafe by the code official shall abate, correct or

cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

C101.3.5.5 Summary abatement.

Where conditions exist that are deemed hazardous to life and property, the code official is authorized to abate or correct summarily such hazardous conditions that are in violation of this code.

C101.3.5.6 Evacuation.

The code official shall be authorized to order the immediate evacuation of any occupied building, structure or premises deemed unsafe where such hazardous conditions exist that present imminent danger to the occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or reenter until authorized to do so by the code official.

C101.3.6 Prosecution of violation.

If the notice of violation is not complied with promptly, the code official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

C101.3.7 Violation penalties.

An AHJ has the authority to establish fees.

C101.3.8 Abatement of violation.

In addition to the imposition of the penalties herein described, the code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.

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

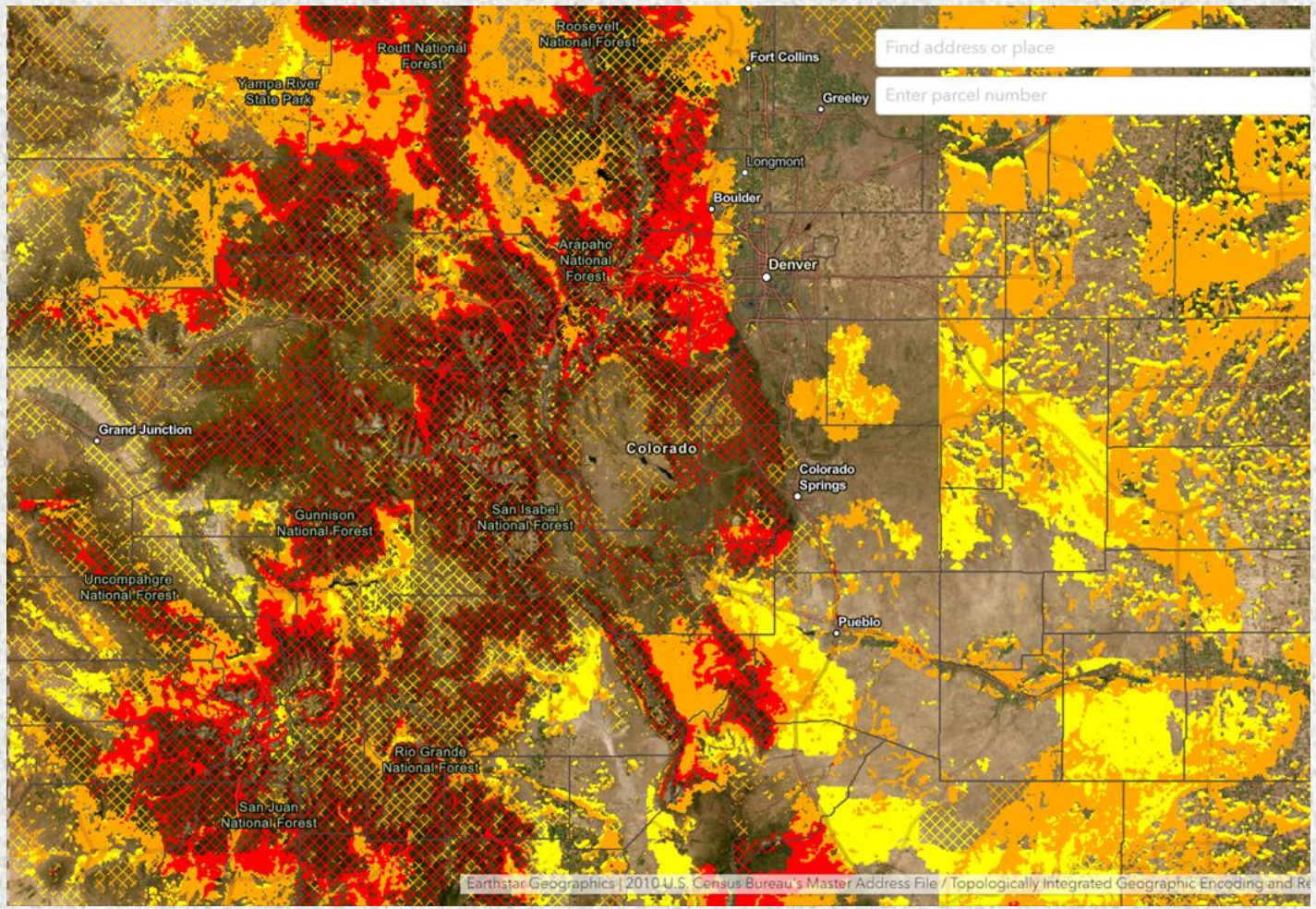
State map developed to identify fire hazard throughout CO

Informed by data modeling that identifies:

