AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
APRIL 28, 2026
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Meeting Instructions

A. This meeting is held in person as well as via Zoom.
Join at: https://us02web.zoom.us/j/86380550264
Or Dial:719-359-4580,
253-215-8782 US (Tacoma) 346 248 7799 US (Houston)
Webinar ID: 863 8055 0264
International numbers available: https://us02web.zoom.us/u/kbEVpOzwHL

2 Roll Call

3 Comments from citizens appearing for items not on the agenda

4 New Items

A. Planning File no. 22-03 (Special Use Permit no. 4-04), 100 Midland Avenue, Suite 110 and 210, Enforcement Action per Section 070.010.080(e)(2).

5 Commissioner Comments

6 Director Comments

7 Adjournment

Planning and Zoning Commission Staff Report

Date	April 28, 2026
Planning File Number	#22-03 (Special Use Permit 4-04)
Request	Consideration of enforcement action regarding an existing Special Use Permit per Section 070.010.080(e)(2)
Applicant	United States General Services Administration
Owner	JG Housing Solutions LLC
Location	100 Midland Avenue, Suite 110 and 210
Zone	Commercial (CO) District
Staff	Trent L. Hyatt, Director of Economic and Community Development

ACTION ITEM

Section 070.010.080(a) *Purpose* of the *Glenwood Springs Municipal Code* (the "Code") "*...establishes procedures through which the City of Glenwood Springs seeks to ensure compliance with the provisions of this Code and obtain corrections for violations of this Code.*" Per Section 070.010.080(b), activities inconsistent with a permit or approval are deemed a violation of the Code and are punishable in accordance with Section 070.010.080(e) *Penalties and Remedies*. Section 070.010.080(e)(2)b states, the Planning and Zoning Commission (the "Commission") "*...shall have the power to deny, withhold, or revoke the permit issued to the violator, to require the violator to take corrective measures, or to direct employees or agents of the City to enter onto the premises and to take the corrective measures required by the authority, the cost to be borne by the violator.*"

Action 1 – Consideration of enforcement action regarding Special Use Permit 4-04 (Planning File #22-03).

Staff Recommendation: Staff recommends the applicant be required to take corrective measures to ensure compliance with the conditions of the approved special use permit.

BACKGROUND

The subject property is located at 100 Midland Avenue, Suite 110 and 210 (the "Property") is currently zoned Commercial (CO) District. Prior to an overhaul of the development code in 2018, the Property was zoned C/G General Commercial District in which a detention facility (or "jail" specifically) was classified as a special review use. On May 27, 2003, the Commission unanimously approved an application for a special use permit (no. 4-04 per planning file #22-03), submitted by the United States General Services Administration (the "GSA"), for the following use: "General Services Administration - Detention Center for Bureau of Immigration & Customs Enforcement" (attachment A and hereafter referred to as the "SUP"). Condition no. 1 of SUP is as follows: "*1. All development shall be in accordance with approved plans and application materials*."

On December 14, 2004, a final inspection was conducted by the City's Building Department and a temporary certificate of occupancy (attachment B) was issued for building group type B/I-3 (business/ detention and correctional facilities respectively). The office and detention facility uses have operated at the Property since that time without any involvement from the City.

On January 29, 2026, the City responded to the first of many Colorado Open Records Requests regarding the Property. Upon review of the requested files, the City determined that, while a final inspection was approved on December 4, 2004, a full certificate of occupancy (C/O) was never issued for the use of the Property. The City is unsure why a C/O was not issued at the time, but generally these instances are related to items unrelated to life safety (i.e. asphalt paving, final grading, landscaping, etc.). Final inspections are only allowed/approved when all life safety related building matters have been addressed and inspected by the building and fire officials. Consideration of the final C/O for the Property was transferred to other units within the building that were still under construction but later received final approval and a C/O. Staff believes that issuance of a final C/O for the Property was likely an oversight.

Upon uncovering the issue regarding non-issuance of the C/O for the Property, the City has taken the actions below in review of the occupancy status and safety of the Property.

- **February 18, 2026** - City staff contacted the operators of the facility regarding the lack of a C/O.
- **February 25, 2026** - the Building, Community Development, and Fire Departments were permitted to conduct an inspection of the office/detention facility. Thereafter, the City notified representatives of the Property of the following items to be corrected:
  1. Update/replace non-functioning exit and emergency lighting.
  2. Maintain 36 inches of clearance around electrical panel upstairs.
  3. Patch holes in garage ceiling located above heater unit.

4. Prepare/provide a copy of emergency evacuation procedures for the temporary holding area in the event of a fire alarm.
5. Fire sprinkler heads are in excess of 20 years. Certified technician shall provide passing UL test or replacement per NFPA standards.

- **March 2, 2026** - an evacuation plan was provided to and approved by the Fire Department.
- **March 6, 2026** - City provided with Freedom of Information Act (FOIA) data showing that 12-hour maximum hold times were met or exceeded 10 times (3 exact12-hour holds) in May and August of 2025 (included as attachment C).
- **March 25, 2026** - City sent a Notice of Violation (the "NOV" included as attachment D) via United States Post Office certified mail and email, to the following entities associated with the use the facility in accordance with Section 070.010.080(d).
- **March 26, 2026** - City was provided with an inspection report outlining the operational functionality of the sprinkler system for the entirety of the building at 100 Midland Avenue.
- **April 1, 2026** – Additional FOIA releases were obtained by the City related to the facility which included hold time data from November 2022 through March 10, 2026 (see attachment E). Based the information obtained since November 2022, hold times exceeded 12-hours in 2022 and 2025. Since September 2025 there have been no documented holds in excess of 12 hours.
- **April 9, 2026** - the Building Official and Fire Marshal re-inspected the Property and determined that the previously identified issues had been corrected. The issuance of a C/O followed.

Again, condition no. 1 of the SUP requires compliance with application materials which include the documents listed below (exhibit B to attachment D), all of which refer to a maximum detainee hold time of 12 hours at the facility.

1. INS Detention Standards Hold Rooms in Detention Facilities;
2. April 25, 2003 letter from the GSA to the City;
3. May 7, 2003 letter from the GSA to the City;
4. May 22, 2003 Planning Commission Action Report ; and
5. May 27, 2003 Planning Commission meeting minutes

As outlined above, the City issued an NOV regarding the SUP to the Property owner, GSA, and tenants including the United States Homeland Security Investigations and United State Bureau of Immigration and Customs on March 25, 2026. Improvements related to safety concerns have been completed to date. However, neither the Property owner nor tenants have responded to the City inquiries regarding exceedance of the 12-hour hold maximum outlined by the SUP.

Application for a Special Use Permit in 2003 by the GSA, for a federal government use, was not required under the Supremacy Clause of the US Constitution and related caselaw.

However, the GSA and other branches of the Federal government have a history of cooperation with local jurisdictions or choosing to require actual compliance with local laws regarding leased properties. For example, Under 41 Code of Federal Regulations § 102-80.85, Federally owned buildings are generally exempt from State and local code requirements in fire protection; but under the same regulation leased buildings are subject to local code requirements and inspection. Notably, that regulatory requirement was repealed in December 2025. Accordingly, because there is no congressional act or corresponding regulations requiring the GSA to cooperate or abide by the terms of the SUP, or if revoked, to cease operations at the Property, the City believes that judicial enforcement may be challenged under the Supremacy Cause. Nevertheless, following through with the local land use process that would apply to this SUP, or any validly issued SUP, is appropriate regardless of any potential federal challenge.

ANALYSIS AND CRITERIA

Section 070.010.080(e)(2)c of the Code, outlines the criteria (listed in *italics* below) the Commission shall consider with any denial, withholding, or revocation of an entitlement. Staff analysis of these criteria follows.

Criteria **070.010.080(e)(2)c.1**	**Applicable** **Yes**
There is a departure from the approved plans, specifications, limitations, or conditions as required under the entitlement; **Analysis**: As outlined above, staff has identified a departure from SUP and application materials regarding a 12-hour maximum hold time at the detention facility. Therefore, there has been a violation of SUP special condition no. 1 requiring compliance with all application materials. **Finding**: Staff finds that Section 070.010.080(e)(2)c.1 of the Code is applicable because there has been a departure from the conditions of the SUP.	

Criteria **070.010.080(e)(2)c.2**	**Applicable** **No**
The entitlement was established by false representation; **Analysis**: While there are documented exceedances of the maximum 12-hour time, staff does not believe that the entitlement was originally established based on the intent to do so. At the time of approval, a 12-hour hold maximum was standard for the agencies operating at the Property. Also, our review of the situation finds that the exceedances are not the intention of local agency staff and are generally related to delays with the federal government contractor that provides transportation from the Property to the regional	

long term hold facility in Aurora, CO. Additionally, no exceedances have occurred since September 2025.

Finding: Staff finds that Section 070.010.080(e)(2)c.2 the Code does not apply as the entitlement was not established based on false representation.

Criteria 070.010.080(e)(2)c.3	Applicable No

The entitlement was issued in error;

Analysis: Staff has no reason to believe the original entitlement was issued in error. The use was permitted via special review in the former C-3 zone district. A duly noticed public hearing regarding the use of the property as an office and detention facility was held on May 27, 2003 and received unanimous 7-0 approval from the Commission.

Finding: Staff finds that Section 070.010.080(e)(2)c.3 of the Code is not applicable as the entitlement was not issued in error.

Approval Criteria 070.010.080(e)(2)c.4	Applicable No

There is any other violation of this Code.

Analysis: Staff is not aware of any other violation of the Code at this time.

Finding: Staff finds that Section 070.010.080(e)(2)c.4 of the Code is not applicalbe as there no other known violations.

PUBLIC COMMENT

Consideration of an enforcement action regarding the SUP was duly noticed in the *Glenwood Springs Post Independent* on April 17 and 20, 2026 per the requirements of Section 070.060.030 of the Code. The City has received numerous comments in opposition to the use of the Property as a detention facility, not specific to the current enforcement action/reconsideration of the SUP. The City has also received comments in support of the current tenants of the Property. All comments received are included as attachment F.

ACTION ALTERNATIVES AND RECOMMENDATION

It is important for the Commission to recognize the scope and subject matter of its decision-making authority. Commissioners are likely aware that immigration enforcement is currently the subject of intense public debate. However, the Commission's role is not to make a decision based on whether they agree or not with the current or past immigration

policy of the Federal government. Rather, the Commission is charged with determining if a violation of the SUP occurred and, if so, what the appropriate response is. While each situation is unique, consistency in application of the Code is important and staff would note that this is the first hearing on a SUP violation that has been held before the Commission in at least the past 10 years. Typically, in an enforcement action an opportunity to cure the violation would be the next step. However, in this case it is not possible to cure the prior violations.

Per Section 070.010.080(e)(2)b of the Code, the Commission may deny, withhold, or revoke the permit issued to the violator, to require the violator to take corrective measures, or to direct employees or agents of the City to enter onto the premises and to take the corrective measures.

Action 1 Enforcement – Consideration of enforcement action regarding Special Use Permit 4-04 (Planning File #22-03).

Staff Recommendation
While it appears that one of the criteria to deny, withhold, or revoke the SUP outlined above has been met, staff does not recommend any of those actions at this time. As noted in the FOIA documents, there have been 11 occurrences of the 12-hour hold limitation being met or exceeded. Staff recommends that the Commission require the applicant **take corrective measures to address the violation** as outlined in the suggested motion below.

Suggested Motion
*I move to require the applicant **take corrective measures to address the violation** of Condition no. 1 of Special Use Permit no. 4-04, planning file #22-03, regarding the maximum 12-hour hold time, with the finding and condition outlined in the staff report.*

Suggested Finding:
1. There has been a departure from the approved plans, specifications, limitations, and conditions required under the entitlement, specifically Condition no. 1 of Special Use Permit no. 4-04, planning file #22-03, regarding the maximum 12-hour hold time.

Suggested Condition:
1. The applicant shall provide to the City quarterly reporting of the number of detainees that have been processed at the facility and the amount of time that each detainee is held in order to determine compliance.

Alternative Motions
Any other motion shall include applicable findings. Example motions are provided below.

*I move to **deny** Special Use Permit no. 4-04, planning file #22-03, because [ENTER APPLICABLE FINDINGS HERE].*

I move to ***withhold*** Special Use Permit no. 4-04, planning file #22-03, *because [ENTER APPLICABLE FINDINGS HERE]*.

I move to ***revoke*** Special Use Permit no. 4-04, planning file #22-03, *because [ENTER APPLICABLE FINDINGS HERE]*.

I move to ***direct employees or agents of the City to enter onto the premises and to take the corrective measures*** *regarding* Special Use Permit no. 4-04, planning file #22-03, *because [ENTER APPLICABLE FINDINGS HERE]*.

Motion to Continue
I move to continue consideration of the Enforcement Action, to [ENTER SPECIFIC MEETING DATE HERE] to gather additional information necessary for a decision.

SPECIAL USE PERMIT

Effective Date: May 27, 2003 **Permit No.:** 4-04

Permit issued for Planning Item: 22-03

Development Name: General Services Administration - Detention Center for Bureau of Immigration & Customs Enforcement

Property Address: - Lot 1, Midland Center Subdivision

Development Location: Lot 1, Midland Center Subdivision

GENERAL CONDITIONS

This permit is issued following review and approval by the Glenwood Springs Planning and Zoning Commission at a public hearing on May 27, 2003. This permit will not be valid until signed by the City Attorney. The use shall be governed by any and all conditions imposed by the Planning and Zoning Commission, as well as all other applicable City Codes and Ordinances.

SPECIAL CONDITIONS

1. All Development shall be in accordance with approved plans and application materials.

2. The applicant shall submit details on exterior lighting in compliance with Article 070.140 for the Community Development Director's review and approval prior to issuance of a Building Permit.

APPROVAL OF COMMUNITY DEVELOPMENT DIRECTOR:

Mike Wheelersburg
Mike Wheelersburg for Andrew C. McGregor

DATE: 5-17-04

APPROVAL OF CITY ATTORNEY'S OFFICE AS TO FORM:

Karl C. Hanlon

DATE: 5/17/04

APPROVED AS RECEIVED:

Russell Furry
General Services Administration

DATE:

TEMPORARY
CERTIFICATE OF OCCUPANCY

Date 12/14/04

Owner Alan Cappo

Location 100 Midland # 210

Permit No. 04-0113

Occupancy B/I-3

Detention Center

Water Meter No. L100E8B3

Remote No. 10971441

Gas Tag No. N/A

Electric Meter No. 10770

Use Tax Reciept No.

Remarks

Signed

No. M 79

LITHO IN U.S.A.

CITY OF GLENWOOD SPRINGS, COLORADO

BUILDING DEPARTMENT
TEMPORARY
Certificate of Occupancy

This temporary certificate issued pursuant to the requirements of the Glenwood Springs Municipal Code indicating that at the time of issuance the work shown on permit no. 04-0113 was completed and in compliance with the various ordinances of the City regulating building construction or use with the exception of the attached conditions.

Use Classification Detention Center Group B/I-3

Type Construction II-N Zone District C-1/C-3

Owner of Building Alan Cappo Address 252 Westbank Rd.

Building Address 100 Midland Ave. Portion of Building Suite #110/#210

The building department shall be notified of all changes or alterations, or changes of occupancy, that may be made after the issuance of this certificate.

This certificate, unless revoked shall be in effect from and after this date:

Building Inspector 14th Day of December ~~19~~ 2004

EXPIRES 6/12/05 SUBJECT TO ATTACHED CONDITIONS

© GOES M79

n_stints	detention_facility_codes_all	stay_book_in_date_time	stay_book_out_date_time	detention_release_reason	stay_book_out_date	release_re	religion	gender	marital_status	birth_year	ethnicity	n_stays	detention_facility_first	detention_facility_code_first	book_in_date_time_first	book_out_date_time_first	
4	GSCHOLD; GSCHOLD; DENICDF; FSF	2025-05-22 14:30:00 UTC	2025-06-08 13:01:00 UTC	Removed	2025-06-08	Removed		Male	marital_status	1964	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-22 14:30:00 UTC	2025-05-22 15:30:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; JENATLA	2025-07-25 16:00:00 UTC	2025-08-20 08:15:00 UTC	Removed	2025-08-20	Removed		Male	Single	2000	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-25 16:00:00 UTC	2025-07-25 22:00:00 UTC	
3	GSCHOLD; DENICDF; EROFCB	2025-07-03 07:00:00 UTC	2025-09-21 23:30:00 UTC	Transferred	2025-09-21	Transferred		Male	Single	1999	Hispanic Origin	2	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-03 07:00:00 UTC	2025-07-03 12:30:00 UTC	
4	GSCHOLD; DENICDF; FSF; FLO	2025-07-11 16:30:00 UTC	2025-07-31 02:36:00 UTC	Removed	2025-07-31	Removed		Male		2001	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-11 16:30:00 UTC	2025-07-11 17:45:00 UTC	
7	GSCHOLD; GJCHOLD; GJCHOLD; DENICDF; IWAHOLD; JENATLA; PINEPLA	2024-01-17 08:45:00 UTC	2024-06-14 07:04:00 UTC	Removed	2024-06-14	Removed		Male		1997		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2024-01-17 08:45:00 UTC	2024-01-17 13:04:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; PIC	2025-05-21 06:30:00 UTC	2025-08-26 13:13:00 UTC	Removed	2025-08-26	Removed		Male	Single	2000	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-21 06:30:00 UTC	2025-05-21 20:00:00 UTC	
5	GSCHOLD; DENICDF; FSF; FLO; EPSSFTX	2025-05-19 08:00:00 UTC	2025-05-25 16:20:00 UTC	Removed	2025-05-25	Removed		Male	Single	1983	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-19 08:00:00 UTC	2025-05-19 19:02:00 UTC	
2	GSCHOLD; DENICDF	2024-01-24 08:20:00 UTC	2024-03-19 15:48:00 UTC	Removed	2024-03-19	Removed		Male		1980	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2024-01-24 08:20:00 UTC	2024-01-24 12:00:00 UTC	
3	GSCHOLD; DENICDF; EPSSFTX	2025-05-22 07:10:00 UTC	2025-06-20 00:00:00 UTC	Removed	2025-06-20	Removed		Male	Single	2003	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-22 07:10:00 UTC	2025-05-22 23:00:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; JENATLA	2025-07-31 07:30:00 UTC	2025-08-07 15:13:00 UTC	Removed	2025-08-07	Removed		Male	Single	2000		2	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-31 07:30:00 UTC	2025-07-31 09:45:00 UTC	
2	GSCHOLD; DENICDF	2025-09-22 11:15:00 UTC						Male	Single	1995	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-22 11:15:00 UTC	2025-09-22 20:24:00 UTC	
2	GSCHOLD; DENICDF	2025-09-08 15:15:00 UTC	2025-10-01 16:57:00 UTC	Bonded Out - IJ	2025-10-01	Bonded Out - IJ		Female		2007	Hispanic Origin	2	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-08 15:15:00 UTC	2025-09-09 01:00:00 UTC	
2	GSCHOLD; DENICDF	2025-10-07 17:47:00 UTC						Female		2007	Hispanic Origin	2	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-10-07 17:47:00 UTC	2025-10-07 22:10:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; JENATLA	2025-07-31 07:30:00 UTC	2025-08-20 08:16:00 UTC	Removed	2025-08-20	Removed		Male	Single	1992	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-31 07:30:00 UTC	2025-07-31 09:45:00 UTC	
3	GSCHOLD; DENICDF; EPSSFTX	2025-05-19 13:11:00 UTC	2025-07-05 10:30:00 UTC	Removed	2025-07-05	Removed		Male		1972		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-19 13:11:00 UTC	2025-05-19 19:01:00 UTC	
2	GSCHOLD; DENICDF	2025-08-01 11:01:00 UTC						Male	Married	1986	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-08-01 11:01:00 UTC	2025-08-01 15:08:00 UTC	
5	GSCHOLD; DENICDF; IWAHOLD; JENATLA; PINEPLA	2025-05-22 08:00:00 UTC	2025-07-03 12:06:00 UTC	Removed	2025-07-03	Removed		Male	Single	1989	Unknown	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-22 08:00:00 UTC	2025-05-22 23:00:00 UTC	
3	GSCHOLD; DENICDF; JENATLA	2025-09-11 14:30:00 UTC	2025-10-01 09:45:00 UTC	Removed	2025-10-01	Removed		Male	Single	2000	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-11 14:30:00 UTC	2025-09-11 16:35:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; PIC	2025-08-26 10:48:00 UTC	2025-09-17 00:18:00 UTC	Removed	2025-09-17	Removed		Male	Single	1994		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-08-26 10:48:00 UTC	2025-08-26 11:30:00 UTC	
2	GSCHOLD; DENICDF	2025-10-06 06:30:00 UTC						Female		1994	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-10-06 06:30:00 UTC	2025-10-06 13:30:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; BASILLA	2025-07-28 17:37:00 UTC	2025-08-05 17:34:00 UTC	Removed	2025-08-05	Removed		Female	Single	1998	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-28 17:37:00 UTC	2025-07-28 21:47:00 UTC	
3	GSCHOLD; DENICDF; EPSSFTX	2025-07-29 06:15:00 UTC	2025-08-03 03:00:00 UTC	Removed	2025-08-03	Removed		Male	Married	1969	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-29 06:15:00 UTC	2025-07-29 14:30:00 UTC	
6	GSCHOLD; DENICDF; IWAHOLD; JENATLA; PINEPLA; JENATLA	2024-01-23 08:10:00 UTC	2024-02-16 05:53:00 UTC	Removed	2024-02-16	Removed		Male	Single	1994	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2024-01-23 08:10:00 UTC	2024-01-23 17:31:00 UTC	
3	GSCHOLD; DENICDF; EROFCB	2025-10-06 07:00:00 UTC	2025-10-10 20:58:00 UTC	Removed	2025-10-10	Removed		Male		1987		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-10-06 07:00:00 UTC	2025-10-06 13:30:00 UTC	
2	GSCHOLD; DENICDF	2024-02-12 10:45:00 UTC	2024-08-06 14:56:00 UTC	Removed	2024-08-06	Removed		Male	Single	1986	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2024-02-12 10:45:00 UTC	2024-02-12 16:45:00 UTC	
2	GSCHOLD; DENICDF	2025-03-20 13:50:00 UTC	2025-04-01 16:02:00 UTC	Removed	2025-04-01	Removed		Male	Single	1990	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-03-20 13:50:00 UTC	2025-03-20 16:20:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; PIC	2025-08-09 15:00:00 UTC	2025-08-26 13:00:00 UTC	Removed	2025-08-26	Removed		Male	Single	1999	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-08-09 15:00:00 UTC	2025-08-09 21:00:00 UTC	
4	GSCHOLD; DENICDF; EROFCB; JENATLA	2025-10-03 10:56:00 UTC	2025-10-11 11:21:00 UTC	Removed	2025-10-11	Removed		Male	Single	1996		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-10-03 10:56:00 UTC	2025-10-03 11:52:00 UTC	
3	GSCHOLD; DENICDF; EPSSFTX	2025-05-21 08:00:00 UTC	2025-06-19 17:35:00 UTC	Removed	2025-06-19	Removed		Male	Single	1991	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-21 08:00:00 UTC	2025-05-21 20:00:00 UTC	12hrs
2	GSCHOLD; DENICDF	2025-09-22 14:50:00 UTC						Female	Single	1983	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-22 14:50:00 UTC	2025-09-22 20:24:00 UTC	
3	GSCHOLD; DENICDF; FSF	2025-08-13 09:00:00 UTC	2025-08-30 09:47:00 UTC	Removed	2025-08-30	Removed		Male	Married	1983	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-08-13 09:00:00 UTC	2025-08-13 12:00:00 UTC	
3	GSCHOLD; DENICDF; FSF	2025-08-18 16:00:00 UTC	2025-09-10 09:00:00 UTC	Removed	2025-09-10	Removed		Male		2001		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-08-18 16:00:00 UTC	2025-08-18 20:00:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; PINEPLA	2024-02-12 11:52:00 UTC	2024-05-24 07:46:00 UTC	Removed	2024-05-24	Removed		Male		1990		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2024-02-12 11:52:00 UTC	2024-02-12 16:45:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; JENATLA	2024-02-13 06:53:00 UTC	2024-04-08 08:56:00 UTC	Removed	2024-04-08	Removed		Male		1986	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2024-02-13 06:53:00 UTC	2024-02-13 15:45:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; JENADLA	2025-07-17 11:45:00 UTC	2025-08-13 15:52:00 UTC	Removed	2025-08-13	Removed		Male	Single	1996	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-17 11:45:00 UTC	2025-07-17 14:56:00 UTC	
4	GSCHOLD; DENICDF; FSF; PIC	2025-05-19 08:45:00 UTC	2025-06-11 07:45:00 UTC	Removed	2025-06-11	Removed		Male	Married	1988	Hispanic Origin	2	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-19 08:45:00 UTC	2025-05-19 19:02:00 UTC	
3	GSCHOLD; DENICDF; EROFCB	2025-09-16 13:30:00 UTC	2025-09-22 13:22:00 UTC	Removed	2025-09-22	Removed		Male	Married	1984	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-16 13:30:00 UTC	2025-09-16 20:03:00 UTC	
3	GSCHOLD; DENICDF; EROFCB	2025-09-16 13:30:00 UTC	2025-09-29 18:46:00 UTC	Removed	2025-09-29	Removed		Male		1983	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-16 13:30:00 UTC	2025-09-16 20:03:00 UTC	
2	GSCHOLD; DENICDF	2025-05-20 10:00:00 UTC	2025-05-27 16:23:00 UTC	Removed	2025-05-27	Removed		Male	Married	1971	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-20 10:00:00 UTC	2025-05-20 21:00:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; JENATLA	2025-05-20 06:45:00 UTC	2025-05-29 08:39:00 UTC	Removed	2025-05-29	Removed		Male	Married	1992	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-20 06:45:00 UTC	2025-05-20 21:00:00 UTC	
3	GSCHOLD; DENICDF; EROFCB	2025-09-20 06:30:00 UTC	2025-09-28 18:00:00 UTC	Removed	2025-09-28	Removed		Male		1995	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-20 06:30:00 UTC	2025-09-20 10:37:00 UTC	
4	GSCHOLD; DENICDF; EPSSFTX; PINEPLA	2025-05-22 07:00:00 UTC	2025-07-15 08:35:00 UTC	Removed	2025-07-15	Removed		Male	Married	1993	Unknown	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-22 07:00:00 UTC	2025-05-22 23:00:00 UTC	
2	GSCHOLD; DENICDF	2024-01-24 10:25:00 UTC	2024-04-09 15:41:00 UTC	Removed	2024-04-09	Removed		Male	Unknown	1989	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2024-01-24 10:25:00 UTC	2024-01-24 12:00:00 UTC	
2	GSCHOLD; DENICDF	2023-12-01 12:15:00 UTC	2024-03-05 14:52:00 UTC	Removed	2024-03-05	Removed		Female		1996	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2023-12-01 12:15:00 UTC	2023-12-01 19:35:00 UTC	
2	GSCHOLD; DENICDF	2025-07-08 15:10:00 UTC	2025-09-11 15:55:00 UTC	Bonded Out - IJ	2025-09-11	Bonded Out - IJ		Male	Single	1996	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-08 15:10:00 UTC	2025-07-08 22:40:00 UTC	
2	GSCHOLD; DENICDF	2025-05-21 12:30:00 UTC	2025-09-30 16:28:00 UTC	Bonded Out - IJ	2025-09-30	Bonded Out - IJ		Male	Single	1982	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-21 12:30:00 UTC	2025-05-21 20:00:00 UTC	
5	GSCHOLD; DENICDF; IWAHOLD; PINEPLA; JENATLA	2025-03-27 10:20:00 UTC	2025-04-16 09:28:00 UTC	Removed	2025-04-16	Removed		Male	Unknown	1992	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-03-27 10:20:00 UTC	2025-03-27 14:00:00 UTC	
2	GSCHOLD; DENICDF	2025-05-21 14:30:00 UTC	2025-07-03 16:36:00 UTC	Bonded Out - IJ	2025-07-03	Bonded Out - IJ		Female	Married	1992	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-21 14:30:00 UTC	2025-05-21 20:00:00 UTC	
2	GSCHOLD; DENICDF	2025-05-18 14:04:00 UTC	2025-06-03 17:28:00 UTC	Removed	2025-06-03	Removed		Male	Single	1992	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-18 14:04:00 UTC	2025-05-18 21:10:00 UTC	
3	GSCHOLD; DENICDF; EROFCB	2025-09-17 16:15:00 UTC	2025-10-06 06:45:00 UTC	Removed	2025-10-06	Removed		Male	Single	1982	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-17 16:15:00 UTC	2025-09-18 00:35:00 UTC	
3	GSCHOLD; DENICDF; EROFCB	2025-08-28 09:00:00 UTC	2025-09-04 13:15:00 UTC	Removed	2025-09-04	Removed		Male	Married	1979	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-08-28 09:00:00 UTC	2025-08-28 21:00:00 UTC	12 hrs
2	GSCHOLD; DENICDF	2025-09-02 15:30:00 UTC						Male	Single	1999	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-02 15:30:00 UTC	2025-09-02 22:20:00 UTC	
2	GSCHOLD; DENICDF	2024-02-13 13:15:00 UTC	2024-05-28 17:40:00 UTC	Removed	2024-05-28	Removed		Male	Single	1994	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2024-02-13 13:15:00 UTC	2024-02-13 15:45:00 UTC	
2	GSCHOLD; DENICDF	2025-05-20 10:00:00 UTC	2025-06-03 17:29:00 UTC	Removed	2025-06-03	Removed		Male	Single	1995	Not of Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-20 10:00:00 UTC	2025-05-20 21:00:00 UTC	
2	GSCHOLD; DENICDF	2025-05-19 08:00:00 UTC	2025-06-03 17:31:00 UTC	Removed	2025-06-03	Removed		Male	Single	1970	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-19 08:00:00 UTC	2025-05-19 19:02:00 UTC	
4	GSCHOLD; DENICDF; FSF; FLO	2025-05-22 07:45:00 UTC	2025-06-12 03:00:00 UTC	Removed	2025-06-12	Removed		Male	Single	1994	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-22 07:45:00 UTC	2025-05-22 17:30:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; JENADLA	2025-07-26 10:10:00 UTC	2025-08-13 15:42:00 UTC	Removed	2025-08-13	Removed		Male	Single	1993	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-26 10:10:00 UTC	2025-07-26 19:07:00 UTC	
7	GSCHOLD; DENICDF; SWEETWY; DENICDF; NATROWY; PLATTWY; DENICDF	2025-05-22 08:05:00 UTC						Male	Single	1978		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-22 08:05:00 UTC	2025-05-22 23:00:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; PIC	2025-05-20 14:25:00 UTC						Male		1974	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-20 14:25:00 UTC	2025-05-20 21:00:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; JENADLA	2025-07-23 06:30:00 UTC	2025-08-13 15:37:00 UTC	Removed	2025-08-13	Removed		Male		1992	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-23 06:30:00 UTC	2025-07-23 14:47:00 UTC	
2	GSCHOLD; DENICDF	2025-09-19 07:45:00 UTC						Male	Single	2006	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-19 07:45:00 UTC	2025-09-19 13:59:00 UTC	
2	GSCHOLD; DENICDF	2024-02-14 07:30:00 UTC	2024-02-27 16:08:00 UTC	Removed	2024-02-27	Removed		Male	Single	1985	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2024-02-14 07:30:00 UTC	2024-02-14 12:38:00 UTC	
4	GSCHOLD; DENICDF; FSF; FLO	2025-07-09 15:10:00 UTC	2025-07-14 04:19:00 UTC	Removed	2025-07-14	Removed		Male	Single	1995	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-09 15:10:00 UTC	2025-07-09 22:13:00 UTC	
4	GSCHOLD; DENICDF; PINEPLA; JENATLA	2025-05-22 07:30:00 UTC	2025-06-05 06:58:00 UTC	Removed	2025-06-05	Removed		Male	Married	1986	Unknown	2	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-22 07:30:00 UTC	2025-05-22 23:00:00 UTC	
3	GSCHOLD; DENICDF; EROFCB	2025-08-08 14:50:00 UTC	2025-09-07 12:00:00 UTC	Removed	2025-09-07	Removed		Male	Single	2003	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-08-08 14:50:00 UTC	2025-08-08 20:00:00 UTC	
2	GSCHOLD; DENICDF	2025-08-06 15:00:00 UTC						Male	Single	2004	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-08-06 15:00:00 UTC	2025-08-06 19:00:00 UTC	
3	GSCHOLD; DENICDF; IWAHOLD	2025-05-22 08:30:00 UTC	2025-05-30 03:30:00 UTC	Removed	2025-05-30	Removed		Male	Single	1997	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-22 08:30:00 UTC	2025-05-22 23:00:00 UTC	
3	GSCHOLD; DENICDF; EROFCB	2025-09-22 18:55:00 UTC						Male	Single	1994		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-22 18:55:00 UTC	2025-09-22 20:24:00 UTC	
2	GSCHOLD; DENICDF	2025-09-11 09:30:00 UTC						Male	Single	2002	Not of Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-11 09:30:00 UTC	2025-09-11 16:35:00 UTC	
4	GSCHOLD; DENICDF; EPBHSTX; EPC	2025-07-31 14:30:00 UTC						Female	Single	1998	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-31 14:30:00 UTC	2025-07-31 22:50:00 UTC	
2	GSCHOLD; DENICDF	2025-05-20 09:30:00 UTC	2025-05-27 16:23:00 UTC	Removed	2025-05-27	Removed		Male	Married	1976	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-20 09:30:00 UTC	2025-05-20 21:00:00 UTC	
3	GSCHOLD; DENICDF; EPSSFTX	2025-05-20 10:00:00 UTC	2025-06-15 12:50:00 UTC	Removed	2025-06-15	Removed		Male	Single	1977		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-20 10:00:00 UTC	2025-05-20 21:00:00 UTC	
3	GSCHOLD; DENICDF; EPSSFTX	2025-03-27 08:47:00 UTC	2025-06-17 10:55:00 UTC	Removed	2025-06-17	Removed		Male	Single	1996	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-03-27 08:47:00 UTC	2025-03-27 14:00:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; JENADLA	2024-01-23 12:45:00 UTC	2024-03-25 08:22:00 UTC	Removed	2024-03-25	Removed		Male	Single	2002	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2024-01-23 12:45:00 UTC	2024-01-23 17:32:00 UTC	
2	GSCHOLD; DENICDF	2025-09-30 14:30:00 UTC						Female		1995	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-30 14:30:00 UTC	2025-09-30 23:03:00 UTC	
4	GSCHOLD; DENICDF; FSF; BASILLA	2025-08-04 15:00:00 UTC	2025-08-20 08:30:00 UTC	Removed	2025-08-20	Removed		Female	Married	1995		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-08-04 15:00:00 UTC	2025-08-04 17:00:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; EPSSFTX	2025-05-21 08:00:00 UTC	2025-06-02 16:00:00 UTC	Removed	2025-06-02	Removed		Male	Single	1998	Unknown	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-21 08:00:00 UTC	2025-05-21 20:00:00 UTC	12hrs

March 23, 2026

Sent Via Certified Mail USPS #:
9489 0178 9820 3027 2251 92

JG Housing Solutions LLC
15444 27th Court East
Parrish, FL 34219

Re: Notice of Violation of the *Glenwood Springs Municipal Code*, 100 Midland Avenue Suites 110 and 210 (PIN: 2185-064-37-005)

To Whom It May Concern:

The City of Glenwood Springs (the "City") has received numerous complaints regarding noncompliant use of the subject property located at 100 Midland Avenue, Suite 210 (to include Suite 110) and legally described as: "*Condominium Unit 210 Midland Center Lot 1 Condominiums According to the Condominium Map thereof recorded March 29, 2005 as Reception No. 671194 in the records of the Clerk and Recorder of the County of Garfield, Colorado and as defined and described in the Condominium Declaration for Midland Center Lot Condominiums recorded March 29, 2005 in Book 1674 at Page 317 as Reception No. 671195 in said records. County of Garfield, State of Colorado.*"

On May 27, 2003, the City of Glenwood Springs Planning Commission approved a request for special use permit (no. 4-04 per planning file #22-03) submitted by the United States General Services Administration (the "GSA") for "General Services Administration - Detention Center for Bureau of Immigration & Customs Enforcement" (attached as Exhibit A and hereafter referred to as the "SUP"). A special condition of the SUP is as follows: "*1. All development shall be in accordance with approved plans and application materials.*" The SUP application materials include numerous documents referencing a maximum detainee hold time of 12 hours at the facility. Below is a list of said documents which are included as Exhibit B to this notice of violation (the "NOV").

1. INS Detention Standards Hold Rooms in Detention Facilities;
2. April 25, 2003 letter from the GSA to the City;
3. May 7, 2003 letter from the GSA to the City;
4. May 22, 2003 Planning Commission Action Report ; and
5. May 27, 2003 Planning Commission meeting minutes

101 W. 8th Street, Glenwood Springs, CO 81601
(970) 384-6407
trent.hyatt@cogs.us

The City has analyzed data provided by United States Immigration and Customs Enforcement in response to a Freedom of Information Act request to the Deportation Data Project (a short summary is included as Exhibit C) that indicates that the facility has operated in violation of special condition no. 1 of the SUP. It appears that on at least 8 occasions in 2025, detainees were held at the facility for more than 12 hours. The City is aware of and has reviewed the U.S. Immigration and Customs Enforcement National Detention Standards 2025 (Standards) regarding hold times. The Standards set a 12-hour limit for hold rooms in Section 2.5 and 5.1. However, by memo dated June 24, 2025 a nationwide hold room waiver was granted. A copy of the waiver memo is attached as Exhibit D. In combination with the publicly available data summarized in Exhibit B there is sufficient evidence to reasonably conclude a violation of the SUP has occurred.