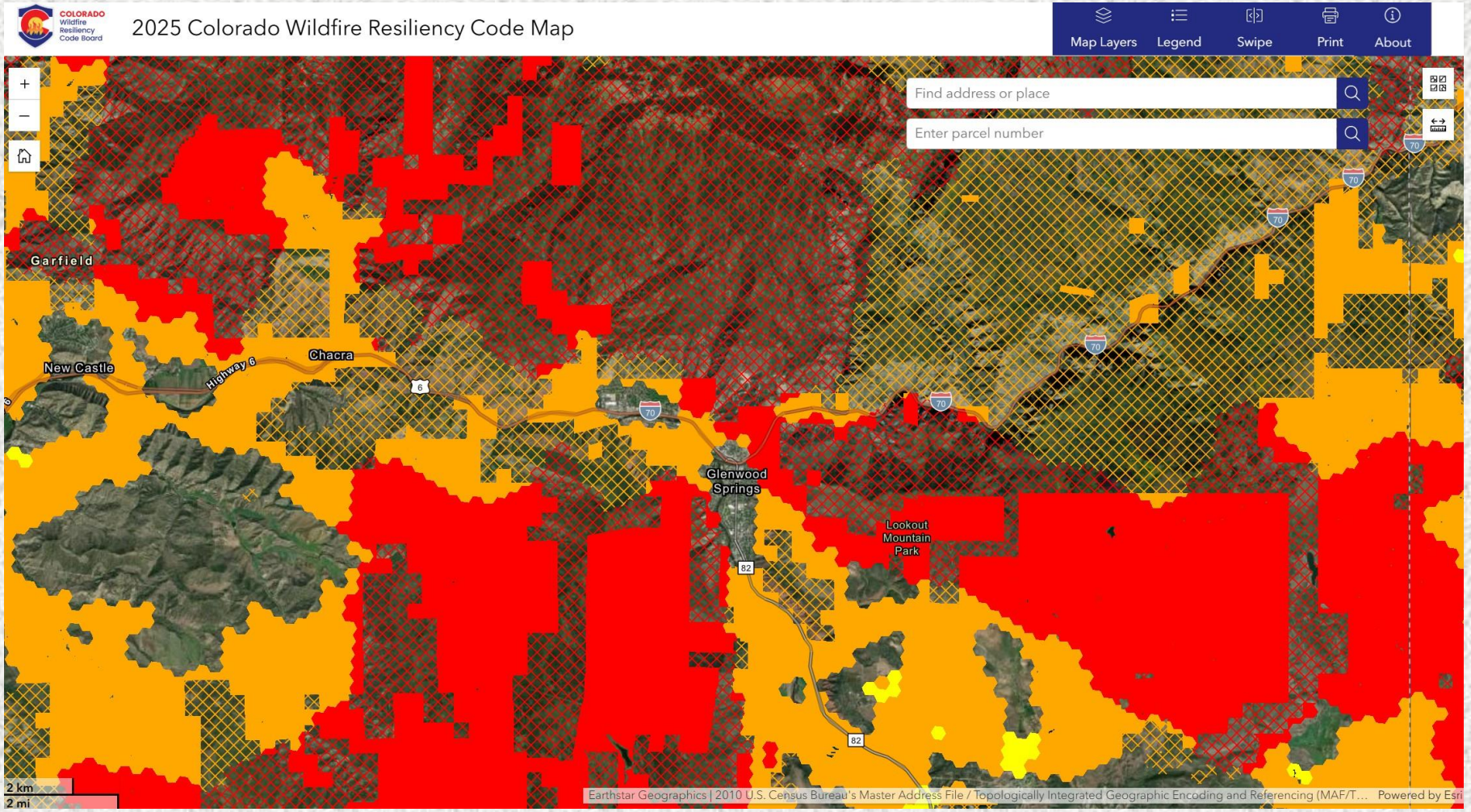
- Slope
- >50 fuel types
- 40yrs of critical fire weather

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.


Roosevelt National Forest
Routt National Forest
Yampa River State Park
Fort Collins
Greeley
Find address or place
Enter parcel number
Longmont
Boulder
Arapaho National Forest
Denver
Grand Junction
Colorado
Colorado Springs
San Isabel National Forest
Gunnison National Forest
Uncompahgre National Forest
Pueblo
Rio Grande National Forest
San Juan National Forest
Earthstar Geographics | 2010 U.S. Census Bureau's Master Address File / Topologically Integrated Geographic Encoding and Re

MAP


COLORADO
Wildfire
Resiliency
Code Board
2025 Colorado Wildfire Resiliency Code Map
Map Layers
Legend
Swipe
Print
About
Find address or place
Enter parcel number
Garfield
New Castle
Highway 6
Chacra
Glenwood
Springs
Lookout
Mountain
Park
2 km
2 mi
Earthstar Geographics | 2010 U.S. Census Bureau's Master Address File / Topologically Integrated Geographic Encoding and Referencing (MAF/T…
Powered by Esri

MAP

CODE REQUIREMENTS - Class 1

Class 1 - Structure Hardening

Roofing

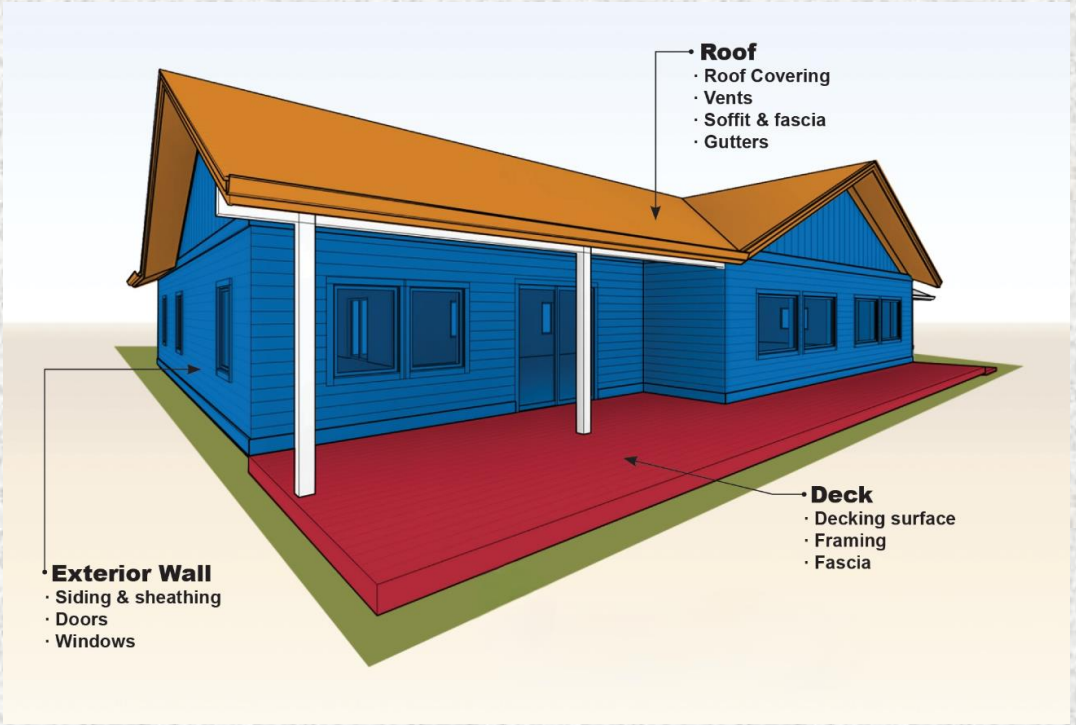
- Class A covering or assembly

Gutters & Downspouts

- Noncombustible materials

Vents

- Ignition-resistant construction
- ⅛“ 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