This letter serves as an official NOV related to the SUP. Per Section 070.010.080(e)(2) of the *Glenwood Springs Municipal Code:*

"*a. The issuing/approval authority shall have the power to deny, withhold, or revoke permits for violation of this Code or violations of any conditions of approval.*
b. The issuing/approval authority shall hold a hearing to determine the nature and extent of the alleged violation and shall have the power to deny, withhold, or revoke the permit issued to the violator, to require the violator to take corrective measures, or to direct employees or agents of the City to enter onto the premises and to take the corrective measures required by the authority, the cost to be borne by the violator."

The Glenwood Springs Planning and Zoning Commission is the issuing authority for the SUP. Therefore, the City is scheduling a hearing before the Planning and Zoning Commission at their next regularly scheduled meeting for which proper public notice can be arranged, **April 28, 2026, at 6:00PM**. The location of the meeting is City Hall Council Chambers, 101 West 8th Street in Glenwood Springs, CO 81601. You, and/or your representative, should attend the hearing. If you have information to be considered by the Planning and Zoning Commission, please provide that no later than April 22, 2026. If you have any questions, please do not hesitate to contact me at (970) 384-6407. My office hours are Monday-Thursday from 7:30 AM to 5:30 PM.

Respectfully,

Trent Hyatt

Trent L. Hyatt
Director, Economic and Community Development

CC: United States General Services Administration
United States Homeland Security Investigations
United States Immigration and Customs Enforcement

SPECIAL USE PERMIT

Effective Date: May 27, 2003 **Permit No.:** 4-04

Permit issued for Planning Item: 22-03

Development Name: General Services Administration - Detention Center for Bureau of Immigration & Customs Enforcement

Property Address: - Lot 1, Midland Center Subdivision

Development Location: Lot 1, Midland Center Subdivision

GENERAL CONDITIONS

This permit is issued following review and approval by the Glenwood Springs Planning and Zoning Commission at a public hearing on May 27, 2003. This permit will not be valid until signed by the City Attorney. The use shall be governed by any and all conditions imposed by the Planning and Zoning Commission, as well as all other applicable City Codes and Ordinances.

SPECIAL CONDITIONS

1. All Development shall be in accordance with approved plans and application materials.

2. The applicant shall submit details on exterior lighting in compliance with Article 070.140 for the Community Development Director's review and approval prior to issuance of a Building Permit.

APPROVAL OF COMMUNITY DEVELOPMENT DIRECTOR:

Mike Wheelersburg for Andrew C. McGregor DATE: 5-17-04

APPROVAL OF CITY ATTORNEY'S OFFICE AS TO FORM:

Karl C. Hanlon DATE: 5/17/04

APPROVED AS RECEIVED:

Russell Furry DATE:
General Services Administration

INS DETENTION STANDARD

HOLD ROOMS IN DETENTION FACILITIES

I. POLICY

Hold rooms will be used for the temporary detention of individuals awaiting removal, transfer, EOIR hearings, medical treatment, intra-facility movement, or other processing into or out of the facility.

II. APPLICABILITY

The standards provided in this Detention Standard shall apply to the following facilities housing INS detainees:

1. Service Processing Centers (SPCs);
2. Contract Detention Facilities (CDFs); and
3. State or local government facilities used by INS through Intergovernmental Service Agreements (IGSAs) to hold detainees for more than 72 hours; referred to as "IGSA facilities."

Within the document there are additional implementing procedures that are identified for SPCs and CDFs. IGSA facilities may find such procedures useful as guidelines. IGSAs may adopt, adapt or establish alternatives to, the procedures specified for SPCs/CDFs, provided they meet or exceed the objective represented by each standard.

See the separate "Definitions" Standard for the meaning of certain terms used in this document.

III. STANDARDS AND SPC/CDF PROCEDURES

A. Physical Conditions/Time Limit

The following hold-room specifications are based on the forthcoming INS Hold Room Design Guide. These standards emerged from the Hold Room Design Standards Workshop held in 1999 in Fort Worth, Texas. Effective immediately, hold rooms shall be designed and constructed to comply with the following criteria:

1. Hold rooms will be situated in a location within the secure perimeter.
2. Single-occupant hold rooms shall contain a minimum of 37 square feet (seven unencumbered square feet for the detainee, five square feet for a combination lavatory/toilet fixture, and 25 square feet for wheelchair turnaround). Multiple-occupant hold rooms shall provide an additional seven square feet of unencumbered space for each additional detainee. Note: unencumbered space does not include space taken up by benches and tables.
3. Hold rooms shall be well ventilated and well lit. All activating switches/controls shall be located outside the room, in places accessible to staff only.

4. Hold rooms will contain sufficient seating for the maximum room-capacity. The hold room will contain no moveable furniture. Benches may be bolted to the floor or attached to the wall if the wall is of suitable construction. The benches shall provide 18" of seat space per detainee.
5. Bunks/cots/beds and other makeshift sleeping apparatus are not permitted inside holdrooms.
6. All hold rooms shall be equipped with stainless steel, combination lavatory/toilet fixtures with modesty panels, in compliance with the Americans with Disabilities Act of 1990. Consistent with the International Plumbing Code, small hold rooms (up to 14 detainees) will have one combi-unit; large hold rooms (15 to 49 detainees), at least two. (The Hold Room Design Standards A-E, HDR Architecture, recommends a third combi-unit for hold rooms with 30 or more detainees, or one combi-unit for every 15 detainees).
7. Each hold room shall be provided with floor drain(s).
8. Hold-room walls shall be escape- and tamperproof, e.g., 8-inch, reinforced concrete masonry unit wall. Impact-resistant, steel-studded surfaces will also meet this standard, especially in existing buildings that cannot support reinforced concrete. The walls shall extend and be tied into the floor/room structure above. Ceilings shall also be escape- and tamperproof, preferably 10-16' high but no less than nine feet, except in currently existing facilities with lower floor-to-floor heights.
9. Each hold room shall have two-inch thick, detention-grade, 14-gauge steel doors that swing outward. The 14-gauge steel doorframes of shall also be grouted into the surrounding wall. Requirements include tamper-resistant bolt locks, door-mounted with paracentric keys; jamb-mounted, with mogul keys.
10. The solid doors shall be equipped with security-glass or barred windows, 12"x12", installed at eye level for convenient visual checks. Security bars or mesh doors will be of appropriately sturdy construction to prevent escape
11. Primary surveillance will be through observation windows to the side of the hold-room doors. Observation windows will start about three feet from the floor and extend no higher than the top of the door.
12. The glazing shall meet or exceed the impact-resistant standard of glass-clad polycarbonate laminate. Window jambs shall be 14-gauge steel.

B. <u>Unprocessed Detainees</u>

The maximum aggregate time an individual may be held in a hold room is 12 hours. The following procedures shall be adhered to:

1. Unaccompanied minors (under 18 years), persons over the age of 70, females with children, and family groups will not be placed in hold rooms, unless they have shown or threatened violent behavior, have a history of criminal activity, or have given staff articulable grounds to expect an escape attempt.

   Persons exempt from placement in hold-room shall be seated in an OIC-designated area outside the hold room, under direct supervision and control, barring an

emergency. If the physical layout precludes holding these individuals outside the hold room, they may be held in separate rooms, if available.

2. Males shall be segregated from females at all times (even if married).
3. Minors (under 18) will be held apart from adults, unless the adult is an immediate relative or recognized guardian and no other adult detainees are present in the hold room. (For more information regarding juveniles, see Flores v. Reno.)
4. Detainees shall be provided with basic personal-hygiene items, e.g., water, disposable cups, soap, toilet paper, feminine-hygiene items, diapers, and sanitary wipes.

If the hold room is not equipped with restroom facilities, the shift supervisor shall position an officer within sight or earshot of the hold room, to provide detainees with regular access to toilet facilities. The facilities will be as close as possible, within the facility's security perimeter. Detainees using the restroom shall be closely monitored, under direct supervision.

C. Detainee Search

Officers shall inspect parcels, suitcases, bags, bundles, boxes, and other property before accepting any item of property.

Every detainee shall undergo a patdown search for weapons or contraband before being placed in a room. Sharp objects, including pens, pencils, knives, nail files, and other objects that could be used as weapons or to deface property shall be removed from the detainee's possession.

Where operationally feasible, an officer of the same sex as the detainee shall perform the patdown search. A patdown search shall be performed even if another section or agency claims to have completed one. If the patdown search indicates the need for a more thorough search is needed, an extended search (i.e., strip search) shall be conducted. This must be performed by an officer of the same sex as the detainee, in the presence of another officer of the same sex (see the "Search" standard).

C. Basic Operational Procedures

1. An officer will look at every individual before placing them in the hold room, checking for obvious mental or physical conditions. If any are apparent, common sense will prevail when dealing with the individual.
2. Each facility shall maintain a detention log (manually or electronically) for every detainee placed in a hold cell. The log records custodial information about new arrivals (e.g., a "voluntary return" waiting for a scheduled transportation run); detainees awaiting legal visitation; and detainees awaiting interviews with supervisory staff or other officials.

   The designated hold-room officer will enter specified information into the log immediately upon the detainees' placement in a hold room. However, the log will not record information about detainees in the hold room pending release, in-house medical services, or awaiting court.

In SPCs/CDFs, the detention log shall record:

a. Detainee s name;

b. Sex;

c. Age;

d. A-Number;

e. Nationality;

f. Reason for placement;

g. Time in;

h Time out; and

i. Final disposition.

The log shall also provide space for meal times, visual checks, and comments.

3. Officers shall provide a meal to any adult in the hold room for more than six hours. Officers should question the individual to determine when the last time he/she has eaten and use common sense when offering a meal. Juveniles will receive meal service regardless of time in custody Juveniles, babies, and pregnant women shall have regular access to snacks, milk, juice, etc.

   Officers should be sensitive to the cultural/religious culinary restrictions and/or differences of all detainees whenever possible.

4. Officers shall closely supervise the detention hold rooms through direct supervision, which involves "irregular" visual monitoring every 15 minutes (each time recording the time and officer's star number in the detention log). When the hold room is not in the officer's direct line of sight, he/she shall maintain continuous auditory monitoring.

   Any unusual behavior or complaints shall be noted under "comments." Officers shall keep under constant surveillance any detainee exhibiting signs of hostility, depression, or other symptomatic behavior. In such cases, they shall notify the shift supervisor. (See the "Suicide Prevention and Intervention" standard.)

5. Detainees are not permitted to smoke in the hold room.

6. No officer shall enter a hold room unless another officer is stationed outside the door, ready to respond as needed. Officers shall not carry firearms, OC spray, baton or other non-deadly force devices into the hold room.

7. When the last detainee has been removed from the hold room, it shall be given a thorough cleaning and inspection. Any evidence of tampering with doors, locks, windows, grills, plumbing or electrical fixtures must be reported to the shift supervisor for corrective action or repair.

E. Fire, Building Evacuations, and Medical Emergencies

1. The OIC shall develop and distribute a written evacuation plan and procedures applicable in medical emergencies.

In SPCs/CDFs, evacuation procedures shall include posting the evacuation map and advance designation of the officer responsible for removing detainees from the hold room(s) in case of fire and/or building evacuation.

2. Staff shall immediately call the emergency service immediately when a detainee is determined to need urgent medical treatment. Staff shall notify the supervisor immediately of all such emergencies.
3. If the detainee is removed from the hold room for treatment, an officer-detail shall accompany and remain with the detainee until doctors determine whether the condition will require hospitalization. If the detainee is not hospitalized, the officer detail shall remain with the detainee until treatment is complete and then escort the detainee back to the facility. If the detainee is hospitalized, the officer detail shall notify the supervisor and await further instructions.

IV. AMERICAN CORRECTIONAL ASSOCIATION STANDARDS REFERENCED:

N/A

Approval of Standard

SEP 20 2000

Michael D. Cronin
Acting Executive Associate Commissioner
Office of Programs

Date

SEP 20 2000

Michael A. Pearson
Executive Associate Commissioner
Office of Field Operations

Date

U.S. Immigration and Naturalization Service
NATIONAL DETENTION STANDARDS
MONITORING INSTRUMENT

Policy: Hold rooms will be used only for temporary detention for detainees awaiting removal, transfer, EOIR hearings, medical treatment, intra-facility movement, or other processing into or out of the facility.

HOLD ROOMS IN DETENTION FACILITIES			
Components	**Yes**	**No**	**Remarks**
1. Is the hold room situated in a location within the secure perimeter?			
2. Do the single occupant hold rooms contain a minimum of 37 square feet (7 unencumbered square feet for the detainee, 5 square feet for a combination lavatory/toilet fixture, and 25 square feet for a wheelchair turn-around area)? b. If multiple-occupant hold rooms are used, is there an additional 7 unencumbered square feet for each additional detainee?			
3. Are the hold rooms well ventilated? a. Well lighted? b. All activating switches located outside the room?			
4. Do the hold rooms contain sufficient seating for the number of detainees held? a. Do the hold rooms contain moveable furniture? b. Are the benches bolted to the floor or attached to the wall? c. Do the benches shall provide 18 inches sitting room per detainee?			
5. Are bunks/cots/beds or other related make shift sleeping apparatuses permitted inside holdrooms?			

DETAINEE HANDBOOK			
Components	***Yes***	**No**	**Remarks**
6. Are the hold rooms equipped with stainless steel combination lavatory/toilet fixtures with modesty panels? If so a. Are they compliant with the American Disabilities Act? b. Do small hold rooms (1 to 14 detainees) have one combi-unit? c. Large hold rooms (15 to 49 detainees) would be provided with two combi-units?			
7. Do the hold room have floor drain(s)?			
8. Are the walls of the hold rooms escape proof? a. Are the hold room ceilings escape and tamper resistant? b. Minimum height of 9 feet?			
9. Does the door to the hold room swing outward? a. Does the door comply with the specifications outlined in the standard?			
10. Are Individuals held in hold rooms for more than 12 hours?			
11. Are family units, persons of advanced age (over 70), females with children, and unaccompanied juvenile detainees (under the age of 18) placed in hold rooms?			
12. Are male and females segregated from each other at all times? a. If they claim to be married?			
13. Is every effort made to ensure that detained detainees under the age of 18 are not held with adult detainees? a. Under what circumstances are minors held with adults? b. If not immediately possible, is an unaccompanied minor detained with an unrelated adult for more than 24 hours?			
14. Are detainees provided with basic personal hygiene items such as water, soap, toilet paper, cups for water, feminine hygiene items, diapers and wipes?			

DETAINEE HANDBOOK			
Components	***Yes***	**No**	**Remarks**
15. If necessary, are officers within visual or audible range to allow detainees access to toilet facilities on a regular basis? a. Are detainees using the restroom under direct supervision and monitored closely			
16. Do officers inspect all property, including parcels, suitcases, bags, bundles, boxes, before accepting the property?			
17. Are all detainees given a patdown search for weapons or contraband before being placed in the room?			
18. Does each detention facility maintain a detention log (manually or by computer) for each detainee placed in a hold cell? a. Does the log include the required information specified in the standard?			
19. Do officers provide a meal to any detainee detained more than six hours? a. Do juveniles, babies and pregnant women have access to snacks, milk or juice? b. Are meal served to juveniles regardless of time in custody			
20. Do officers closely supervise the detention hold rooms using direct supervision (Irregular visual monitoring.)? a. Are the hold rooms irregularly monitored every 15 minutes? b. Are unusual behavior or complaints noted? c. If anyone exhibits unusual behavior, such as hostility or depression is constant direct supervision used?			
21. Are detainees permitted to smoke in the holdroom?			
22. Does policy prevent an officer to enter an occupied detention hold room unless another officer is stationed outside the door? a. Are officers permitted to enter the detention hold room with a weapon.			

DETAINEE HANDBOOK			
Components	***Yes***	**No**	**Remarks**
23. When the last detainee has been removed from the hold room, is it given a thorough inspection. a. Cleaning? b. Is evidence of tampering with doors, locks, windows, grills, plumbing or electrical fixtures reported to the shift supervisor for corrective action or repair?			
24. Is there a written evacuation plan? a. Is it posted? b. Is there a designated officer to remove detainees from the holdrooms in case of fire and/or building evacuation?			
25. Is an appropriate emergency service called immediately upon a determination that a medical emergency may exist?			

U.S. Immigration and Naturalization Service
NATIONAL DETENTION STANDARDS
MONITORING INSTRUMENT

HOLD ROOMS IN DETENTION FACILITIES

Verification Sources:

The following may serve as sources of information for auditors verifying the facility's compliance with this detention standard:

SOURCE	TIME	DATE	LOCATION
A. Hold room logbook review			
B. Observation of hold rooms			
C. Review of facility policy and procedure for control and disposition of contraband			
D. Detainee and staff interviews			

Facilities must complete the attached Plan of Action for bringing operations into compliance. For each element found out of compliance, the plan of action will specify remedial action and the estimated timetable for compliance.

Remarks: *(Record significant facts, observations, other sources used, etc.)*

_____
Auditor's Signature

_____
Date

GSA

U.S. General Services Administration

April 25, 2003

Mr. Andrew McGregor
Community Development Director
City of Glenwood Springs
101 W. 8th Street
Glenwood Springs, CO 81601

RE: Application for Special Use Permit
U.S. Department of Homeland Security /
Bureau of Immigration and Customs Enforcement
Midland Center, LLC

Dear Mr. McGregor:

Thank you for the opportunity to present this application for a special use permit to operate a Bureau of Immigration and Customs Enforcement Quick Response Team (QRT) office in Glenwood Springs.

This letter attempts to describe the operations of this office and our vision for integration into the surrounding areas and the community of Glenwood Springs.

First, a summary of the relationships between the various parties will help to understand who is involved and their interest in successfully obtaining this permit.

The subject property is located within the city limits of Glenwood Springs, Colorado and is subject to all city laws and regulations pertaining to use of the property.

Midland Center, LLC, represented by Alan J. Cappo, it's Managing Member, is the lawful owner of record. Mr. Cappo intends to develop the property for use as a multi-tenant facility. The first phase will consist of 4 units to be leased primarily to tenants in the business of warehousing/distribution, officing, and retail showrooms.

The architects for the project are Mr. Dean K. Moffatt and Randall J. Henrie with Sundesigns Architects, P.C. of Glenwood Springs. Sundesigns Architects has extensive experience with the planning and design of many facilities in the area.

Rocky Mountain Region
Public Buildings Service
Colorado Service Center (8PC)
P.O. Box 25546
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Denver Federal Center
Denver, CO 80225-0546
www.rmrpbs.gsa.gov

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#22-03

Midland Center appears to be consistent with other properties in the West Glenwood area and meets or exceeds the criteria for buildings in the C/3 zoning district.

The United States of America (the "Government") has entered into a lease with Midland Center, LLC for a period of fifteen (15) years. The leased premises consists of approximately 6,500 usable square feet on the lower level and the back portion of the upper level of the westernmost end unit. The Government, in this instance, consists of two separate agencies, The General Services Administration ("GSA") and The Bureau of Immigration and Customs Enforcement (the former INS, now called "ICE").

GSA Public Buildings Service manages leased and federally owned facilities. GSA helps federal agencies better serve the public by offering, at best value, superior workplaces, expert solutions, acquisition services, and management policies. Through it's *Good Neighbor Program,* GSA works with communities to carry out social, environmental, and other responsibilities as a federal agency.

On March 1, 2003, functions of several border and security agencies including the U.S. Customs Service, Federal Protective Service (FPS), and former Immigration and Naturalization Service (INS) were transferred into the Directorate of Border and Transportation Security within the Department of Homeland Security. As part of this transition, these agency functions were reorganized into the Bureau of Immigration and Customs Enforcement (ICE).

The Bureau of Immigration and Customs Enforcement brings together the enforcement and investigation arms of the Customs Service, the investigative and enforcement functions of the former Immigration and Naturalization Service, and the Federal Protective Services. This unification of investigative functions will enhance information sharing between federal bureaus and provide for more cohesive enforcement of immigration and customs laws within the interior of the United States in addition to protecting federal institutions and interests.

The Quick Response Team facilities are an integral component of the ICE interior enforcement strategy. They support this strategy nationwide by minimizing the impact of criminal alien and smuggling activity on local law enforcement and the communities they serve. Each QRT is comprised of a combination of special agents, detention officers, and deportation officers. These officers work closely with state and local law enforcement to determine the status of apprehended individuals and remove those determined to be removable.

The Glenwood Springs QRT facility will house five (5) agents and officers who are already operating out of temporary office space in Glenwood Springs. This office serves a five (5) county area including Garfield, Pitkin, Eagle, Lake, and Summit Counties with the I-70 corridor from the Garfield/Mesa County line to the Eisenhower Tunnel being the primary area of concern. Although normal office hours will be consistent with those of a typical business, the office will be functioning 24 hours per day, 365 days per year with personnel on-call as needed.

The temporary space currently occupied by the five ICE officers does not have facilities for processing or holding illegal aliens, thus the need for a permanent facility capable of meeting these requirements exists. Although this type of use tends to raise a lot of questions, we find that once the office becomes operational, we make very good neighbors and receive very few complaints.

In procuring suitable property for this purpose, GSA and ICE (INS at the time) jointly prepared requirements and solicitation documents in an effort to identify properties capable of meeting our goals and objectives. Advertisements were run in the local newspaper, and a market survey was conducted in February of 2001.

In developing the requirements, the Government's objectives included the following:

- The property offered must be located within the city limits of Glenwood Springs;
- It must be located at least 500 feet away from residential areas, daycare centers, and schools;
- Properties meeting the above criteria could be rejected based on risk analysis and crime profiles of the area, or a perceived danger to civilians;
- The property must be easily accessible to/from I-70 and State Highway 82;
- The space must be located in a quality building of sound and substantial construction;

The West Glenwood Springs area South of I-70 along Midland Avenue and Devereaux Road appears to most closely match the Government's requirements listed above. Furthermore, the far West end unit of the Midland Center complex appears to be one of the most remote options in this area, thus minimizing the interaction between ICE and neighboring businesses.

The surrounding terrain contains both natural and man made physical elements that will enhance the security of the facility. With significant elevation rise to the south; and with the railroad tracks, Devereaux Road, the Colorado River, and I-70 to the north, there are existing barriers for the safety and security of Government personnel, detainees, neighbors, and guests and visitors.

For projects of this size and scope, the Government performs an independent study to assess basic environmental issues relevant to the proposed action. For this project, some of the potential issues researched included:

- Impact of the facility on local traffic;
- Use is consistent with surrounding land uses;
- Existence of wetlands, park lands, prime farm lands, and wildlife refuges;
- Existence of hazardous materials and determination whether the proposed use will cause exposure of hazardous materials to people or surrounding environment;
- Existence of endangered species;
- Impact on Colorado River water levels;
- Possible relocation or displacement of businesses, residences, or farming

operations as a result of development of the facility;
- Known significant historical or cultural areas impacted by this development;

The determination made from this study was that the proposed project will have no real impact on environmental conditions and it is unlikely to introduce activities or elements that are risky to the human environment. A copy of the checklist signed by GSA's Regional Environmental Quality officer is enclosed for your perusal.

After reviewing the City's requirements under the C/3 General Commercial District, it appears the use is partially permitted under Section I.1.c entitled "Additional uses", listing "governmental administrative office(s)" as a permitted use. Most of the work done by the agents and officers can easily be classified as administrative. Approximately 60% of a typical day is spent preparing and completing paperwork; filing; organizing; communicating via telephone, facsimile, and electronic mail; conducting various organizational and staff meetings; and other miscellaneous office duties.

Much of the rest of a typical day will likely be spent outside the office performing other duties, including surveillance, routine investigative work, researching court records, interviewing persons in jails or not in custody, transporting detainees, conducting enforcement operations, assisting other law enforcement agencies in enforcement operations and testifying and attending Federal Court hearings.

The work of all ICE officers also includes processing and detaining illegal aliens. Persuant to the National Enforcement Strategy, ICE officers are assigned their first priority as apprehending and removing criminal aliens. These are persons that have been booked into a local jail by other law enforcement officers for a wide range of offenses. If, during the booking process, the individual claims a place of birth outside of the United States, the jail staff notifies the ICE officers, who interview that person to determine alienage and immigration status.

In the first three months of calendar year 2003, approximately 40 such individuals per month were processed by the Glenwood Springs ICE officers. Once a permanent office is opened, individuals such as these will be brought to the QRT office for processing, fingerprinting, interviewing, entering into computerized databases, and verifying records, prior to transport to other facilities.

The second priority outlined in the National Interior Enforcement Strategy is disrupting alien smuggling organizations. Generally, local or state officers will stop a vehicle for traffic or equipment violations and discover a suspected alien smuggling load inside the vehicle. These loads generally consist of persons that recently entered the U.S. illegally through the Southern border, and are enroute from the border area to employment opportunities in other locations in the United States. The persons apprehended in smuggling loads generally have no criminal convictions, however, it is not unusual to find persons that have a significant criminal history.

In the first three months of 2003, there were an average of 6 smuggling loads apprehended in the Glenwood Springs area of operations. These loads contained an

average of 12 persons per vehicle, and one contained 18 persons. These individuals will be taken to the QRT office for interviews, determination of identity, investigation regarding the smuggling operation, medical screening, food, and re-hydration.

Following the processing, they will be transported to another facility to await removal from the country or transport to Denver for further administrative hearings.

The holding rooms to be constructed in the proposed QRT office are designed for holding persons for not more than 12 hours, during processing and awaiting transportation elsewhere.

ICE has an established relationship with local law enforcement. Having been housed with the Two Rivers Drug Enforcement Team (TRIDENT) for over 2 years, these two organizations have developed an extremely close working relationship. Immigration officers routinely accompany TRIDENT officers on drug enforcement operations, and assist in interviewing and translating for Spanish speaking suspects. The two organizations often share equipment, facilities, and information.

In addition, ICE officers have developed close working relationships with County Sheriffs, deputies and jail staffs in the five counties in their area of operations--Garfield, Eagle, Pitkin, Lake and Summit. They work regularly with Colorado State Patrol in responding to, identifying, and apprehending smuggling loads. ICE officers have assisted local law enforcement agencies in many different circumstances, for example, following the Rifle shooting incident on July 3, 2001, ICE officers assisted in interviewing the many Spanish-speaking witnesses, and assisted several family members to enter the United States to provide support to loved ones.

In addressing the performance standards for special uses in Section I.2.b. entitled "Special review use performance standards" for the City of Glenwood Springs, the following is offered:

1. Fencing, screening. There will be no outside storage or operations. Parking for official Government vehicles (not to exceed 5) will be made available just outside the lower level entrance. All operations will occur inside the building. A garage designed as a secure containment area for vehicles as large as a bus is included in the design. The intent is for no interior activities relating to processing and detainment to be visible from the exterior of the building. The high windows in the garage area are merely intended to introduce natural light into the building. The use of any landscaping materials such as planters and boulders is designed to blend with the theme of the building and the surrounding natural terrain and vegetation. These items may also serve to provide additional security.
2. Emissions. No activities should occur within the leased premises that will create unusual or offensive fumes, gases, odors or other types of waste.
3. Loading and Circulation. It is not anticipated there will be any loading or unloading of materials taking place outside the building. Only normal supplies for typical office use are anticipated and will be done in the rear of the building.

4. Exterior walls facing street. Please see colored exterior elevations. The building will be consistent with other buildings in the area and will blend nicely with the surrounding terrain and appears to be consistent with the intent of this requirement.
5. Colors. The colors of this building are consistent with others in the area and also with the surrounding natural landscape.
6. Lighting. Please see the plans and sketches accompanying this application.
7. Landscaping. The plans are consistent with this requirement.
8. Signs. In an effort to maintain a relative low-key presence, signage will be limited to the doors at entrances. Most likely professionally prepared vinyl lettering (or comparable or better) will be used as identification. It is not anticipated there will be any monument signs or exterior facade signs.
9. Parking. All parking shall conform with the applicable design requirements.

GSA and ICE intend to have representatives available to answer questions during the May 27, 2003 meeting of the Planning and Zoning Commission. In the meantime, should you have any questions, please contact Russell Furry at 303-236-8000 x2348.

Thank you for the opportunity to present this application, we hope the City of Glenwood Springs agrees with our belief that Midland Center will be an excellent location for a QRT facility.

Sincerely,

Sharon Conger
Contracting Officer
U.S. General Services Administration
Public Buildings Service

Enclosure – Environmental Review Checklist

GSA

U.S. General Services Administration

May 7, 2003

Ms. Jill Peterson
City Planner
City of Glenwood Springs
101 W. 8th Street
Glenwood Springs, CO 81601

RE: Application for Special Use Permit
U.S. Department of Homeland Security /
Bureau of Immigration and Customs Enforcement
Midland Center, LLC

Dear Ms. Peterson:

Thank you for the opportunity to present this application for a special use permit to operate a Bureau of Immigration and Customs Enforcement Quick Response Team (QRT) office in Glenwood Springs.

Please allow this letter to serve as a reply to your request for additional information dated April 30, 2003. The following information corresponds to each of the numbered items in your letter:

1. Mr. Alan Cappo will furnish the required document(s) by May 7, 2003 showing evidence of ownership of the subject property;

2. Because of the sensitive nature of the operations, and for the security of Government personnel and the public, we are reluctant to release floor plans. Perhaps a meeting where such plans can be made available for viewing and discussion would be appropriate.

   Please see the supplemental information dated May 7, 2003 from Sundesigns Architects for a breakdown of the office space. Please note that less than 15% of the space is intended to be personal workspace for five (5) agents. It is not expected that parking will become a problem.

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www.rmrpbs.gsa.gov

The primary parking users will be the ICE agents. At times, these agents will be parking inside the garage, and any vehicles left overnight will be parked inside the garage. Additional traffic sources may include other law enforcement, attorneys, ICE personnel from other locations, ICE personnel visitors, and business clients. It is rare that anyone held for processing or holding will generate much in the way of visitor traffic. None of these sources are likely to generate any routine or significant amounts of traffic;

3. The temporary office is currently located approximately 1 mile South of the Glenwood Springs city limits, on Highway 82. As with the prospective site, the specific address is not generally provided to the public for security reasons. The office shared with TRIDENT was located at 901 Grand Avenue, Suite B, Glenwood Springs. TRIDENT has since moved to a new location in Glenwood Springs, and requests that their location not be made public;

4. The current temporary facility does not have the capability to hold detainees. It is strictly used for office space per our agreement with the Lessor of the facility. Currently, detainees are processed in less secure facilities, including Department of Transportation garages, local fire stations, local police stations, and even in public rest areas along I-70. If no such facilities are available, the detainees are sometimes transported to the ICE facility in Grand Junction for processing. Some of the processing of detainees from local jails occurs inside the jail, and the rest of the processing is done either in Grand Junction or Denver. The ability to process detainees in the local office, in a secure setting, will greatly enhance the safety of both the officers and detainees, and will reduce the processing and transportation time required.

5. Depending on the number of people brought in for processing, it can range from 1 to 10 hours for processing, and no more than 12 hours in holding. There is a single holding room for males (max occupancy ~35) and a single holding room for females (max occupancy ~ 20);

6. Although most detainees do not have a criminal background, there are some, and the security requirements are intended to protect the public and ICE personnel from any danger. There are also security features included that are inherent in many government facilities. Some of these features include detention grade walls, doors, hardware, and fixtures. Additionally, the use of advanced security systems and technology specified and designed by ICE and Federal Protective Service (FPS) security experts will be implemented throughout the facility. Many security features are designed to blend in to the facility so as to maintain a professional office appearance. This may include use of landscaping materials (boulders, planters, berms, retaining walls, dense/thorny vegetation etc.) to deter intruders, and the use of CMU and expanded metal embedded within exterior and interior walls to prevent easy destruction and passage from the inside and outside. These walls may be treated with paint or wallcovering to maintain a professional office appearance. Finally, tamper proof plumbing, lighting, and ventilation fixtures, along with outlets, switches, and other fixtures that could be damaged or used as weapons will be installed;

7. Because ICE and TRIDENT now have separate facilities, the sharing of facilities rarely occurs anymore. These two agencies do frequently cooperate with various operations and from time to time may visit one another's facility;

8. Outside law enforcement visits will be sporadic and only related to specific projects or operations. It is not anticipated there will be large gatherings of law enforcement officers at this facility;

Please let me know if you have any questions about this letter or the application. It is our intent to provide you the necessary information so the commission can make a sound decision. I can also arrange to meet with you to further discuss our plans in Glenwood Springs.

Thank you for your time and consideration.

Sincerely,

Russell Furry
Contract Realty Specialist

Enclosure: May 7, 2003 letter from Dean Moffatt, AIA, Sundesigns Architects

CC: Alan Cappo, Midland Center, LLC
Dean Moffatt, AIA, Sundesigns Architects, PC
Tina Davis, Facilities, Bureau of Immigration and Customs Enforcement
Kate Malapanes, Supervisory Special Agent, ICE

Planning Commission Action Report

Date: May 22, 2003
To: Planning and Zoning Commission
From: Jill Peterson, City Planner
Subject: #22-03 Request for a Special Use Permit in the C/3 Zone for a Government Office and Detention Facility For the Bureau of Immigration and Customs Enforcement

REQUEST: The applicant is requesting a Special Use Permit to allow 6,715 sq. ft. of space within an approved commercial building for use as a processing center and holding facility by the Bureau of Immigration and Customs Enforcement.

APPLICANT: Russell Furry, General Services Administration

OWNER: Midland Center LLC

PROPERTY LOCATION: Lot 1, Midland Center Subdivision

ZONE: C/3 General Commercial

SURROUNDING LAND USES:

North: Railroad, Pioneer Steel
South: City of Glenwood Municipal Operations Center and Vacant Land
East: Vacant - Zoned C/1 and C/3
West: Midland Avenue

HISTORY:

The property was annexed into the City in 1995 as part of the Wulfsohn Annexation. A pre-annexation agreement was recorded which restricted uses on the property as follows: "Owner agrees that it shall by deed restriction or covenant running with the land, prohibit the uses on the Wulfsohn West Parcel so that the Property shall not be used for building materials, auto sales and service shop, a plumbing shop, a truck stop (a facility designed primarily for the refueling and service of semi-tractor trailers), a mini-warehouse, or a self-storage facility; or alternately the aforementioned uses would be subject to special review by the City Council prior to any proposed development involving said uses." The entire property was zoned C/1 Limited Commercial in 1996.

A portion of the property was rezoned in 1999 to C/3 General Commercial.

In 2000, a minor subdivision was processed to add a third lot to the two lot subdivision and to adjust lot lines. At that time an application for a Major Development Permit for a new 36,000 sq. ft. building was also approved. Approximately 11,000 sq. ft. of the building will be used for wholesale distribution of building supplies by the owner of the property. The owner is in the process of finalizing his plans for issuance of a Development Permit.

REQUEST:

The applicant is requesting a Special Use Permit to utilize one of four pods in the building for the use. The use would be located at the westerly end of the building and would occupy the lower level and a back portion of the upper level of the pod.

The space will be occupied by the Bureau of Immigration and Customs Enforcement ICE. Specifically, the office is referred to as a Quick Response Team (QRT) office. The team is comprised of special agents, detention officers, and deportation officers. They work very closely with local and state enforcement agencies, so there may be times where employees of other enforcement agencies are at the facility. By and large, however, there will be 5 agents and officers that operate out of the facility. The hours of operation of the office generally follow those of a standard office, however, there may be times when personnel will be in the office after hours.

An additional component of the use will be the processing and holding of illegal aliens. This would fall under the classification of detention and also requires a Special Use Permit. According to the application materials, the actual holding area is approximately 438 sq. ft., with other processing and support totaling approximately 2,100 sq. ft. of the use. The use will also have a garage space of approximately 1,376 sq. ft. that will be used for buses transporting detainees.

The applicant's letter goes into further detail regarding the day to day operations of the facility. He indicates that approximately 40 individuals were processed per month in the first three months of 2003. The holding rooms are designed to hold detainees for not more than 12 hours. Once the individual is processed, they are transported somewhere else.

With respect to potential visual impacts from the use, the applicant indicates there will be no change to the exterior of the building. No fencing or screening outside the building is proposed. The garage is intended for loading and unloading of individuals to occur within the building.

The applicant's letter indicates plans for lighting were included with the application. Staff did not see these details and would like the applicant to advise staff if the lighting will conform with the City's exterior lighting regulations.

SPECIAL USE CRITERION

When considering a request for a Special Use Permit, the Commission must consider the compatibility of the use with the surrounding neighborhood. Staff has indicated the surrounding uses earlier in this report.

As the Commission is also aware, it has the authority to impose any restrictions or conditions of approval on a Special Review Use as it finds necessary to further protect the public health, safety and welfare.

Within the C/3 General Commercial zone, there are specific criterion for special review uses which must be met. These requirements were, for the most part, addressed during the course of development review. There were a number of conditions incorporated into the development approval regarding the exterior of the building, landscaping and so forth.

No adverse comments have been received from the City's reviewing agencies. Please note, however, the comments from the City's fire protection analyst. Mr. Biggers asks for additional information from the applicant relative to emergency evacuation and medical transport procedures. This is an issue that was raised by the planning staff with the applicant. The Commission may wish to discuss this with the applicant.

SPECIAL USE PERMIT ANALYSIS

Staff believes this site is an appropriate location for the proposed use. The impacts of such a facility and the potential for after hours operations might create impacts on other types of neighborhoods that would be difficult to mitigate. This site is located in the midst of what can be considered commercial and industrial uses which would not be impacted by the proposed use.

Additionally, the use would be conducted within the confines of the building, creating little if any visual impact on the surrounding neighborhood. Staff believes those that would be the most impacted by the use would be the remaining tenants in the Midland Center building. This is an issue that the owner would need to contend with in marketing the remaining space within the building and is not of concern to the staff.

LAND USE PLAN

The site is located in the Regional Land Use district where uses are industrial, vehicle oriented, commercial and high-density residential uses, including large square footage retain and institutional uses.

COMPREHENSIVE PLAN

Excerpts from the Comprehensive Plan include:

- Direct development to where it makes sense.
- Maintain a well-defined urban area through re-development in core.