CODE REQUIREMENTS - Class 2

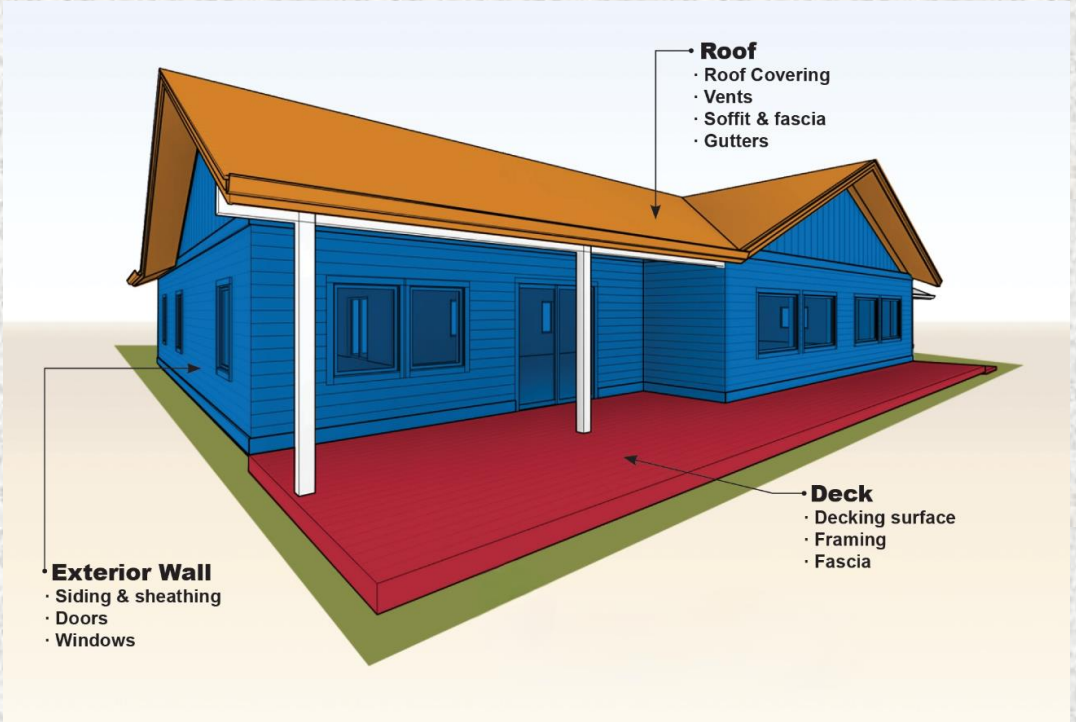
Class 2 - Structure Hardening

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!



City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item: Ordinance 2026-05; Article 020.020.030 Adjust Victims and Witnesses Assistance and Law Enforcement (VALE) Board's Disbursement Limit

Action Requested: The Victim's and Witnesses Assistance and Law Enforcement (VALE) Board has requested that the City increase their disbursement limit from $500 to $1,000.

Department: City Clerk

Presented By: Ryan Muse

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

Background Info: Under Article 020.020.030(h)(5)(g) the VALE board currently has the authority to disperse funds not to exceed $500 for victims' recovery of property damage. VALE gets 25% of a fine imposed on a municipal ordinance, including the model traffic code, on each Municipal Court action resulting in a conviction, plea of guilty or no contest or in a deferred judgment and sentence, which municipal ordinance violation is charged pursuant to City ordinances.

Issues: None

Fiscal Impact: None

Legal Review: Legal drafted the Ordinance.

Staff Recommendation: Staff recommends that Council pass Ordinance 2026-05.

ORDINANCE NO. 05

Series of 2026

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SUBSECTION 020.020.030(h)(5)g. OF THE GLENWOOD SPRINGS MUNICIPAL CODE REGARDING DISBURSEMENT OF FUNDS BY THE VICTIM'S AND WITNESSES ASSISTANCE AND LAW ENFORCEMENT BOARD.

WHEREAS, the City of Glenwood Springs ("Glenwood Springs" or the "City") is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, City Staff has recommended amending subsection 020.020.030(h)(5)g as set forth in Section 2 of this Ordinance; and

WHEREAS, the City Council finds and declares that the Code amendment set forth in below is proper and necessary to advance the public health, safety, and welfare of the City's residents.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. **Recitals.** The foregoing recitals are incorporated herein as if set forth in full.

Section 2. **Amendments.** Subsection 020.020.030(h)(5)g. is hereby amended as follows with double underlined text added and ~~strikethrough~~ text deleted:

020.020.030 - Powers and duties of boards and commissions

* * * *

(h) *Powers and duties of the Victim's and Witnesses Assistance and Law Enforcement Board.*

* * * *

(5) Disbursement of funds by the Board on behalf of the victim's and witnesses assistance services may be used for the following purposes:

* * * *

g. Losses resulting from property damage, including repair or replacement of property damaged as a result of crime or payment of the deductible amount on a residential insurance policy in an amount not to exceed ~~five hundred~~ one thousand dollars (~~$500.00~~ $1,000.00). Victims' recovery due to property damage shall not exceed ~~five hundred~~ one thousand dollars (~~$500.00~~ $1,000.00) for any crime, but in no case

shall a loss be compensable if the aggregate property damages are less than twenty-five dollars ($25.00).

* * * *

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED BY TITLE ONLY THIS 19TH DAY OF FEBRUARY 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

_____

Marco Dehm, Mayor

ATTEST:

_____

Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, PASSED AND ORDERED PUBLISHED BY TITLE ONLY TO BE EFFECTIVE IMMEDIATELY THIS ___ DAY OF _____ 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

_____

Marco Dehm, Mayor

ATTEST:

_____

Ryan Muse, City Clerk

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item: 97 County Owned Lots Within the City Boundary Available for Purchase

Action Requested: Level of Interest in Pursuing the Lots in Question.

Department: Public Works

Presented By: Matthew Langhorst

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: The County procured 99 lots back in the 1950's via treasurer's deed that are located within the City of Glenwood Springs boundary. These lots have been a discussion point with the city and county since 1992. The attached document covers the background of the lots.

The question in front of staff and the council at this time is, do we want to put an offer in to purchase the lots? The lots are located along the east side of town, from Salina Street to the 12th Street ditch. Staff has reviewed the lots and determined that they are basically, in our opinion, non-buildable lots that are on steep slopes, within geologic hazard areas and in some cases, inaccessible. Which would explain why the city has abandoned the ROW's around the lots over the years. Two of the 99 lots, near 8th street, have a private offer into the county to purchase, which leaves 97 lots still available. The lots adjacent to the 12th Street ditch and water tanks could provide the city future options to mitigate any debris flows above the tanks and across our feeder line toward the north. The other lots heading north toward 8th Street are adjacent to city owned lands, which would allow us control of the properties if access, debris flow mitigation, or other future needs came up. Staff does not believe that any offer would be a large sum of money, but staff and council can discuss this at the work session.

Issues: None at this time.

Fiscal Impact: Unknown at this time.

Legal Review: None at this time.

Staff Recommendation: Staff is recommending a good discussion on the lots in question.

December 14, 2016

Board of County Commissioners, Garfield County
109 8th Street
Glenwood Springs, CO 81601

Dear Commissioners,

The City of Glenwood Springs respectfully requests that certain vacant County-owned properties within the corporate limits of the City be conveyed to City ownership. City and County staff have discussed the merits of this proposal over that last two plus decades and the consensus is that the City should have ownership of these properties.