ACTION

The Planning Commission may take one of the following actions on the Special Use Permit:

1. Grant the special review use and authorize issuance of a special use permit subject to any conditions which they find necessary to protect the public health, safety and welfare or to ensure compliance with the Municipal Code and the City goals and policies, or

2. Deny the special review use stating the specific reasons for denial,

3. Continue the hearing to a regular Planning Commission meeting in the future. The date of the meeting shall be determined by the Commission upon recommendation from staff, the applicant and the members of the public present at the meeting.

SUGGESTED FINDINGS FOR APPROVAL OF THE SPECIAL USE PERMIT

Staff recommends approval of the Special Use Permit based on the following suggested findings:

The use serves a needed function within the City and surrounding area and is in a location where there would be little if any impact on the surrounding neighborhood.

The use would be contained within the urban core close to major thoroughfares which would assist in mitigating any potential traffic impacts.

The applicant has taken steps to ensure compatibility of the use by virtue of operations occurring within the confines of the building with no changes to the exterior of the building or the site to accommodate the proposed use.

The proposed use complies with the City's Land Use Plan and Comprehensive Plan and City goals and policies.

RECOMMENDED CONDITIONS OF THE SPECIAL USE PERMIT

1. The use shall be conducted in accordance with representations made in the application materials. (*Note*: The application references 5 employees, the Commission may want to discuss this with the applicant.)

2. Loading and unloading of detainees shall occur within the confines of the Building.

3. The applicant shall meet with the City's Fire Protection Analyst to produce a plan for emergency evacuation and medical transport prior to issuance of a Special Use Permit.

4. The applicant shall submit details on exterior lighting in compliance with the City's exterior lighting regulations for the review and approval of the Community Development Director prior to issuance of a Special Use Permit.

AGENDA
CITY OF GLENWOOD SPRINGS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
May 27, 2003
6:00 P.M.

1. Present at Roll Call were Chairman Hon, Commissioners Johnson, Brown, Merritt, Hon, Sturges, Baldwin, and Arneson; Community Development Director Andrew McGregor, City Planner Jill Peterson, City Planner Patti Haefeli, City Planner Mike Pelletier, City Attorney Karl Hanlon, Administrative Assistant Shaunna Mozingo.

2. Receipt of the Site Review Committee Minutes.
Commissioner Brown moved, seconded by Commissioner Arneson to accept the Site Review Committee Minutes. Motion Passed Unanimously.

3. Receipt of the Minutes from April 22, 2003 meeting.
Commissioner Merritt moved, seconded by Commissioner Johnson, to approve the minutes from the April 22, 2003 Planning and Zoning Commission meeting. Motion Passed Unanimously.

Chairman Hon announces a10 minute break 6:01pm due to the lack of applicants. Applicants arrive at 6:03pm, Meeting called back to order.

4. **#08-03** Major Development for a 22,500 sq. ft. Office Building; a Special Use Permit for a Veterinary Use within the C-1 Zone District; and a Zoning Variance from the allowed Maximum Building Height.

APPLICANT:	Jeff Johnson, Architect
OWNER:	GIA Group LLC & Van Rand Condominium Assoc.
LOCATION:	1605 Grand Avenue
ZONE:	C- 1 Limited Commercial Zone District & R/3 Multi-Family Residential

Staff: Jill Peterson: showing zoning map on overhead notes the different zones involved in this application, presents this application with the history, existing site conditions, surrounding land uses, conceptual review comments, findings and conditions as presented in the Staff Report given to the Commissioners prior to the meeting. Jill first discussed the Major Development Permit, showing the building design on the overhead; she talked about the design and access, stating that some of the largest concerns of staff are the parking and access. Next Jill discussed the Height Variance with recommendations. Finally, Jill discussed the Special Use Permit with Staff's recommendations and conditions.

Questions of Staff:

Commissioner Brown asks for clarification as to conditions 5 and 9 in the major development permit. Jill states that you can incorporate them both or choose one over the other.

Commissioner Johnson questions the alternative route if they don't use Polo Road, asking if it is a one-way because it is only 15-foot wide. Jill states that staff is looking at it as one-way. The fire department generally likes 20 feet width for emergency access so something may need to be mitigated there.

Commissioner Johnson then questions the side note found on page 15 of the staff report.

Jill states that what she was trying to say is that if it is a use that is listed as a special review use in the C/1 zone it would be subject to another hearing for that use.

Commissioner Merritt asked Jill about the parking along the south side of the buildings. He noted that it is currently under utilized and wondered if it was paved or unpaved. Jill stated that it was paved. With the increase of size and use of the buildings Commissioner Merritt voiced a concern over storm water runoff. This whole area is a very big sheet flow. Jill stated that the applicant would have to address this to Larry's satisfaction before issuance of the development permit.

Commissioner Merritt asked Jill where the detention basin was. Jill indicated that it is behind the proposed office buildings.

Commissioner Merritt then noted that deliveries are a concern and wondered how it will be handled if there are large trucks.

Jill replied that there is an existing condition and cannot put all of this onto the applicant. Turning radiuses for large trucks will need to be met but the Commission may need to discuss this with the applicant.

Commissioner Sturges asked for clarification to the underground storage/storm water drainage. He wondered if there was a problem with this area in general or specific to this proposal or property.

Commissioner Merritt stated that on this particular property the parking lots all of the way across to Grand Avenue have been identified as having a big sheet-flow drainage area. It is not what would be designed today for drainage.

Commissioner Sturges states that he is still confused as to how that ties specifically to this application.

Commissioner Merritt replies that it is because they will be building in the area that is currently utilized for a detention basin for that storm water.

Jill added that staff is relying on Larry Thompson's review of storm water. If the Commission doesn't feel comfortable with the alternative plan, they could continue that portion of the application until they get Larry's comments back.

Commissioner Sturges then asks for clarification to the reference to the bank on page 10 of the staff report. Jill noted that it was carryover from an old report.

Commissioner Sturges states that he is still confused over the Polo Road status and what it means. He wonders if there is any official response from the City relative to the utilities that are in that property and what is being proposed in the future.

Jill replied that Robin Millyard had done quite a bit of research on this and it didn't come to him as a surprise that this was not a dedicated street. She stated that staff did not feel that the response received from Public Works and Engineering indicated that they really wanted to do anything at this point. You Jill added that the Commission could include this as a recommendation to City Council but feel that it is a separate issue than this application.

Commissioner Sturges, regarding the balancing of landscaping as addressed on page 5 of the staff report, asks Jill if she is saying that we may not be able to get current day standards on this property due to existing configuration; to which Jill answers yes, that is what she is saying there.

Chairman Hon asked for clarification to Jill's statement that if the Commission isn't comfortable with drainage they could continue that portion. Mr. Hon continued that it seemed to be an integral part of the plan. Don't we have to plan for that eventuality that Polo Road may not exist?

Jill replied that the applicant is required to have that license from the school district. That is one of the conditions of the major development permit. Which would preserve the access that he has right now until such time that the school district were to sell the property or develop it back there somehow. Staff would feel comfortable approving with a condition that the applicant has to come back and resolve that alternate plan.

Chairman Hon asked about condition 9 on page 11 which says northeast corner, shouldn't it be southeast? Jill clarifies that it should in fact be Southeast.

Commissioner Sturges, going back to the context of getting the approvals, asks what responsibility the land owner has to plan for some historical use of his property that is a sump for an otherwise large parking area.

Applicant: Jeff Johnson: 927 W. Third, Rifle, Colorado; we feel that the recommendations from staff are legitimate and we can follow them so there are no specific comments other than parking in back. The existing condition is similar other than the angle of parking. Currently the angle is about 56 degrees and we have changed to 45 degrees in order to mitigate a larger isle width, requiring us to take a bit of strip from the far south and add some more asphalt. We have actually increased the aisle width by about 3 feet. The detention area is proposed to the west of the office building. The detention portion of the entire lot is to the west of that where there are some trees and the gravel stops. There is kind of a depression in the property. Assuming Polo Road is accessible, we will have the addition of a new drywell. That area was also used as snow storage, filling with sand and debris. We are proposing to clean that out and refurbish it and then to add another drywell. Also, in lieu of any continuances, if we could get some kind of verbiage or condition of approval that will allow us to proceed without having to come back before you we would greatly appreciate it. We have a letter from the Engineer that states that there aren't' any real issues. We would like to get the alternative at least partially approved as part of this package. If the school tries to take this over, we have tried to mitigate that.

Commissioner Brown asked the applicant if they had any comments as to a Right-Turn-Only sign.

The Applicant stated that they would prefer two-way. They requested that since there are 90-degree turns but angled parking, that they be allowed to have two-way traffic with 20 feet access. We have already increased the aisle width and there is already two-way traffic. I cannot make a decision for Van Rand Association on that but would like to ask that it be two-way.

Commissioner Arneson noted that staff is assuming the alternative circulation plan to be one-way but he was seeing two-way.

The Applicant replied that the original plat shows one-way, the other way, but it has turned into two-way over the years. If it does turn to one-way, a reverse direction, going towards Grand Avenue, would be a better solution. If it is two-way, it allows for the existing use. They are trying to preserve what exists.

Commissioner Johnson states that he is assuming that the alternative access plan has not been floated to VanRand owners.

The applicant noted that no, it had not been. He was not sure when they meet.

Commissioner Johnson stated that in some of the comment letters there was mention of some semi's unloading on the south side and that it would seem problematic on that alternative site plan.

The applicant replied that it does become a problem if Polo Road cannot be used. There would be a hardship if they lose Polo Road. It is kind of a mute point.

Peter Waller, 1487 Walz Ave, Glenwood; states that if Polo Road gets shut down, there will need to be access to the back of the building. He has had conversations with Fred Wall of the school board. What they have come up with is a revocable license that says that we can continue to use Polo Road as long as it is in existence but if it is shut down, it would still be allowed to be used for emergency access. If polo road gets shut down, it is a total VanRand center issue, not just this application. There hasn't been any conversation with the VanRand association regarding this.

Commissioner Merritt asked the applicant if in the design of this, they looked at the current parking use and how much is currently being used.

The applicant stated that they have not done any review of that.

Commissioner Merritt questioned the underground detention, wondering if it is just a dry well.

The applicant stated that there is the drywell and then the detention area. They are two separate issues. He is not the engineer so he didn't know the size of the drywell.

Peter Waller added that there is one dysfunctional well that will be prepared and then they will add one additional.

Commissioner Sturges thought that there was going to be three and asked the applicant if they were going to construct two.

The applicant clarified that two exist, one is inoperable. They will fix it and add a new one for a total of three.

Chairman Hon asked the applicant how that changes the addition if Polo Road goes away. There do exist drywells but what happens if you pave over that sump or swail?

The applicant stated that his guess would be that they put in trench drains under the road to allow the water to go under the road and over to the detention area. He was only speculating as this hasn't been engineered yet.

Commissioner Sturges understood that the one-way was tied to the recommendation to the right turn only, is that correct or is the two-way unrelated to the right turn?

The applicant stated that they would have to talk to the association and don't want to tie anything together until they talk to them. Employees would want to take a right turn into there and that is the main reason for having the two-way access. If it is a one-way, the only way to get back there to park is by going around through the residential area to get there.

Chairman Hon asked Jill if staff was contemplating the one-way no matter what or only if Polo Road goes away. To which Jill stated that they are requesting it no matter what due to the angle of the parking and for ease of maneuvering in and out of those spaces.

Public Comment:

Shiela Mincer, 110 park drive, Glenwood springs. Received certified letter in the mail. Our back yard is right next to the VanRand center. We have always had a nice working relationship with VanRand. There have been a few problems. Living on that block where the line is of VanRand, it really doesn't bother those houses. There may be some issues, but between the VanRand Association and the residences, we are all working on that. The height variance concerns me; you are destroying some privacy going that high. Basically concerns too are that if you go that high with that building, everyone is going to ask to got that high around there. In looking at the design, we thought that the design does fit but it is just too high. People are really not ok with the height and the semi trucks that deliver. The alley gets those big trucks at all hours of the early morning. The design doesn't fit with the neighborhood. People don't like to see these large structures. Property values will go down. I looked from behind and thought that you could put something different there. Why can't they do an L-shaped or U-shaped building with kennel farthest from the neighborhood? Use the existing roofline that is there without going higher.

Roseanne Shelton, 107 Park Drive; we have semi's come in on our private street or by True-Value. The city just replaced our street; it is not built to take that kind of traffic that is there now. There is no way that trucks could come in to those entry ways along Grand, they cannot turn in there. We have 5 children that live on my block. They ride their bikes on that street. We get so much truck traffic that it is ruining our 100 block of Polo Road. Drainage is a huge issue. You cannot walk through there as it is.

Eric Jensen: 111 Park Drive. The increased traffic; shutting down would be better but we don't want to have it shut down. The height is so unacceptable. The drainage is already terrible; it's like a skating rink in the winter. It is zoned for what is there now. Don't need to go higher. It is zoned that way to stop this

from happening. The high school kids already go through there too fast. This will just increase that traffic. This is just not necessary.

Margaret Rand: 112 Park Drive. My back yard has a big trailer where people store things so I don't get to see the mountains. If they build this, the trailer will have to go so I still won't get to see the mountains. This used to be one-way but in the last few years, it has become two-way. You get the cable trucks, the delivery trucks, all on our street. With children, it is a concern. The drainage is already an issue. Personally, if you're going to build it, keep it the same height. Get Polo back to one-way. I can count 20 to 30 cars during the day going by us to these businesses. Perhaps you could look at it closer and come up with something more feasible. Visibility and deliveries are an issue.

Russell Rand: 112 Park Drive. No problem with the building and the current height limit. The traffic would be increased and the view would be decreased. Currently we put up with it but to increase it would be worse. If you try to make it one-way off of Grand, try it, it won't work. The water issue can be fixed it sounds like. This building height at twice what it is now would cut down on my quality of life. Let them build up to their allowed 35 feet but no higher.

Darlene Larson: 104 Park drive: have fantastic views of the flat tops right now. The building at 40 feet would not be acceptable in your back yard. If you let one person do it, the entire mall will eventually want to go to that height. The traffic is already horrible on Park Drive. It will increase the already heavy traffic. It will be quicker to utilize our street than to go up and around. What is the use of that building? Where will they exercise the animals and where will people park.

The applicant noted that the expected occupants of the building would be an attorney on one floor, CPA's on one floor and the other floor would be an office and the vet.

Larry mincer. Not sure that you understand that if all of the parking spaces get filled in the back of the building, where will they go. The sewer plan was put in place for a two-story building.

Applicant's response to public comments:

In 1981 the original plat showed phase 2 as a developable property. It allowed for this development. In addition, that plat showed two accesses off of Polo Road. Not that the parking isn't really increasing. We are adding asphalt and improving drainage issues unless Polo Road is closed. When approved it was C/1 zoning which allows 35-foot height plus parapet of 4 feet, bringing total to 39 feet. So we are only asking for 42 feet, which is only 3 extra feet. We do have some existing conditions that require the building to be taller because of drainage and sewer. The huge truck delivery is an existing condition. Although we may increase traffic, we won't have any real deliveries. All Pets is not a

kennel, it is a vet hospital. They occasionally have to keep one overnight because of surgery. There aren't really noises or exercising needed because the pets are usually drugged. The use is already there and there haven't been any complaints. We addressed the noise with our design of their portion of the building. An L-shape of the building would not work. Drainage; I'm relying on our engineer to work with your engineer to resolve this. I don't know those issues, but assume that they do. The views for the neighborhood; this development will block views. It has already been approved for 39 feet; we are only talking about an extra 3 feet.

Commissioner Johnson moves to continue the item for the sake of discussion stating that there are issues with access and traffic.
Commissioner Arneson seconded the motion.

Commissioner Johnson states that he has trouble moving forward when the other owners of this project haven't' been consulted and nobody knows how they feel about this.

Commissioner Baldwin would like to reinforce the continuance, at the very least. She did not have a comfort level that the 17 conditions could be met. She was not comfortable that this made sense and wants more of a comfort level.

Commissioner Merritt agreed that there is a lot that needs to be further addressed. There are impacts on an established neighborhood. Also, what was the implied access on Polo Road?

Karl Hanlon answered that it doesn't matter what the implied access of Polo Road was, it is owned by the school district.

Commissioner Merritt added that this all needed to be further defined. The proposal is stretching things in regards to the traffic and designs.

Chairman Hon noted that the landscaping plan needed to be better addressed. Another condition the Commission may want to consider is a delivery time and an offsite storage condition. That back area needs to be cleaned up as well. The traffic issue is predominant. The road was not built for two-way traffic or the parking spots wouldn't be going the way they are. He was not convinced which way would be better for ingress or egress. Going east may be best but we have to confine that traffic. Chairman Hon supported the motion stating that storm water needs to be better addressed also.

Commissioner Brown said that he supported continuance and that it sounded like the neighbors have a lot of issues with semi's coming through their neighborhood. If they band semi's on Midland, why can't they ban them on Polo and Park? They must utilize the front and side parking lots to keep neighbors from going through their roads.

Chairman Hon noted that this is a transitional zone.

Seeing no further comment, Chairman Hon called for the question.

The Commission registered their vote on the electronic lighting system.

The motion passed Unanimously.

Commissioner Johnson then moved to continue the special use permit, seconded by Commissioner Arneson. Mr. Johnson added that access is still an issue as well as traffic.

Chairman Hon stated that the issue with the veterinary use moving would be who moves into the old space and what sort of traffic issues would arise.

Seeing no further comment, Chairman Hon called for the question.

The Commission registered their vote on the electronic lighting system.

The Motion passed unanimously.

Commissioner Johnson moved for a continuance on the height variance, seconded by Commissioner Arneson.

Commissioner Merritt added that the applicant hasn't' shown sufficient evidence to get approval on a height variance.

Commissioner Johnson amended his motion to include this finding and Commissioner Arneson amended his second.

Chairman Hon called for the question.

The Commission registered their vote on the electronic lighting system.

The motion passed unanimously.

5. **#13-03** Annexation, Rezone, Subdivision and Major Development for 33 townhome units within the City's R-3 Multi-family Zone District and Garfield County's A/A/RD Zone District

APPLICANT:	Dave Rippy,1 - SB, LLC
OWNERS:	Glenwood Meadows, LLC and Joseph and Ruth Kaplan
LOCATION:	Northwest Corner Overlin Drive
ZONE:	R-3 Multi-family Zone District and the AARD Garfield County Zone District

Commissioner Merritt moved, seconded by Commissioner Arneson to move the This application to the next regularly scheduled Planning and Zoning Commission meeting at the request of the applicant.

The motion passed unanimously.

Break 7:49
Reconvene: 7:54

5. **#20-03** Special Use Permit and a Minor Development for a surgical barn for an existing veterinarian clinic within the C-3 Zone District

APPLICANT:	Glenwood Veterinary Clinic
OWNER:	Doug Coffman and Dennis Luedke
LOCATION:	2514 Grand Avenue
ZONE:	C- 3 General Commercial Zone District

City Planner, Patti Haefeli, presented this item stating the existing use along with proposed use. On site visit, staff noticed that there was a horse trailer there but this application would better facilitate this.