The following, all in the original townsite, is a listing of these properties:

Block 9, Lots 1-16	Assessor's Parcel No. 2185-103-10-001
Block 9, Lots 17-32	Assessor's Parcel No. 2185-103-10-002
Block 10, Lots 1-16	Assessor's Parcel No. 2185-103-11-001
Block 11, Lots 1-16	Assessor's Parcel No. 2185-103-08-001
Block 30, Lots 1-16	Assessor's Parcel No. 2185-103-07-001
Block 31, Lots 1-16	Assessor's Parcel No. 2185-103-04-001
Bloc k50, Lots 1-3	Assessor's Parcel No. 2185-103-03-001

The above properties were transferred to County Ownership via Treasure's Deed recorded in Book 281 at Pages 339-341, dated December 17th, 1954, Reception No. 188116 and Treasure's Deed recorded in Book 281 at Pages 345-347, dated December 17th, 1954, Reception No. 188118.

The surrounding ROW's were vacated and added to these land areas via Ordinance No. 9 recorded in Book 432 at Pages 177-178, dated June 12th, 1972, Reception No. 254195 and Ordinance No. 28 recorded in Book 480 at Page 428, dated November 6th, 1975, Reception No. 270131.

Attachments to this letter include:

- Sketch of the subject Properties/ROWs areas highlighted for review.
- Copies of the recorded documents noted above.
- March 5th, 1992 letter from Mark L. Bean, Garfield County Director of Regulator Offices and Personnel, to Robin Millyard noting the properties in question and stating that they should be owned by the City and defining the request process to have the properties released to the City though the Garfield County BOCC.

101 West 8th Street, Glenwood Springs, CO 81601
(970) 384-6400 (970) 945-2597 FAX www.COGS.US

- March 16th, 1992 letter from Mike Copp, Glenwood Springs City Manager, to the Garfield County BOCC requesting the transfer of the properties to the City. A secondary property adjacent to the Sunlight Bridge was also requested within the letter and this transfer has been completed.
- July 12th, 1993 letter from Mike Copp, Glenwood Springs City Manager, to Mark L. Bean Garfield County Director of Regulator Offices and Personnel, recalling the March 16th, 1992 letter of request to the Garfield County BOCC per Mark's direction in his March 5th, 1992 letter.
- August 2nd, 1993 letter from Mark L. Bean, Garfield County Director of Regulator Offices and Personnel, to Robin Millyard, Public Works Director, stating that the BOCC cannot convey the properties without a current value established for each property. This assessment of the properties was to be completed August of 1993.
- September 6th, 1994 letter from Christopher K. Daly, City of Glenwood Springs City Attorney, to Don DeFord, Garfield County Attorney, stating that the City was still interested in the properties in question and that it appears that the assessment of the property values was the outstanding item holding up the transfer of the properties.

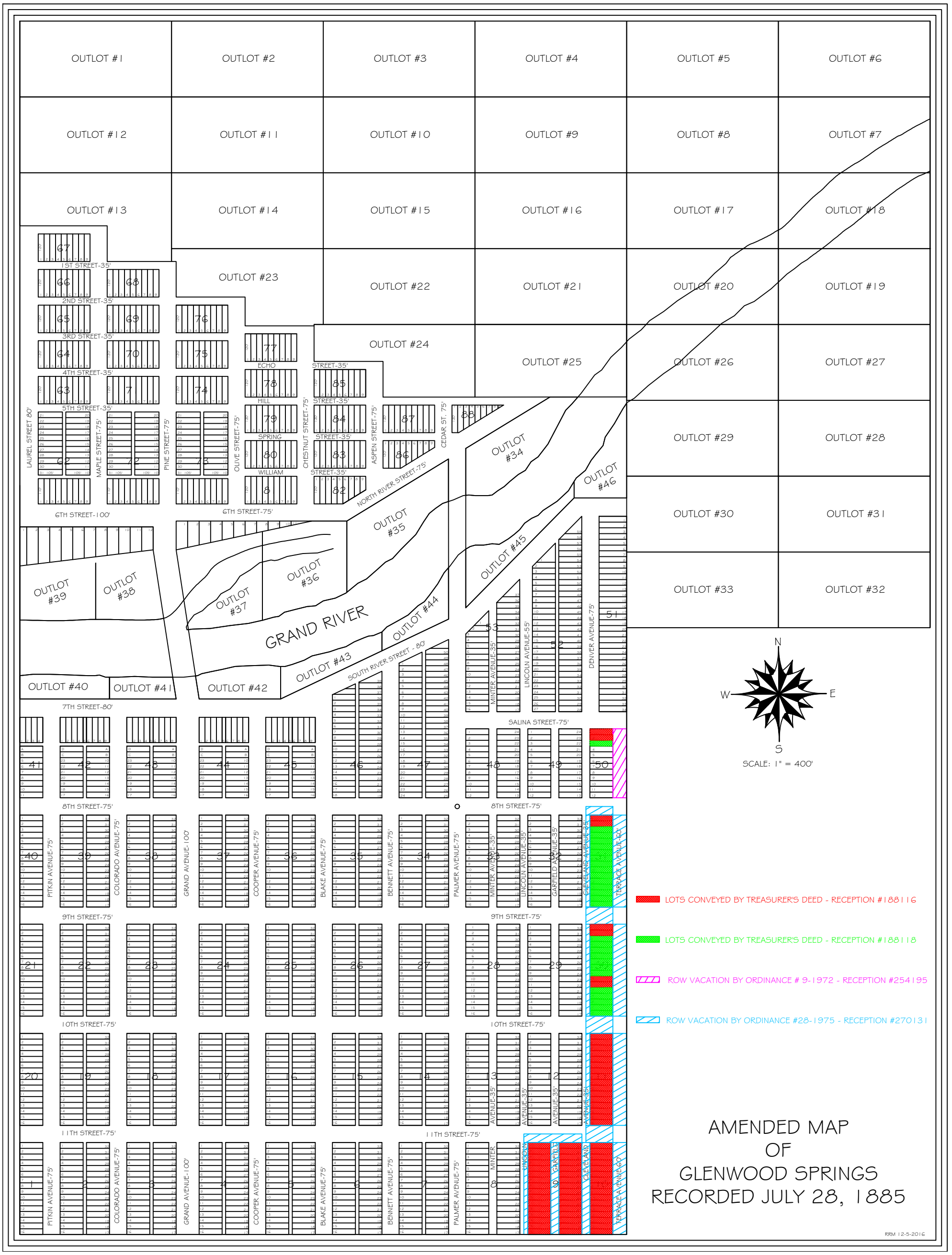
After reviewing the 1992 through 1994 correspondence noted above, the trail of documentation stops with the 1994 letter to Don DeFord. The properties may still need to be assessed to accommodate a transfer of the properties.

Robin Millyard (PWD) and Matthew Langhorst (ACE) for the City of Glenwood Springs met with Assistant County Manager Fred Jarmin and Assistant County Attorney Kelly Cave on 11-21-2016 to discuss the properties in question and to confirm that the release of the properties to the City is still something that the County is willing to consider. After Fred and Kelly reviewed the location and slope that the properties site on, it appeared from the conversation that they agreed that the properties in question are not useable properties and that the discussion for transfer should move forward.

The City would appreciate your favorable consideration of this request. If you have any questions, please contact me.

Sincerely,

Debra Figueroa
City Manager


OUTLOT #1
OUTLOT #2
OUTLOT #3
OUTLOT #4
OUTLOT #5
OUTLOT #6
OUTLOT #12
OUTLOT #11
OUTLOT #10
OUTLOT #9
OUTLOT #8
OUTLOT #7
OUTLOT #13
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OUTLOT #30
OUTLOT #31
OUTLOT #33
OUTLOT #32
OUTLOT #34
OUTLOT #46
OUTLOT #35
OUTLOT #45
OUTLOT #39
OUTLOT #38
OUTLOT #36
OUTLOT #37
GRAND RIVER
OUTLOT #44
OUTLOT #43
OUTLOT #40
OUTLOT #41
OUTLOT #42
1ST STREET-35'
2ND STREET-35'
3RD STREET-35'
4TH STREET-35'
5TH STREET-35'
6TH STREET-100'
6TH STREET-75'
7TH STREET-80'
8TH STREET-75'
9TH STREET-75'
10TH STREET-75'
11TH STREET-75'
ECHO
HILL
SPRING
WILLIAM
STREET-35'
LAUREL STREET-80'
MAPLE STREET-75'
PINE STREET-75'
OLIVE STREET-75'
CHESTNUT STREET-75'
ASPEN STREET-75'
CEDAR ST. 75'
NORTH RIVER STREET-75'
SOUTH RIVER STREET - 80'
MINTER AVENUE-35'
LINCOLN AVENUE-55'
DENVER AVENUE-75'
SALINA STREET-75'
PITKIN AVENUE-75'
COLORADO AVENUE-75'
GRAND AVENUE-100'
COOPER AVENUE-75'
BLAKE AVENUE-75'
BENNETT AVENUE-75'
PALMER AVENUE-75'
GARFIELD AVENUE-35'
CLEVELAND AVENUE-35'
TERRACE AVENUE-60'
N
W
E
S
SCALE: 1" = 400'
LOTS CONVEYED BY TREASURER'S DEED - RECEPTION #188116
LOTS CONVEYED BY TREASURER'S DEED - RECEPTION #188118
ROW VACATION BY ORDINANCE # 9-1972 - RECEPTION #254195
ROW VACATION BY ORDINANCE #28-1975 - RECEPTION #270131
AMENDED MAP
OF
GLENWOOD SPRINGS
RECORDED JULY 28, 1885
RRM 12-5-2016

Recorded Dec. 17, 1954 at 8.50 A. M. Book 281
Reception 188116 Chas. S. Keegan, Recorder Page 339

TREASURER'S DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas the following described real property, situate in the County of Garfield, State of Colorado was subject to taxation for the years set forth opposite the descriptions thereof, to-wit:

	Date of Sale	Year Subject to Taxation
In the City of Glenwood Springs:		
Lot 18, Block 8	Nov. 12, 1924	1923
Lot 17 & 19 to 26 Incl., Block 8	Dec. 31, 1909	1908
Lots 1 to 11 & 17 to 32 Incl., Block 9 Lots 1 &2, Block 10 Lot 33, Block 52,	Dec. 15, 1908	1907
Lots 13 to 16, Inc., Block 9	Dec. 14, 1926	1925
Lot 12, Block 9	Dec. 14, 1926	1925
Lots 3 to 16, Inc. Block 10	Dec. 28, 1910	1909
Lots 1, 2, 4, 7, 8, 13, 14, 15, Block 11	Dec. 28, 1910	1909
Lots 3, 5, 6, 9, 10, 11, 12, 16, Block 11	Dec. 31, 1909	1908
Lots 1, 2, 13 to 16 Incl., Lot 27, Block 12 Lots 10 & 11, Block 30 Lots 1 & 2, Block 31 Lots 1, 2, 3, Block 49 Lots 1 & 2, Block 50 Lots 4, 5, 6, Block 77	Dec. 14, 1926	1925
Lots 3 to 12, Inc., 17 to 21 Inc. and Lots 28, 29, 32, Block 12	Dec. 31, 1909	1908

AND, WHEREAS, the taxes assessed upon said property for the years aforesaid remained due and unpaid at the dates of sale set forth hereinabove opposite the descriptions of said property;

AND, WHEREAS, the Treasurer of the said County did by virtue of the authority vested in her by law, at the sales begun and publicly held on the dates set forth opposite the descriptions of property aforesaid, expose to public sale at the office of the Treasurer, in the County aforesaid, in substantial conformity with the requirements of the statute in such case made and provided, the real property above described for the payment of the taxes, interest and costs then due and remaining unpaid on said property;

AND, WHEREAS, at the sales so held as aforesaid by the Treasurer, no bids were offered or made by any person or persons for the said property, and no person or persons having offered to pay the said taxes, interest and costs upon the said property for the years aforesaid, and the Treasurer having become satisfied that no sale of said property could be had, therefore the said property was by the then Treasurer of said County, stricken off to the said County, and certificates of sales were duly issued therefor to the said County in accordance with the statute in such case made and provided;

AND, WHEREAS, more than five years have elapsed since the date of the said sales, and the said property has not been redeemed therefrom as provided by law;

AND, WHEREAS, all of the provisions of the Statutes of the State of Colorado,

prescribing prerequisites to obtaining tax deeds have been fully complied with, and are now of record, and filed in the office of the County Treasurer of said County;

NOW, THEREFORE, I, BERENICE McDONALD, Treasurer of the County aforesaid, for and in consideration of the premises, and by virtue of the Statute in such case made and provided, have granted, bargained and sold, and by these presents do grant, bargain and sell unto the BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, COLORADO, its successors and assigns, the real property hereinbefore described, TO HAVE AND TO HOLD unto the said BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, COLORADO, its successors, and assigns, forever; subject, however, to all the rights of redemption by minors, insane persons or idiots as provided by law.