Patti shows elevations on the overhead to show also the stone veneer.

Patti shows photo of existing building and drive. Then shows existing horse barns and pens. She also showed on the overhead the Shaggy Dog and daycare facilities. In structure, the Shaggy Dog would be converted to employee housing. Finally, Patti showed a picture of the parking area where the proposed barn would be. Patti discussed Development considerations such as access, lighting, fire protection, and drainage (app needs to submit something in writing regarding the drainage flow).

This is a special use. Applicant has demonstrated mitigation in the noise and disposal issues. This is a minor development and will therefore not go on to council, the Commission is the final decision making body on this application.

Staff recommends approval with conditions as stated in the staff report.

Commissioner Arneson asked if the fire department would require or just request the 16-foot access.

Patti says that they would make it a condition that the applicant meet with the fire department to resolve this issue.

Commissioner Arneson asks Patti about a CMU wall shown on the south side of the barn that extends beyond the wall.

Patti notes that this is probably a question of applicant.

Commissioner Brown stated that in staff's recommendations of the special review use, item 3 regarding the transplanting of the lilacs was discussed at the site review, and he thought that perhaps they could change that recommendation to say " if possible to save". Patti agreed with this change.

Commissioner Brown noted that as far as the set back is concerned in condition number two, there really isn't a lot of room to put a tree there.

Patti stated that she was just trying to break up the barn. The Applicant is proposing a walkway along side of building so trees are not really good there. She would leave it up to the Commission to come up with something.

Commissioner Brown clarified that as far as the utility work discussed in item number six of the minor development, only the new structure was being referred to here.

Commissioner Brown then spoke to the desing variance, asking if because of the ten parking spaces, was staff talking about a diamond at some position in that ten or stating one every five spaces to break that up?

Patti noted that the code requires it after every eight spaces but they could be required to do it every 5 spaces or how ever specific you decide. Staff was just recommending the diamond instead of a full planting island.

The applicant, Dennis Luedke, addressed the Commission stating that Patti had pretty much explained the goals of the project. He noted that they have looked at moving but everyone knows where they are located right now and there is no real place to move. They are in dire need of upgrading their facility to house more animals inside and better address traffic of larger vehicles. Animal waste was an issue in the past but they have remedied that problem.

Commissioner Arneson questions the applicant about the proposed CMU wall.

The Applicant states that on the site plan the Engineer had put that in to direct drainage away from the building and that it will be about 2 feet high.

Commissioner Baldwin asked if this facility was only for treatment, not boarding.

The Applicant replied that this portion is for horses only and will not be for boarding, treatment only. Also they put extra parking because they may need them but the chances of them ever needing them are slim. It is more likely to be trailers and not cars.

Commissioner Brown noted that they would lose some trees or shrubs against the fence. It shows on the detail map that there is an existing shed to be removed. Is there a problem of putting a tree where that is being removed?

The applicant stated that it would not be a problem.

Commissioner Brown then asked that since all of the parking area along south side of fence isn't necessary, couldn't they put a tree there as well.

The applicant stated that they could do that and just move some of the parking down a bit.

There was no public comment to this application.

Commissioner Brown moved to approve the special use permit, stating staff's findings and recommendations with conditions as stated in staff report. He added that as far as the conditions,change item 3 to say "if possible to save". Item 2: if trees cannot be saved, could install the 3" caliper trees, two where stated above and one at discretion of staff.

Commissioner Johnson seconded the motion.

Chairman Hon, seeing no further comment called for the question.

The commission registered their vote on the electronic lighting system.

The motion passed unanimously.

Commissioner Brown moved for approval of the minor development permit stating staffs recommendations and findings, with 11 conditions as stated in staff report.
Seconded by commissioner Johnson.

Item 6 was changed to add for "new structure"
The motion and second were both so amended.

Chairman Hon called for the question.

The commission registered their vote on the electronic lighting system.

The motion passed unanimously.

Commissioner Johnson moved to approve the design variance with the condition that if the applicant plants trees in the previous motion and there is the possible saving of lilac bushes, that the commission should grant the variance.

Commissioner Arneson seconded the motion.

The commission registered their vote on the electronic lighting system.

The motion passed unanimously.

6. **#22-03** Special Use Permit for a Government Administrative Office for Investigation, Processing and Temporary Holding Facility for Use by the Bureau of Immigration and Customs Enforcement, in the C/3 General Commercial Zone.

APPLICANT:	Russell Furry, United States General Services Administration
OWNER:	Midland Center, LLC
LOCATION:	Lot 1 of the Wulfsohn West Subdivision
ZONE:	C/3 General Commercial

Commissioner Merritt steps down from this item

City Planner Jill Peterson presents this item stating the history, surrounding land uses, criterion, findings and recommendations.

Commissioner Johnson stated that he thought that in 2000 when proposal came forth, it seemed there was a pedestrian easement granted on north border of this property.

Jill: That was between different lots.

Johnson: (inaudible)

Jill: I have not seen that:

Johnson: I could be wrong but if I'm not, I think that we need to discuss that. If they were to build a trail then it would be a hindrance to this.

Applicant: Dean Moffatt, sundesigns architects representing Russell Furry; showing site plan, shows site as seen next to MO and proposed Glenwood Meadows. Mr. Moffatt shows entrance, parking, building, Access to buildings and exit. Garage access and ICE access. Delivery access. Landscaping, storm water runoff.

Showing elevations, Mr. Moffat states that the building hasn't changed since prior approval. He showed. On the north elevation:

He showed on the West elevation: the access of upper and lower levels on e north and south side.

Commissioner Johnson asks of Dean any recollection of the trail.

Mr. Moffat shows the site plan again, which shows employee parking along the north side of the lot. On the river side of the lot is a sidewalk that goes from the east property line to the northwest property line of lot one. He showed where there was an agreement to connect by trail, the intersection at property entrance at midland to the northwest property line.

Commissioner Johnson: (inaudible)

Dean: in terms of security, all of the operations are within the building itself, including he transferring of containees. Nothing is happening outside. It is not going to be unlike the uses of the other buildings.

App: Russell Furry, GSA: describes how GSA searches for the best buildings for their clients. Having reviewed conditions and recommendations, Mr. Furry states that they are willing to work with staff and the fire department on staff issues.

Commissioner Sturges: is there any operations outside of the building?
Furry: the garage serves to accommodate a large bus. We would transport and load passengers from within the garage. The lights are high enough that they let light in but cannot be seen into without a ladder.
Sturges asks about the security
Furry: have security systems and internal security
Joan Baldwin: detainees are brought in by bus?
Furry: or by small passenger van. Most of transport by van
Joan then after that, they are taken inside and never outside and detained for about 12 hours.
Furry, at the most 12 hours, then transported somewhere else.
Joan; no exercise or anything else that would have the detainees outside the building.
Furry: yes, don't want to have the building look unlike the others around it. We have others in towns and people don't know what they are.
Joan: the people that will be coming to this unit will be coming to this area, where are they being taken now. .

Public comment: none

Commissioner Brown moved to approve this item, stating staff's findings, recommendations and conditions.
Second by commissioner Sturges:

Motion passed unanimously.

#24-03 Code Amendments to Glenwood City's Municipal Code. They are as follows:

1) The due diligence period for vested rights in 070.020.120;
2) Public noticing to rely on County Assessor's records in 070.010.030;
3) Parking requirements for residential in mixed use developments in 070.050;
4) Location of residential in mixed used developments in 070.040;
5) Clarification of language pertaining to emissions of odor, noise, glare, or vibration in 070.040;
6) Rebating City property tax to residential local landmarks in 070.120.235.

APPLICANT: City of Glenwood Springs

City Senior Planner, Mike Pelletier presents this item, stating first that the first and last items on the above list would not be heard at this time.

The first item presented then was the code amendment to 070.010.030, Public Noticing to rely on County Assessor's records. The proposed language is bold and italicized below:

"Mail written notice at least ten (10) days prior to the date of the public hearing to the owners of all real property ***as listed in the records of the Garfield County tax assessor's office on the date of mailing*** within 200 feet of the subject property; and"

There was no discussion or change to this proposed language by the Commission.

The second item presented was the code amendment to 070.040, the clarification of language pertaining to emissions of odor, noise, glare or vibration. Staff recommends amending this language as follows in order to clarify the intent of these sections of the code:

"***No unreasonable amount of odor, gases, radiation, liquid waste, solid waste, glare, noise or vibration shall leave the site, utilizing available best practices for mitigation, redesign of a site plan, or potentially the removal of the offending feature from the site."***

Comments from the Commission were as follows:

Commissioner Sturges: at end of the first where the comma is, is it the thought that you can't have anything leave the site without utilizing the best practices? Going from that comma right to the verb makes it seem as though it is conditioning it.
Mike: good point
Sturges also had some uncertainty between redesign of the site plan or potentially removal. I don't know what the distinction is between those two items.

Mike: the redesign would be putting the offending feature on the other side of the site plan or on the other side of the parcel. Removal would be taking it away from the site altogether. The idea is that when you are looking at plans, the way that someone's site plan is laid out, is it going to be reasonable to expect that no unreasonable amount of noise or other offense would leave the site. If you expected an "unreasonable" amount, then the cause of that offense would not be allowed there. (Mike used a rock crusher and the noise and vibration that it would cause as an example to stress this point).

Karl Hanlon, City Attorney, suggested first to remove the "ly" from the word potential. Then, he suggested, you could either have a long list of things after the comma or strike everything on the second line after "everything leaves the site" and put a period.
Mike stated that the reason that was added was that these were the only tools of utilizing this and he didn't want people to forget that those tools were available. He suggested that you could put the period after the words "leave the site", and then start a new sentence with "Techniques may include utilizing available best practices for mitigation, redesign of a site plan, or the potential removal of the offending feature from the site".
There was some discussion about the term "available best practice", it was agreed that it could be stated as "best management practices available.

Karl: put the period and then the next line could say, "Techniques may include available best management practices for mitigation..." The Commission agreed with this. The new wording will read as follows:

"No unreasonable amount of odor, gases, radiation, liquid waste, solid waste, glare, noise or vibration shall leave the site. Techniques may include available best management practices for mitigation, redesign of a site plan, or potentially the removal of the offending feature from the site".

The next item discussed was Municipal Code section 070.050, regarding the location of residential in mixed-use developments. Mike stated that right now the City does not define where residential portions would go in commercial zones. The concept here is to not allow a dead zone in the front of the building where we want commercial and end up having residential, which creates that dead zone of non-retail opportunity. This would strengthen the commercial zone by allowing some mixing of uses. The new language would read: "***Residential units in mixed-use buildings cannot be located on the ground floor, except for accessible units or a single caretaker unit."***

Commissioners suggested changing the word "single" to the word "individual".

Mike noted that the issue here was whether or not the City wanted to prevent someone from doing several residential units on the back of a building on the ground floor. This code change would allow someone to put a door on the front of the building to get to those units whether they are upstairs or in a basement. This would make them be accessed from the front.

Commissioner Merritt stated that this implies that you have to have a two -story, multiuse building to allow a residential unit. There are cases where you could have a one story with the residence in the back of the building. The language just seems a bit restrictive. Mr. Merritt commented that he knew what the intent

of the code change was but was not sure that the proposed language met that intent.

Commissioner Sturges hesitated on a requirement by restriction. He wondered what unintended consequences might come from this. Is the City cutting off some opportunity that hasn't been thought of? He understood what was trying to be accomplished here, but struggle with the wording as a requirement and excluding some possible use. Commissioner Sturges wondered if this code change was in anticipation of a problem or had there been a problem in the past.

Andrew commented that this was a valid point; don't create a problem where there isn't one. We know that we are running out of space for development and are trying to promote mixed use, perhaps with incentives. We are using the paradigm of downtown and extending that out away from the core, to the west and the south, and it is kind of a model for what we are thinking of for future development. We want to make the residential development subordinate to that commercial development. We may not see all of the commercial buildings go to multistory and this may be a little too restrictive, so if you have ideas of how to encourage this or help this, it would be helpful. If we are ignoring someone by saying "upstairs", it is not our intention.

Arneson: I was under the understanding that as long as the integrity of the store front was maintained, the potential for an apartment behind there was acceptable. I can understand that we are building a model here where things go up. I think that as long as the wording specifies that the integrity of the commercial face be maintained down the whole block, which is more what we are after.

Andrew: as long as it is not the street façade or the primary façade.

Hon: I don't know that anyone would design that way to have the residential in the back by the alley. Perhaps some day down the line. Economics will usually dictate that a ground floor retail store would take up that entire ground floor space. That is valuable space, unless you have a one story building only.

Mike: the other thing that this may suggest is that the zoning in place is very good. That is difficult to achieve. I guess that you are saying that this should be more market driven and I can appreciate that.

Joan: If someone had a commercial building and they had even one room in the back where they lived, this would restrict that, would it not?

Mike: it sure would.

Brown: you have places like that on Grand Avenue right now at 819 and 821. They are both accessed from the alley. There are two residential units in the back with decks on the alley. You could see some more of that where businesses on grand traditionally have storage on the back that could be converted to residential units.

Karl: Language suggestion: "Residential units in mixed-use buildings should not be located on the primary street side of ground floor except for accessible units or individual caretaker units".

Mike: There are no other "shoulds" in the zoning code. Do we really want to put "should not"?

Sturges: I would suggest that we give it more thought than to just change the language tonight. Hate to rush it through tonight but suggest that we continue this one to another workshop or something. There seems to be some philosophical things that we need to talk about in terms of the structure and whether we are doing incentives or more restrictive kinds of things. There is some area to work on language.

Andrew: Perhaps this is better suited for our discussion of Commercial Design Guidelines and can be wrapped into that discussion.

Merritt: This doesn't apply to downtown does it?

Mike: Yes, because C/2 and C/3 reference C/1 zoning so this would apply in that way.

The Commission agreed to continue this item to future discussions.

Moving on to the parking requirements: Mike stated that this was more of an incentive for mixed-use. Based on National studies, office and retail have different demand curves than residential, such that the peak hour is 15% of peak. Basically if someone is doing a mixed-use building with office or retail and residential, not just any type of commercial because a restaurant would have peaks at the same time as residential, but office and retail are ok; they can have their parking requirements reduced by 15% as long as the reduction is no more than what is being required by the office or retail. The concept is, as an extreme example, if you have residential in that building that is requiring 100 spaces and you have a very tiny office that required one space, you wouldn't want to reduce the residential by 15% because you'd take away 15 parking spaces and that office is only requiring one, then you are not meeting the peak of the residential.

Sturges: Concerned about a formula based on national standards. Struck by the workshop where the novel idea of parking was based on the justification by the

applicant. Would like to explore other options than just a formula. This makes it easy for some and would be willing to try it but not convinced that the national standards would fit every thing that we will face.

Mike: agree that the national standards won't fit everything. Someone can get a variance if they have the backing with studies or something to show more justification on different parking conditions.

Andrew: parking utilization studies are not widely mandated and as a consequence it is fairly expensive and most people won't be able to do it. We thought that we would start here and see if it worked.

Sturges: the attractiveness is its simplicity. It would save some costs. Just would like some opportunity in the not to distance future to look at other options like these studies.

Andrew: these studies would go hand in hand with having minimum or maximum standards and each applicant gives you site specific figures on what their application would generate.

Sturges: I am comfortable with using this one on a cautious basis.

Final discussion is the definition of mixed use: **" a building containing residential unit(s) and commercial or industrial unit(s)".**

Merritt: continues to have concern with allowing residential in with industrial zones. Industrial zones allow more noise and odors. It would be an environmental issue.

Hon: I would think that it would be mostly owner/employee.

Sturges: there have been discussions at the RFTA Board relative to a maintenance facility also providing housing for the employees, with the full understanding of safety issues of those people housed there.

Hon: we are not contemplating a zone change, just making a definition of the use.

Mike: with industrial zones, I agree, you don't want a bunch of residential over a factory or something but a caretaker unit certainly seems appropriate to me and that is probably why it is in there.

Merritt: what ability do we have to prohibit children in these?

Karl: you are discussing if we allow the zone and Mike is discussing just the definition.

Concluding Mike's presentation and the discussion, Chairman Hon requests that a motion be made on all five items, excluding the two afore mentioned proposed changes that Mike Pelletier had mentioned in his opening statements.

Sturges: move to approve the code changes with the exclusions as so stated by Mike Pelletier. These code changes would have new language that would read as follows:

1) ***"No unreasonable amount of odor, gases, radiation, liquid waste, solid waste, glare, noise or vibration shall leave the site. Techniques may include available best management practices for mitigation, redesign of a site plan, or potentially the removal of the offending feature from the site".***
2)

Item 4 with language in exhibit D
Continuing 3 and
Item 5, exhibit
Second Johnson
Motion Passed unanimously

7. Community Director's Update
Reminds commission of tomorrow nights meeting with county planning and zoning commission at the county building at 6:30pm.

8. Comments from the Commission
Brown: good thing that county and city are meeting. Sorry I won't be there.
Hon: had a lot of tardiness lately and wish to encourage promptness. This meeting always needs promptness.