IN WITNESS WHEREOF, I, BERENICE McDONALD, Treasurer as aforesaid, by virtue of the authority aforesaid, have hereunto set my hand and seal this 14th day of December, A. D. 1954.

Berenice McDonald (SEAL)
Treasurer of Garfield County, Colorado

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

I hereby certify that before me Lina M. Urquhart, a notary public in and for said County, personally appeared the above named BERENICE McDONALD, Treasurer of said County, personally known to me to be the Treasurer of said County, at the date of the execution of the above conveyance, and to be the identical person whose name is affixed to the foregoing deed, and who executed the above conveyance as Treasurer of the said County and who acknowledged the execution of the same to be her voluntary act and deed as Treasurer of said County, for the purposes therein expressed.

Given under my hand and notarial seal this 14th day of December A. D. 1954.

My commission expires June 20, 1955

Lina M. Urquhart Notary Public

Filed for record this _____ day of _____ A. D. 19____, at _____ o'clock _____ M.

_____ Recorder

By _____ Deputy

No. _____

Recorded Dec. 17, 1954 at 8.54 A. M. Book 281
Reception 188118 Chas. S. Keegan, Page 345
Recorder

TREASURER'S DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas the following described real property, situate in the County of Garfield, State of Colorado was subject to taxation for the years set forth opposite the descriptions thereof, to-wit:

In the City of Glenwood Springs:	Date of Sale	Year Subject to Taxation
Lots 22 to 26 Inc., Block 12 Lots 1, 3, 4, 2, 13, 14, 15, 16, Block 30	Dec. 28, 1910	1909
Lot 27, Block 12	Nov. 26, 1904	1903
Lots 30 & 31, Block 12	Dec. 31, 1936	1935
Lot 2 and 5 to 9 Incl., Lot 12, Block 30	Dec. 31, 1909	1908
Lots 3, 4, 5, 7, 11, 12, 13 & 16, Block 31 Lots 8 & 9, Block 88	Dec. 28, 1910	1909
Lots 6, 8, 9, 10, 14, 15, Block 31 Lots 13 to 33 Incl., Block 52 Lots 36 to 48 Incl., Block 52	Dec. 31, 1909	1908
Lots 3 & 4, Block 50	Dec. 30, 1933	1932
Lot 5, Block 50 Lots 6 & 7, Block 88	Dec. 31, 1909	1908
Lot 21, 22, Block 49	Nov. 16, 1901	1900
Lots 22 & 24, Block 32	Nov. 17, 1915	1914
Lot 1 and 4 to 34, Inc., Block 51 Except houses on Lots 5 to 9 Incl.	Dec. 31, 1909	1908
Lots 1, 2, 3, Block 49	Nov. 16, 1901	1900
Lots 23 & 24 Block 52	Dec. 17, 1931	1930
Lots 34 & 35, Block 52	Dec. 5, 1905	1904
Lots 1 to 5, Block 88	Dec. 14, 1926	1925
Lots 8 & 9, Block 85	Dec. 31, 1936	1935

AND, WHEREAS, the taxes assessed upon said property for the years aforesaid remained due and unpaid at the dates of sale set forth hereinabove opposite the descriptions of said property;

AND, WHEREAS, the Treasurer of the said County did by virtue of the authority vested in her by law, at the sales begun and publicly held on the dates set forth opposite the descriptions of property aforesaid, expose to public sale at the office of the Treasurer, in the County aforesaid, in substantial conformity with the requirements of the statute in such case made and provided, the real property above described for the payment of the taxes, interest and costs then due and remaining unpaid on said property;

AND, WHEREAS, at the sales so held as aforesaid by the Treasurer, no bids were offered or made by any person or persons for the said property, and no person or persons having offered to pay the said taxes, interest and costs upon the said property for the years aforesaid, and the Treasurer having become satisfied that no sale of said property could be had, therefore the said property was by the then Treasurer of said County, stricken off to the said County, and certificates of sales were duly issued therefor to the said County in accordance with the statute in such case made and provided;

AND, WHEREAS, more than five years have elapsed since the date of the said sales, and the said property has not been redeemed therefrom as provided by law;

AND, WHEREAS, all of the provisions of the Statutes of the State of Colorado,

prescribing prerequisites to obtaining tax deeds have been fully complied with, and are now of record, and filed in the office of the County Treasurer of said County;

NOW, THEREFORE, I, BERENICE McDONALD, Treasurer of the County aforesaid, for and in consideration of the premises, and by virtue of the Statute in such case made and provided, have granted, bargained and sold, and by these presents do grant, bargain and sell unto the BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, COLORADO, its successors and assigns, the real property hereinbefore described, TO HAVE AND TO HOLD unto the said BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, COLORADO, its successors, and assigns, forever; subject, however, to all the rights of redemption by minors, insane persons or idiots as provided by law.

IN WITNESS WHEREOF, I, BERENICE McDONALD, Treasurer as aforesaid, by virtue of the authority aforesaid, have hereunto set my hand and seal this 14th day of December, A. D. 1954.

Berenice McDonald (SEAL)
Treasurer of Garfield County, Colorado

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

I hereby certify that before me Lina M. Urquhart, a notary public in and for said County, personally appeared the above named BERENICE McDONALD, Treasurer of said County, personally known to me to be the Treasurer of said County, at the date of the execution of the above conveyance, and to be the identical person whose name is affixed to the foregoing deed, and who executed the above conveyance as Treasurer of the said County and who acknowledged the execution of the same to be her voluntary act and deed as Treasurer of said County, for the purposes therein expressed.

Given under my hand and notarial seal this 14th day of December A. D. 19 54. My Commission expires June 20, 1955 Lina M. Urquhart Notary Public

Filed for record this _____ day of _____ A. D. 19____, at _____ o'clock _____ M.

_____ Recorder

By _____ Deputy

No. _____

Recorded at 4:05 P.M. June 20, 1972 Book 432
Reception No. 254195 Ella Stephens, Recorder. Page 177

ORDINANCE NO. 9

Series of 1972

AN ORDINANCE FOR THE VACATION OF A PORTION OF TERRACE AVENUE BETWEEN SALINA STREET AND 8TH STREET, CITY OF GLENWOOD SPRINGS, COLORADO.

THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section No. 1: There is hereby vacated all that portion of Terrace Avenue, City of Glenwood Springs, Colorado, located Southerly of the Southerly boundary line of Salina Street, extended, and Northerly of the Northerly boundary line of 8th Street, extended.