10. Adjournment 9:44pm

n_stints	detention_facility_codes_all	stay_book_in_date_time	stay_book_out_date_time	detention_release_reason	stay_book_out_date	release_re	religion	gender	marital_status	birth_year	ethnicity	n_stays	detention_facility_first	detention_facility_code_first	book_in_date_time_first	book_out_date_time_first	
4	GSCHOLD; GSCHOLD; DENICDF; FSF	2025-05-22 14:30:00 UTC	2025-06-08 13:01:00 UTC	Removed	2025-06-08	Removed		Male	marital_status	1964	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-22 14:30:00 UTC	2025-05-22 15:30:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; JENATLA	2025-07-25 16:00:00 UTC	2025-08-20 08:15:00 UTC	Removed	2025-08-20	Removed		Male	Single	2000	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-25 16:00:00 UTC	2025-07-25 22:00:00 UTC	
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7	GSCHOLD; GJCHOLD; GJCHOLD; DENICDF; IWAHOLD; JENATLA; PINEPLA	2024-01-17 08:45:00 UTC	2024-06-14 07:04:00 UTC	Removed	2024-06-14	Removed		Male		1997		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2024-01-17 08:45:00 UTC	2024-01-17 13:04:00 UTC	
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5	GSCHOLD; DENICDF; FSF; FLO; EPSSFTX	2025-05-19 08:00:00 UTC	2025-05-25 16:20:00 UTC	Removed	2025-05-25	Removed		Male	Single	1983	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-19 08:00:00 UTC	2025-05-19 19:02:00 UTC	
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3	GSCHOLD; DENICDF; FSF	2025-08-18 16:00:00 UTC	2025-09-10 09:00:00 UTC	Removed	2025-09-10	Removed		Male		2001		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-08-18 16:00:00 UTC	2025-08-18 20:00:00 UTC	
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2	GSCHOLD; DENICDF	2025-05-21 14:30:00 UTC	2025-07-03 16:36:00 UTC	Bonded Out - IJ	2025-07-03	Bonded Out - IJ		Female	Married	1992	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-21 14:30:00 UTC	2025-05-21 20:00:00 UTC	
2	GSCHOLD; DENICDF	2025-05-18 14:04:00 UTC	2025-06-03 17:28:00 UTC	Removed	2025-06-03	Removed		Male	Single	1992	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-18 14:04:00 UTC	2025-05-18 21:10:00 UTC	
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2	GSCHOLD; DENICDF	2024-02-13 13:15:00 UTC	2024-05-28 17:40:00 UTC	Removed	2024-05-28	Removed		Male	Single	1994	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2024-02-13 13:15:00 UTC	2024-02-13 15:45:00 UTC	
2	GSCHOLD; DENICDF	2025-05-20 10:00:00 UTC	2025-06-03 17:29:00 UTC	Removed	2025-06-03	Removed		Male	Single	1995	Not of Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-20 10:00:00 UTC	2025-05-20 21:00:00 UTC	
2	GSCHOLD; DENICDF	2025-05-19 08:00:00 UTC	2025-06-03 17:31:00 UTC	Removed	2025-06-03	Removed		Male	Single	1970	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-19 08:00:00 UTC	2025-05-19 19:02:00 UTC	
4	GSCHOLD; DENICDF; FSF; FLO	2025-05-22 07:45:00 UTC	2025-06-12 03:00:00 UTC	Removed	2025-06-12	Removed		Male	Single	1994	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-22 07:45:00 UTC	2025-05-22 17:30:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; JENADLA	2025-07-26 10:10:00 UTC	2025-08-13 15:42:00 UTC	Removed	2025-08-13	Removed		Male	Single	1993	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-26 10:10:00 UTC	2025-07-26 19:07:00 UTC	
7	GSCHOLD; DENICDF; SWEETWY; DENICDF; NATROWY; PLATTWY; DENICDF	2025-05-22 08:05:00 UTC						Male	Single	1978		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-22 08:05:00 UTC	2025-05-22 23:00:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; PIC	2025-05-20 14:25:00 UTC						Male		1974	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-20 14:25:00 UTC	2025-05-20 21:00:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; JENADLA	2025-07-23 06:30:00 UTC	2025-08-13 15:37:00 UTC	Removed	2025-08-13	Removed		Male		1992	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-23 06:30:00 UTC	2025-07-23 14:47:00 UTC	
2	GSCHOLD; DENICDF	2025-09-19 07:45:00 UTC						Male	Single	2006	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-19 07:45:00 UTC	2025-09-19 13:59:00 UTC	
2	GSCHOLD; DENICDF	2024-02-14 07:30:00 UTC	2024-02-27 16:08:00 UTC	Removed	2024-02-27	Removed		Male	Single	1985	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2024-02-14 07:30:00 UTC	2024-02-14 12:38:00 UTC	
4	GSCHOLD; DENICDF; FSF; FLO	2025-07-09 15:10:00 UTC	2025-07-14 04:19:00 UTC	Removed	2025-07-14	Removed		Male	Single	1995	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-09 15:10:00 UTC	2025-07-09 22:13:00 UTC	
4	GSCHOLD; DENICDF; PINEPLA; JENATLA	2025-05-22 07:30:00 UTC	2025-06-05 06:58:00 UTC	Removed	2025-06-05	Removed		Male	Married	1986	Unknown	2	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-22 07:30:00 UTC	2025-05-22 23:00:00 UTC	
3	GSCHOLD; DENICDF; EROFCB	2025-08-08 14:50:00 UTC	2025-09-07 12:00:00 UTC	Removed	2025-09-07	Removed		Male	Single	2003	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-08-08 14:50:00 UTC	2025-08-08 20:00:00 UTC	
2	GSCHOLD; DENICDF	2025-08-06 15:00:00 UTC						Male	Single	2004	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-08-06 15:00:00 UTC	2025-08-06 19:00:00 UTC	
3	GSCHOLD; DENICDF; IWAHOLD	2025-05-22 08:30:00 UTC	2025-05-30 03:30:00 UTC	Removed	2025-05-30	Removed		Male	Single	1997	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-22 08:30:00 UTC	2025-05-22 23:00:00 UTC	
3	GSCHOLD; DENICDF; EROFCB	2025-09-22 18:55:00 UTC						Male	Single	1994		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-22 18:55:00 UTC	2025-09-22 20:24:00 UTC	
2	GSCHOLD; DENICDF	2025-09-11 09:30:00 UTC						Male	Single	2002	Not of Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-11 09:30:00 UTC	2025-09-11 16:35:00 UTC	
4	GSCHOLD; DENICDF; EPBHSTX; EPC	2025-07-31 14:30:00 UTC						Female	Single	1998	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-07-31 14:30:00 UTC	2025-07-31 22:50:00 UTC	
2	GSCHOLD; DENICDF	2025-05-20 09:30:00 UTC	2025-05-27 16:23:00 UTC	Removed	2025-05-27	Removed		Male	Married	1976	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-20 09:30:00 UTC	2025-05-20 21:00:00 UTC	
3	GSCHOLD; DENICDF; EPSSFTX	2025-05-20 10:00:00 UTC	2025-06-15 12:50:00 UTC	Removed	2025-06-15	Removed		Male	Single	1977		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-20 10:00:00 UTC	2025-05-20 21:00:00 UTC	
3	GSCHOLD; DENICDF; EPSSFTX	2025-03-27 08:47:00 UTC	2025-06-17 10:55:00 UTC	Removed	2025-06-17	Removed		Male	Single	1996	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-03-27 08:47:00 UTC	2025-03-27 14:00:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; JENADLA	2024-01-23 12:45:00 UTC	2024-03-25 08:22:00 UTC	Removed	2024-03-25	Removed		Male	Single	2002	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2024-01-23 12:45:00 UTC	2024-01-23 17:32:00 UTC	
2	GSCHOLD; DENICDF	2025-09-30 14:30:00 UTC						Female		1995	Hispanic Origin	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-09-30 14:30:00 UTC	2025-09-30 23:03:00 UTC	
4	GSCHOLD; DENICDF; FSF; BASILLA	2025-08-04 15:00:00 UTC	2025-08-20 08:30:00 UTC	Removed	2025-08-20	Removed		Female	Married	1995		1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-08-04 15:00:00 UTC	2025-08-04 17:00:00 UTC	
4	GSCHOLD; DENICDF; IWAHOLD; EPSSFTX	2025-05-21 08:00:00 UTC	2025-06-02 16:00:00 UTC	Removed	2025-06-02	Removed		Male	Single	1998	Unknown	1	GLENWOOD SPRINGS HOLDROOM	GSCHOLD	2025-05-21 08:00:00 UTC	2025-05-21 20:00:00 UTC	12hrs

Enforcement and Removal Operations

U.S. Department of Homeland Security
500 12th Street,
SW Washington,
DC 20536

U.S. Immigration and Customs Enforcement

June 24, 2025

MEMORANDUM FOR: All ERO Field Office Directors

THROUGH: Thomas Giles
Interim Assistant Director
Field Operations

THOMAS P GILES Digitally signed by THOMAS P GILES Date: 2025.06.25 15:39:17 -04'00'

FROM: Monica S. Burke
Assistant Director
Custody Management

MONICA S BURKE Digitally signed by MONICA S BURKE Date: 2025.06.24 20:24:58 -04'00'

SUBJECT: Nationwide Hold Room Waiver

Purpose:

This memorandum provides a nationwide waiver for U.S. Immigration and Customs Enforcement (ICE) Enforcement and Removal Operations (ERO) field offices' 12-hour hold room utilization time, as it relates to Directive 11087.2: Operations of ERO Holding Facilities (January 31, 2024). Specifically, this memorandum addresses section 5.1, "Holding Facility Supervision and Monitoring – Procedures for ERO Officers," which states: "*Absent exceptional circumstances, no detainee should be housed in a holding facility for longer than 12 hours.*"

This waiver allows for aliens who are recently detained, or are being transferred to or from a court, detention facility, other holding facility, or other agency to be housed in a holding facility[1] for up to, but not exceeding, 72 hours, absent exceptional circumstances. This waiver is effective immediately and will remain in effect for one calendar year, subject to review, extension, and rescission at my discretion.

Discussion:

On January 20, 2025, President Donald J. Trump issued several executive orders, including Protecting the American People Against Invasion and Securing Our Borders, which declared a national emergency and ordered the detaining, to the maximum extent authorized by law, aliens apprehended on suspicion of violating Federal or State law, until such time as they are removed from the United States.

[1] Consistent with Directive 11087.2, this includes all holding facilities operated by ERO, located in ERO field offices, or jointly operated by ERO and Homeland Security Investigations (HSI) in shared offices. It does not apply to detention facilities with hold rooms.

As a result of increased enforcement efforts, ERO's average daily population has significantly increased to over 54,000. This increase has put additional strain on finding and coordinating transfers of aliens to available beds within the required timeline detailed in Directive 11087.2. Further, ERO field offices no longer have the option to discretionarily release aliens, nor decline to take aliens into custody from our counterparts in Homeland Security Investigations (HSI) or U.S. Customs and Border Protection (CBP). As a result of these constraints, ERO field offices have had to resort to holding aliens in holding facilities beyond than the 12-hour limit.

To accommodate appropriately housing the increased number of detainees while ensuring their safety and security and avoid violation of holding facility standards and requirements, this waiver allows for aliens to be housed in a holding facility for up to, but not exceeding, 72 hours, absent exceptional circumstances. Detainees shall be in a holding facility for the least amount of time required for their processing, transfer, release, or repatriation as operationally feasible. All other hold room and hold facilities requirements continue to apply to ensure the safety, security and humane treatment of those in custody in hold rooms and hold facilities.

ERO LESA Statistical Tracking Unit

For Official Use Only (FOUO)/Pre-decisional

Deportation Data Project - 2026-ICLI-00005 – 03/17/2026

ICE Detentions FY2023 - FY2026YTD (10/01/2022 - 03/10/2026) Book ins FY2023

Stay Book In Date Time	Book In Date Time	Detention Facility	Book Out Date Time	Stay Book Out Date Time	Detention Release Reason	Stay Book Out Date	Stay Release Reason
11/8/2022 21:09	11/8/2022 21:09	GLENWOOD SPRINGS HOLDROOM	11/8/2022 21:32	6/2/2023 9:35	Transferred	6/2/2023	Removed
12/12/2022 13:00	12/12/2022 13:00	GLENWOOD SPRINGS HOLDROOM	12/13/2022 1:36	2/9/2023 10:50	Transferred	2/9/2023	Removed
1/31/2023 17:42	1/31/2023 17:42	GLENWOOD SPRINGS HOLDROOM	1/31/2023 20:46	3/3/2023 16:05	Transferred	3/3/2023	Bonded Out - IJ
2/21/2023 14:53	2/21/2023 14:53	GLENWOOD SPRINGS HOLDROOM	2/21/2023 21:07	3/20/2023 11:55	Transferred	3/20/2023	Removed
4/12/2023 9:15	4/12/2023 9:15	GLENWOOD SPRINGS HOLDROOM	4/12/2023 11:45	6/9/2023 8:20	Transferred	6/9/2023	Removed
6/6/2023 8:27	6/6/2023 8:27	GLENWOOD SPRINGS HOLDROOM	6/6/2023 15:32	9/20/2023 7:54	Transferred	9/20/2023	Removed

ICE Detentions FY2023 - FY2026YTD (10/01/2022 - 03/10/2026) Book ins FY2024

Stay Book In Date Time	Book In Date Time	Detention Facility	Book Out Date Time	Stay Book Out Date Time	Detention Release Reason	Stay Book Out Date	Stay Release Reason
12/1/2023 12:15	12/1/2023 12:15	GLENWOOD SPRINGS HOLDROOM	12/1/2023 19:35	3/5/2024 14:52	Transferred	3/5/2024	Removed
1/17/2024 8:45	1/17/2024 8:45	GLENWOOD SPRINGS HOLDROOM	1/17/2024 13:04	6/14/2024 7:04	Transferred	6/14/2024	Removed
1/23/2024 8:10	1/23/2024 8:10	GLENWOOD SPRINGS HOLDROOM	1/23/2024 17:31	2/16/2024 5:53	Transferred	2/16/2024	Removed
1/23/2024 12:45	1/23/2024 12:45	GLENWOOD SPRINGS HOLDROOM	1/23/2024 17:32	3/25/2024 8:22	Transferred	3/25/2024	Removed
1/24/2024 8:20	1/24/2024 8:20	GLENWOOD SPRINGS HOLDROOM	1/24/2024 12:00	3/19/2024 15:48	Transferred	3/19/2024	Removed
1/24/2024 8:20	1/24/2024 8:20	GLENWOOD SPRINGS HOLDROOM	1/24/2024 12:00	3/19/2024 15:48	Transferred	3/19/2024	Removed
1/24/2024 10:25	1/24/2024 10:25	GLENWOOD SPRINGS HOLDROOM	1/24/2024 12:00	4/9/2024 15:41	Transferred	4/9/2024	Removed
2/12/2024 10:45	2/12/2024 10:45	GLENWOOD SPRINGS HOLDROOM	2/12/2024 16:45	8/6/2024 14:56	Transferred	8/6/2024	Removed
2/12/2024 11:52	2/12/2024 11:52	GLENWOOD SPRINGS HOLDROOM	2/12/2024 16:45	5/24/2024 7:46	Transferred	5/24/2024	Removed
2/13/2024 6:53	2/13/2024 6:53	GLENWOOD SPRINGS HOLDROOM	2/13/2024 15:45	4/8/2024 8:56	Transferred	4/8/2024	Removed
2/13/2024 13:15	2/13/2024 13:15	GLENWOOD SPRINGS HOLDROOM	2/13/2024 15:45	5/28/2024 17:40	Transferred	5/28/2024	Removed
2/14/2024 7:30	2/14/2024 7:30	GLENWOOD SPRINGS HOLDROOM	2/14/2024 12:38	2/27/2024 16:08	Transferred	2/27/2024	Removed

ICE Detentions FY2023 - FY2026YTD (10/01/2022 - 03/10/2026) Book ins FY2025

Stay Book In Date Time	Book In Date Time	Detention Facility	Book Out Date Time	Stay Book Out Date Time	Detention Release Reason	Stay Book Out Date	Stay Release Reason
3/20/2025 13:50	3/20/2025 13:50	GLENWOOD SPRINGS HOLDROOM	3/20/2025 16:20	4/1/2025 16:02	Transferred	4/1/2025	Removed
3/27/2025 8:47	3/27/2025 8:47	GLENWOOD SPRINGS HOLDROOM	3/27/2025 14:00	6/17/2025 10:55	Transferred	6/17/2025	Removed
3/27/2025 10:20	3/27/2025 10:20	GLENWOOD SPRINGS HOLDROOM	3/27/2025 14:00	4/16/2025 9:28	Transferred	4/16/2025	Removed
5/18/2025 14:04	5/18/2025 14:04	GLENWOOD SPRINGS HOLDROOM	5/18/2025 21:10	6/3/2025 17:28	Transferred	6/3/2025	Removed
5/19/2025 8:00	5/19/2025 8:00	GLENWOOD SPRINGS HOLDROOM	5/19/2025 19:02	6/3/2025 17:31	Transferred	6/3/2025	Removed
5/19/2025 8:00	5/19/2025 8:00	GLENWOOD SPRINGS HOLDROOM	5/19/2025 19:02	5/25/2025 16:20	Transferred	5/25/2025	Removed
5/19/2025 8:45	5/19/2025 8:45	GLENWOOD SPRINGS HOLDROOM	5/19/2025 19:02	6/11/2025 7:45	Transferred	6/11/2025	Removed
5/19/2025 13:11	5/19/2025 13:11	GLENWOOD SPRINGS HOLDROOM	5/19/2025 19:01	7/5/2025 10:30	Transferred	7/5/2025	Removed
5/20/2025 6:45	5/20/2025 6:45	GLENWOOD SPRINGS HOLDROOM	5/20/2025 21:00	5/29/2025 8:39	Transferred	5/29/2025	Removed
5/20/2025 9:30	5/20/2025 9:30	GLENWOOD SPRINGS HOLDROOM	5/20/2025 21:00	5/27/2025 16:23	Transferred	5/27/2025	Removed
5/20/2025 10:00	5/20/2025 10:00	GLENWOOD SPRINGS HOLDROOM	5/20/2025 21:00	5/27/2025 16:23	Transferred	5/27/2025	Removed
5/20/2025 10:00	5/20/2025 10:00	GLENWOOD SPRINGS HOLDROOM	5/20/2025 21:00	6/15/2025 12:50	Transferred	6/15/2025	Removed
5/20/2025 10:00	5/20/2025 10:00	GLENWOOD SPRINGS HOLDROOM	5/20/2025 21:00	6/3/2025 17:29	Transferred	6/3/2025	Removed
5/20/2025 10:40	5/20/2025 18:58	GLENWOOD SPRINGS HOLDROOM	5/20/2025 21:00	6/26/2025 18:15	Transferred	6/26/2025	Removed
5/20/2025 10:40	5/20/2025 18:59	GLENWOOD SPRINGS HOLDROOM	5/20/2025 21:00	6/19/2025 14:28	Transferred	6/19/2025	Removed
5/20/2025 11:45	5/20/2025 19:00	GLENWOOD SPRINGS HOLDROOM	5/20/2025 21:00	5/30/2025 3:30	Transferred	5/30/2025	Removed
5/20/2025 14:25	5/20/2025 14:25	GLENWOOD SPRINGS HOLDROOM	5/20/2025 21:00	10/17/2025 2:04	Transferred	10/17/2025	Removed
5/21/2025 6:30	5/21/2025 6:30	GLENWOOD SPRINGS HOLDROOM	5/21/2025 20:00	8/26/2025 13:13	Transferred	8/26/2025	Removed
5/21/2025 8:00	5/21/2025 8:00	GLENWOOD SPRINGS HOLDROOM	5/21/2025 20:00	6/19/2025 17:35	Transferred	6/19/2025	Removed
5/21/2025 8:00	5/21/2025 8:00	GLENWOOD SPRINGS HOLDROOM	5/21/2025 20:00	6/2/2025 16:00	Transferred	6/2/2025	Removed
5/21/2025 12:30	5/21/2025 12:30	GLENWOOD SPRINGS HOLDROOM	5/21/2025 20:00	9/30/2025 16:28	Transferred	9/30/2025	Bonded Out - IJ
5/21/2025 14:30	5/21/2025 14:30	GLENWOOD SPRINGS HOLDROOM	5/21/2025 20:00	7/3/2025 16:36	Transferred	7/3/2025	Bonded Out - IJ
5/22/2025 6:30	5/22/2025 16:30	GLENWOOD SPRINGS HOLDROOM	5/22/2025 23:00	6/4/2025 9:37	Transferred	6/4/2025	Bonded Out - IJ
5/22/2025 7:00	5/22/2025 7:00	GLENWOOD SPRINGS HOLDROOM	5/22/2025 23:00	7/15/2025 8:35	Transferred	7/15/2025	Removed
5/22/2025 7:10	5/22/2025 7:10	GLENWOOD SPRINGS HOLDROOM	5/22/2025 23:00	6/20/2025 0:00	Transferred	6/20/2025	Removed
5/22/2025 7:30	5/22/2025 7:30	GLENWOOD SPRINGS HOLDROOM	5/22/2025 23:00	6/5/2025 6:58	Transferred	6/5/2025	Removed
5/22/2025 7:45	5/22/2025 7:45	GLENWOOD SPRINGS HOLDROOM	5/22/2025 17:30	6/12/2025 3:00	Transferred	6/12/2025	Removed
5/22/2025 8:00	5/22/2025 8:00	GLENWOOD SPRINGS HOLDROOM	5/22/2025 23:00	7/3/2025 12:06	Transferred	7/3/2025	Removed
5/22/2025 8:05	5/22/2025 8:05	GLENWOOD SPRINGS HOLDROOM	5/22/2025 23:00		Transferred		
5/22/2025 8:30	5/22/2025 8:30	GLENWOOD SPRINGS HOLDROOM	5/22/2025 23:00	5/30/2025 3:30	Transferred	5/30/2025	Removed
5/22/2025 13:04	5/22/2025 16:25	GLENWOOD SPRINGS HOLDROOM	5/22/2025 23:00	6/2/2025 16:00	Transferred	6/2/2025	Removed
5/22/2025 14:30	5/22/2025 14:30	GLENWOOD SPRINGS HOLDROOM	5/22/2025 15:30	6/8/2025 13:01	Transferred	6/8/2025	Removed
5/22/2025 14:30	5/22/2025 16:30	GLENWOOD SPRINGS HOLDROOM	5/22/2025 23:00	6/8/2025 13:01	Transferred	6/8/2025	Removed
7/3/2025 7:00	7/3/2025 7:00	GLENWOOD SPRINGS HOLDROOM	7/3/2025 12:30	9/21/2025 23:30	Transferred	9/21/2025	Transferred
7/8/2025 15:10	7/8/2025 15:10	GLENWOOD SPRINGS HOLDROOM	7/8/2025 22:40	9/11/2025 15:55	Transferred	9/11/2025	Bonded Out - IJ
7/9/2025 15:10	7/9/2025 15:10	GLENWOOD SPRINGS HOLDROOM	7/9/2025 22:13	7/14/2025 4:19	Transferred	7/14/2025	Removed
7/11/2025 16:30	7/11/2025 16:30	GLENWOOD SPRINGS HOLDROOM	7/11/2025 17:45	7/31/2025 2:36	Transferred	7/31/2025	Removed
7/17/2025 11:45	7/17/2025 11:45	GLENWOOD SPRINGS HOLDROOM	7/17/2025 14:56	8/13/2025 15:52	Transferred	8/13/2025	Removed
7/23/2025 6:30	7/23/2025 6:30	GLENWOOD SPRINGS HOLDROOM	7/23/2025 14:47	8/13/2025 15:37	Transferred	8/13/2025	Removed
7/25/2025 16:00	7/25/2025 16:00	GLENWOOD SPRINGS HOLDROOM	7/25/2025 22:00	8/20/2025 8:15	Transferred	8/20/2025	Removed
7/26/2025 10:10	7/26/2025 10:10	GLENWOOD SPRINGS HOLDROOM	7/26/2025 19:07	8/13/2025 15:42	Transferred	8/13/2025	Removed
7/28/2025 17:37	7/28/2025 17:37	GLENWOOD SPRINGS HOLDROOM	7/28/2025 21:47	8/5/2025 17:34	Transferred	8/5/2025	Removed
7/29/2025 6:15	7/29/2025 6:15	GLENWOOD SPRINGS HOLDROOM	7/29/2025 14:30	8/3/2025 3:00	Transferred	8/3/2025	Removed
7/31/2025 7:30	7/31/2025 7:30	GLENWOOD SPRINGS HOLDROOM	7/31/2025 9:45	8/20/2025 8:16	Transferred	8/20/2025	Removed
7/31/2025 7:30	7/31/2025 7:30	GLENWOOD SPRINGS HOLDROOM	7/31/2025 9:45	8/7/2025 15:13	Transferred	8/7/2025	Removed
7/31/2025 14:30	7/31/2025 14:30	GLENWOOD SPRINGS HOLDROOM	7/31/2025 22:50	12/23/2025 16:30	Transferred	12/23/2025	Bonded Out - IJ
8/1/2025 11:01	8/1/2025 11:01	GLENWOOD SPRINGS HOLDROOM	8/1/2025 15:08	1/28/2026 2:55	Transferred	1/28/2026	Removed
8/4/2025 15:00	8/4/2025 15:00	GLENWOOD SPRINGS HOLDROOM	8/4/2025 17:00	8/20/2025 8:30	Transferred	8/20/2025	Removed
8/6/2025 15:00	8/6/2025 15:00	GLENWOOD SPRINGS HOLDROOM	8/6/2025 19:00	12/6/2025 10:20	Transferred	12/6/2025	Removed
8/8/2025 14:50	8/8/2025 14:50	GLENWOOD SPRINGS HOLDROOM	8/8/2025 20:00	9/7/2025 12:00	Transferred	9/7/2025	Removed
8/9/2025 15:00	8/9/2025 15:00	GLENWOOD SPRINGS HOLDROOM	8/9/2025 21:00	8/26/2025 13:00	Transferred	8/26/2025	Removed
8/13/2025 9:00	8/13/2025 9:00	GLENWOOD SPRINGS HOLDROOM	8/13/2025 12:00	8/30/2025 9:47	Transferred	8/30/2025	Removed
8/18/2025 16:00	8/18/2025 16:00	GLENWOOD SPRINGS HOLDROOM	8/18/2025 20:00	9/10/2025 9:00	Transferred	9/10/2025	Removed
8/26/2025 10:48	8/26/2025 10:48	GLENWOOD SPRINGS HOLDROOM	8/26/2025 11:30	9/17/2025 0:18	Transferred	9/17/2025	Removed
8/28/2025 9:00	8/28/2025 9:00	GLENWOOD SPRINGS HOLDROOM	8/28/2025 21:00	9/4/2025 13:15	Transferred	9/4/2025	Removed
9/2/2025 15:30	9/2/2025 15:30	GLENWOOD SPRINGS HOLDROOM	9/2/2025 22:20	1/11/2026 5:20	Transferred	1/11/2026	Removed
9/8/2025 15:15	9/8/2025 15:15	GLENWOOD SPRINGS HOLDROOM	9/9/2025 1:00	10/1/2025 16:57	Transferred	10/1/2025	Bonded Out - IJ

9/8/2025 15:15	9/8/2025 15:15	GLENWOOD SPRINGS HOLDROOM	9/9/2025 1:00	10/1/2025 16:57	Transferred	10/1/2025	Bonded Out - IJ
9/11/2025 9:30	9/11/2025 9:30	GLENWOOD SPRINGS HOLDROOM	9/11/2025 16:35	10/24/2025 17:26	Transferred	10/24/2025	Removed
9/11/2025 14:30	9/11/2025 14:30	GLENWOOD SPRINGS HOLDROOM	9/11/2025 16:35	10/1/2025 9:45	Transferred	10/1/2025	Removed
9/16/2025 13:30	9/16/2025 13:30	GLENWOOD SPRINGS HOLDROOM	9/16/2025 20:03	9/29/2025 18:46	Transferred	9/29/2025	Removed
9/16/2025 13:30	9/16/2025 13:30	GLENWOOD SPRINGS HOLDROOM	9/16/2025 20:03	9/22/2025 13:22	Transferred	9/22/2025	Removed
9/17/2025 16:15	9/17/2025 16:15	GLENWOOD SPRINGS HOLDROOM	9/18/2025 0:35	10/6/2025 6:45	Transferred	10/6/2025	Removed
9/19/2025 7:45	9/19/2025 7:45	GLENWOOD SPRINGS HOLDROOM	9/19/2025 13:59	10/26/2025 16:35	Transferred	10/26/2025	Removed
9/20/2025 6:30	9/20/2025 6:30	GLENWOOD SPRINGS HOLDROOM	9/20/2025 10:37	9/28/2025 18:00	Transferred	9/28/2025	Removed
9/22/2025 11:15	9/22/2025 11:15	GLENWOOD SPRINGS HOLDROOM	9/22/2025 20:24		Transferred		
9/22/2025 14:50	9/22/2025 14:50	GLENWOOD SPRINGS HOLDROOM	9/22/2025 20:24	2/18/2026 9:06	Transferred	2/18/2026	Removed
9/22/2025 18:55	9/22/2025 18:55	GLENWOOD SPRINGS HOLDROOM	9/22/2025 20:24	10/15/2025 12:48	Transferred	10/15/2025	Removed
9/30/2025 14:30	9/30/2025 14:30	GLENWOOD SPRINGS HOLDROOM	9/30/2025 23:03		Transferred		

ERO LESA Statistical Tracking Unit

For Official Use Only (FOUO)/Pre-decisional

Deportation Data Project - 2026-ICLI-00005 – 03/17/2026

ICE Detentions FY2023 - FY2026YTD (10/01/2022 - 03/10/2026) Book ins FY2026

Stay Book In Date Time	Book In Date Time	Detention Facility	Book Out Date Time	Stay Book Out Date Time	Detention Release Reason	Stay Book Out Date	Stay Release Reason
10/3/2025 10:56	10/3/2025 10:56	GLENWOOD SPRINGS HOLDROOM	10/3/2025 11:52	10/11/2025 11:21	Transferred	10/11/2025	Removed
10/6/2025 6:30	10/6/2025 6:30	GLENWOOD SPRINGS HOLDROOM	10/6/2025 13:30	11/30/2025 8:30	Transferred	11/30/2025	Removed
10/6/2025 7:00	10/6/2025 7:00	GLENWOOD SPRINGS HOLDROOM	10/6/2025 13:30	10/10/2025 20:58	Transferred	10/10/2025	Removed
10/7/2025 17:47	10/7/2025 17:47	GLENWOOD SPRINGS HOLDROOM	10/7/2025 22:10	11/24/2025 18:26	Transferred	11/24/2025	Bonded Out - IJ
10/7/2025 17:47	10/7/2025 17:47	GLENWOOD SPRINGS HOLDROOM	10/7/2025 22:10	11/24/2025 18:26	Transferred	11/24/2025	Bonded Out - IJ
10/16/2025 13:56	10/16/2025 13:56	GLENWOOD SPRINGS HOLDROOM	10/16/2025 14:02	11/4/2025 8:00	Transferred	11/4/2025	Removed
10/20/2025 11:15	10/20/2025 11:15	GLENWOOD SPRINGS HOLDROOM	10/20/2025 21:26	11/20/2025 10:40	Transferred	11/20/2025	Removed
10/21/2025 6:30	10/21/2025 6:30	GLENWOOD SPRINGS HOLDROOM	10/21/2025 12:58	12/3/2025 2:00	Transferred	12/3/2025	Removed
10/22/2025 14:45	10/22/2025 14:45	GLENWOOD SPRINGS HOLDROOM	10/22/2025 21:20	11/8/2025 10:00	Transferred	11/8/2025	Removed
10/23/2025 17:30	10/23/2025 17:30	GLENWOOD SPRINGS HOLDROOM	10/23/2025 23:23		Transferred		
10/23/2025 21:00	10/23/2025 21:00	GLENWOOD SPRINGS HOLDROOM	10/23/2025 23:23	1/26/2026 12:31	Transferred	1/26/2026	Removed
10/27/2025 18:22	10/27/2025 18:22	GLENWOOD SPRINGS HOLDROOM	10/27/2025 22:19	11/4/2025 23:27	Transferred	11/4/2025	Removed
10/28/2025 12:00	10/28/2025 12:00	GLENWOOD SPRINGS HOLDROOM	10/28/2025 22:31	11/1/2025 10:37	Transferred	11/1/2025	Removed
11/2/2025 12:00	11/2/2025 12:00	GLENWOOD SPRINGS HOLDROOM	11/2/2025 20:26	11/7/2025 9:46	Transferred	11/7/2025	Removed
11/2/2025 13:00	11/2/2025 13:00	GLENWOOD SPRINGS HOLDROOM	11/2/2025 20:26	11/7/2025 9:46	Transferred	11/7/2025	Removed
11/4/2025 6:40	11/4/2025 6:40	GLENWOOD SPRINGS HOLDROOM	11/4/2025 14:00	11/8/2025 10:00	Transferred	11/8/2025	Removed
11/6/2025 14:25	11/6/2025 14:25	GLENWOOD SPRINGS HOLDROOM	11/6/2025 21:40	11/27/2025 18:35	Transferred	11/27/2025	Removed
11/12/2025 8:43	11/12/2025 8:43	GLENWOOD SPRINGS HOLDROOM	11/12/2025 12:43	11/21/2025 2:35	Transferred	11/21/2025	Removed
11/13/2025 6:15	11/13/2025 6:15	GLENWOOD SPRINGS HOLDROOM	11/13/2025 12:25	11/17/2025 5:35	Transferred	11/17/2025	Removed
11/16/2025 17:45	11/16/2025 17:45	GLENWOOD SPRINGS HOLDROOM	11/17/2025 1:34	12/31/2025 14:32	Transferred	12/31/2025	Bonded Out - IJ
11/16/2025 20:10	11/16/2025 20:10	GLENWOOD SPRINGS HOLDROOM	11/17/2025 1:32	12/10/2025 2:05	Transferred	12/10/2025	Removed
11/17/2025 12:00	11/17/2025 12:00	GLENWOOD SPRINGS HOLDROOM	11/17/2025 16:50	1/14/2026 16:15	Transferred	1/14/2026	Bonded Out - IJ
11/17/2025 15:15	11/17/2025 15:15	GLENWOOD SPRINGS HOLDROOM	11/17/2025 17:55	11/22/2025 3:09	Transferred	11/22/2025	Removed
11/20/2025 6:15	11/20/2025 6:15	GLENWOOD SPRINGS HOLDROOM	11/20/2025 16:39	11/25/2025 9:30	Transferred	11/25/2025	Removed
11/23/2025 9:00	11/23/2025 9:00	GLENWOOD SPRINGS HOLDROOM	11/23/2025 19:00	3/10/2026 12:07	Transferred	3/10/2026	Removed
11/24/2025 6:42	11/24/2025 6:42	GLENWOOD SPRINGS HOLDROOM	11/24/2025 13:00	2/20/2026 15:52	Transferred	2/20/2026	Order of recognizance
11/24/2025 16:00	11/24/2025 16:00	GLENWOOD SPRINGS HOLDROOM	11/24/2025 20:00		Transferred		
11/25/2025 10:00	11/25/2025 10:00	GLENWOOD SPRINGS HOLDROOM	11/25/2025 14:40	1/11/2026 4:00	Transferred	1/11/2026	Removed
11/29/2025 7:00	11/29/2025 7:00	GLENWOOD SPRINGS HOLDROOM	11/29/2025 12:00	12/8/2025 10:10	Transferred	12/8/2025	Removed
12/1/2025 8:30	12/1/2025 8:30	GLENWOOD SPRINGS HOLDROOM	12/1/2025 14:30	12/11/2025 9:44	Transferred	12/11/2025	Removed
12/4/2025 8:00	12/4/2025 8:00	GLENWOOD SPRINGS HOLDROOM	12/4/2025 14:00	2/4/2026 7:27	Transferred	2/4/2026	Removed
12/8/2025 8:00	12/8/2025 8:00	GLENWOOD SPRINGS HOLDROOM	12/8/2025 14:39	2/19/2026 11:45	Transferred	2/19/2026	Bonded Out - IJ
12/10/2025 7:15	12/10/2025 7:15	GLENWOOD SPRINGS HOLDROOM	12/10/2025 13:58	1/26/2026 12:31	Transferred	1/26/2026	Removed
12/10/2025 8:00	12/10/2025 8:00	GLENWOOD SPRINGS HOLDROOM	12/10/2025 14:45	1/3/2026 9:04	Transferred	1/3/2026	Removed
12/14/2025 16:35	12/14/2025 16:35	GLENWOOD SPRINGS HOLDROOM	12/14/2025 21:30	12/17/2025 10:45	Transferred	12/17/2025	Removed
12/15/2025 11:55	12/15/2025 11:55	GLENWOOD SPRINGS HOLDROOM	12/15/2025 19:30		Transferred		
12/15/2025 14:45	12/15/2025 14:45	GLENWOOD SPRINGS HOLDROOM	12/15/2025 19:31	3/10/2026 16:22	Transferred	3/10/2026	Transferred
12/23/2025 21:30	12/23/2025 21:30	GLENWOOD SPRINGS HOLDROOM	12/24/2025 2:35	1/14/2026 8:07	Transferred	1/14/2026	Removed
12/30/2025 8:00	12/30/2025 8:00	GLENWOOD SPRINGS HOLDROOM	12/30/2025 18:45	2/17/2026 12:43	Transferred	2/17/2026	Removed
1/2/2026 16:35	1/2/2026 16:35	GLENWOOD SPRINGS HOLDROOM	1/2/2026 22:06	1/19/2026 9:37	Transferred	1/19/2026	Removed
1/2/2026 16:35	1/2/2026 16:35	GLENWOOD SPRINGS HOLDROOM	1/2/2026 22:06	2/9/2026 8:56	Transferred	2/9/2026	Removed
1/4/2026 14:45	1/4/2026 14:45	GLENWOOD SPRINGS HOLDROOM	1/4/2026 19:55	1/17/2026 11:36	Transferred	1/17/2026	Removed
1/5/2026 17:35	1/5/2026 17:35	GLENWOOD SPRINGS HOLDROOM	1/5/2026 18:20	1/5/2026 18:20	Order of Supervision - Humanitarian	1/5/2026	Order of Supervision - Humanitarian
1/6/2026 8:15	1/6/2026 8:15	GLENWOOD SPRINGS HOLDROOM	1/6/2026 12:16		Transferred		
1/12/2026 17:30	1/12/2026 17:30	GLENWOOD SPRINGS HOLDROOM	1/12/2026 23:55	1/16/2026 5:00	Transferred	1/16/2026	Removed
1/14/2026 10:00	1/14/2026 10:00	GLENWOOD SPRINGS HOLDROOM	1/14/2026 16:24		Transferred		
1/14/2026 10:00	1/14/2026 10:00	GLENWOOD SPRINGS HOLDROOM	1/14/2026 16:24		Transferred		
1/14/2026 10:00	1/14/2026 10:00	GLENWOOD SPRINGS HOLDROOM	1/14/2026 18:25		Transferred		
1/22/2026 12:00	1/22/2026 12:00	GLENWOOD SPRINGS HOLDROOM	1/22/2026 14:36	1/26/2026 12:31	Transferred	1/26/2026	Removed
1/28/2026 11:42	1/28/2026 11:42	GLENWOOD SPRINGS HOLDROOM	1/28/2026 15:16	2/2/2026 9:11	Transferred	2/2/2026	Removed
2/2/2026 12:51	2/2/2026 12:51	GLENWOOD SPRINGS HOLDROOM	2/2/2026 14:00		Transferred		
2/5/2026 20:00	2/5/2026 20:00	GLENWOOD SPRINGS HOLDROOM	2/5/2026 21:39	2/9/2026 8:56	Transferred	2/9/2026	Removed

2/6/2026 17:15	