Section No. 2: That the vacation of the above described public right-of-way is subject to a reservation in the City of Glenwood Springs, Colorado, for the continued use of existing sewer, gas, water and other similar pipelines and appurtenances and other utilities, if any.

Introduced, read and ordered published this 18th day of May, 1972.

Gene Curtis
Mayor

ATTEST:

Director of Finance

Book 432
Page 178

CERTIFICATE

STATE OF COLORADO)
COUNTY OF GARFIELD) ss.
CITY OF GLENWOOD SPRINGS)

We, Gene Curtis, Mayor of the City of Glenwood Springs, and GARY J. POWELL, Director of Finance of the City of Glenwood Springs, Colorado, do hereby certify the foregoing Ordinance was introduced, read in full and passed at a regular meeting of the City Council of the City of Glenwood Springs, Colorado, on the 18TH day of MAY, 1972; the title and notice thereof was published in the Glenwood Post, a weekly newspaper of general circulation published in the City of Glenwood Springs, Colorado, in its issue of MAY 24, 1972; and was finally adopted and approved at a regular meeting of the said City Council on the 1ST day of JUNE, 1972; and ordered published in full as Ordinance No. 9, Series of 1972, of said City as provided by law; and was published in full in said Glenwood Post in its issue of JUNE 7, 1972.

IN WITNESS WHEREOF, we have hereunto set our hands and seals of said City at Glenwood Springs, Colorado, this 12TH day of JUNE, 1972.

Gene Curtis
Mayor

Director of Finance

BOOK 480 PAGE 428

ORDINANCE NO. 28
Series of 1975

Recorded at 3:22 o'clock P. M. NOV 6 1975
Reception No. 270131 Ella Stephens, Recorder

AN ORDINANCE VACATING PORTIONS OF LINCOLN AVENUE, GARFIELD AVENUE, CLEVELAND AVENUE, TERRACE AVENUE, 8TH STREET, 9TH STREET, 10TH STREET AND 11TH STREET, CITY OF GLENWOOD SPRINGS, COLORADO.

THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section No. 1: There is hereby vacated all of the following described avenues and streets situate in the City of Glenwood Springs, Colorado, to-wit:

(a) Easterly one-half of Lincoln Avenue contiguous to Block 9.

(b) All of Garfield Avenue contiguous to Block 9.

(c) All of Cleveland Avenue contiguous to Blocks 9 and 10.

(d) All of Terrace Avenue contiguous to Blocks 10, 11, 30 and 31 and the Easterly City limits co-terminus with Blocks 10, 11, 30 and 31.

(e) Easterly one-half of Cleveland Avenue contiguous to Blocks 11, 30 and 31.

(f) Southerly one-half of Eighth Street contiguous to Block 31 and Easterly of the Easterly one-half of Cleveland Avenue.

(g) All of 9th Street contiguous to Blocks 30 and 31 and Easterly of the Easterly one-half of Cleveland Avenue.

(h) All of 10th Street contiguous to Blocks 11 and 30 and Easterly of the Easterly one-half of Cleveland Avenue.

(i) All of 11th Street contiguous to Blocks 10 and 11 and Easterly of the Easterly one-half of Cleveland Avenue.

(j) The Southerly one-half of 11th Street contiguous to Block 9 and Easterly of the Easterly one-half of Lincoln Avenue.

Section No. 2: The vaction of the above described portion of public rights-of-way are subject to a reservation in the City of Glenwood Springs, Colorado, for the continued use of existing sewer, water, electrical, telephone, television, gas and other similar utilities and their appurtenances.

Introduced, read and ordered published this 2nd day of October, 1975

William [illegible]
Mayor

ATTEST:

[illegible]
Director of Finance

March 5, 1992

Robin Millyard
Public Works Director
City of Glenwood Springs
806 Cooper Avenue
Glenwood Springs, CO 81601

Dear Robin:

Per our conversation, the following is a list of the properties presently owned by Garfield County that should be owned by the City:

- ORIGINAL TOWNSITE OF GLENWOOD — Book 281 Page 339
  - Blk 31 Lots 1-16
  - Blk 50 Lots 1-3
  - Blk 30 Lots 1-16
  - Blk 11 Lots 1-16
  - Blk 9 Lots 1-16
  - Blk 9 Lots 17-32

- ASSESSORS PARCEL NO. 2185 211 00 009 — Book 263 Page 541
  (River banks S. of Sunlight Bridge)

If the City would be interested in acquiring these properties, please send a letter to the Board of County Commissioners requesting the conveyance of these properties to the City.

If you have any further questions, feel free to call or write to me at your convenience.

Sincerely,

Mark L. Bean, Director
Regulatory Offices and Personnel

MLB/rlb

March 16, 1992

Board of County Commissioners
Garfield County
109 8th Street
Glenwood Springs, CO. 81601

Dear Commissioners:

The City of Glenwood Springs respectfully requests that certain vacant County-owned properties within the corporate limits of the City be conveyed to City ownership. City and County staff have discussed the merits of this proposal and the consensus is that the City should have ownership of these properties.

The following, all in the original townsite, is a listing of these properties:

Block 9, Lots 1-16	Assessor's Parcel No. 2185-103-10-001
Block 9, Lots 17-32	Assessor's Parcel No. 2185-103-10-002
Block 10, Lots 1-16	Assessor's Parcel No. 2185-103-11-001
Block 11, Lots 1-16	Assessor's Parcel No. 2185-103-08-001
Block 30, Lots 1-16	Assessor's Parcel No. 2185-103-07-001
Block 31, Lots 1-16	Assessor's Parcel No. 2185-103-04-001
Block 50, Lots 1-3	Assessor's Parcel No. 2185-103-03-001

The above properties were transferred to County ownership via the Treasurer's Deed recorded in Book 281 at Page 339, dated December 17, 1954.

There is also a parcel outside the original townsite, it is southerly of the Sunlight Bridge, easterly of the centerline of the Roaring Fork River, and westerly of South Grand Avenue. The Assessor's Parcel No. is 2185-211-00-009. This parcel was transferred to County ownership via the Quitclaim Deed recorded in Book 263 at Page 541, dated April 8, 1952.

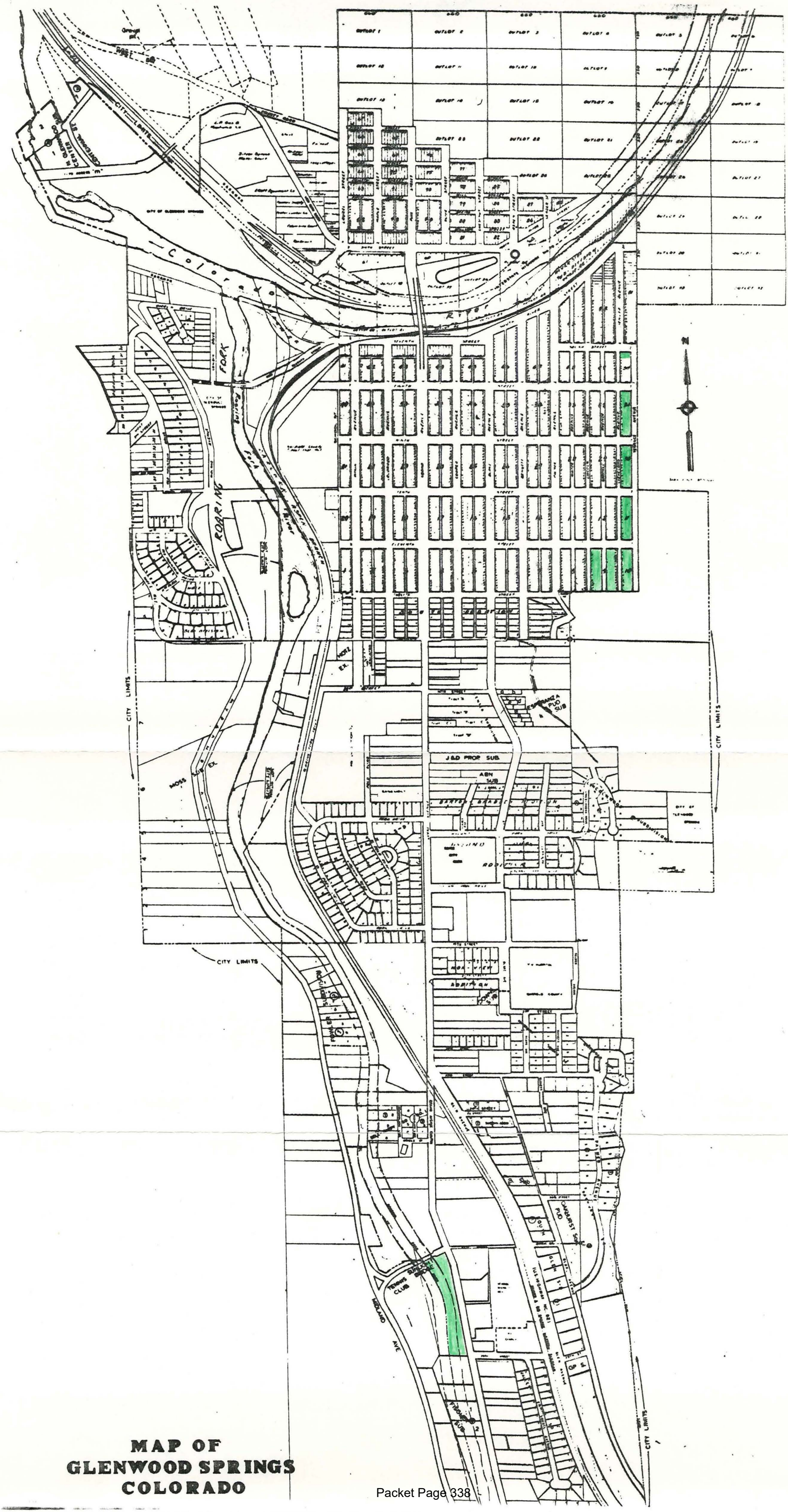
The City would appreciate your favorable consideration of this request. The subject properties are highlighted on the attached sketch for your convenience.

If you have any questions, please contact me.

Sincerely,

Mike Copp,
City Manager

mcRM/rc
Encl:



MAP OF GLENWOOD SPRINGS COLORADO

July 12, 1993

Mr. Mark L. Bean, Director
Regulatory Offices and Personnel
Garfield County
109 8th Street, Suite 303
Glenwood Springs, CO 81601

Re: County-Owned Properties Within the Corporate Limits of Glenwood Springs

Dear Mark:

This correspondence is being sent to follow up on City Manager Mike Copp's letter of March 16, 1992. As discussed during that time period, there are a number of lots within the corporate limits of Glenwood Springs which are owned by the County. You may recall that the County Commissioners were considering transferring ownership of those properties to the City of Glenwood Springs.

Kindly, re-initiate discussions with the Commissioners in this regard. I remain available to answer questions or discuss concerns you may have. Thank you for your assistance.

Yours truly,

Robin Millyard

Robin Millyard,
Public Works Director

RM/rsc
xc: Mike Copp

806 COOPER AVENUE GLENWOOD SPRINGS, COLORADO 81601 303/945-2575 FAX: 945-2597

GARFIELD COUNTY
BUILDING AND PLANNING

August 2, 1993

Robin Millyard
Public Works Director
City of Glenwood Springs
806 Cooper Avenue
Glenwood Springs, CO 81601

RE: Conveyance of County owned property to the City

Dear Robin:

As a follow-up to our conversation and your July 12, 1993 letter, I can advise you that the Board cannot convey or offer any County owned properties until a current value is established for each property. The County Assessor has indicted that they should be able to establish a value on the properties in question sometime during the month of August.

Once the valuation is done, we can initiate the process to convey the property. If you have any additional questions, feel free to call or write to me, at your convenience.

Sincerely,

Mark L. Bean, Director
Regulatory Offices and Personnel

MLB/sa

September 6, 1994

Mr. Don DeFord,
Garfield County Attorney
109 8th Street
Glenwood Springs, CO 81601

Re: County-Owned Property Within City Limits

Dear Don:

As you may be aware, in years past, Mark Bean and Robin Millyard have been discussing the transfer of certain County-owned property which lies within the city limits of Glenwood Springs. By the attached copies of correspondence between the two, you can see that the issue currently lies with the question as to value, which, I believe, the Assessor was going to establish in August of 1993.

This correspondence is being sent to inform the County that the City is still interested in acquiring the properties as listed on the March 16, 1992, letter from City Manager Mike Copp.

Please review the attached, and let me know if the City can be of any assistance in bringing this transfer to fruition.

Yours truly,

Christopher K. Daly,
City Attorney

CKD/rsc
Encl:
xc: Mike Copp
Robin Millyard

City Council
STAFF REPORT
City of Glenwood Springs
February 19, 2026

Agenda Item: Social Event Announcement

Action Requested: Council will announce the location of their social event that immediately follows the meeting in accordance with the Colorado Sunshine Law.

Department: City Clerk

Presented By:

Strategic Goals: Provide Efficient and Responsive City Government

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation: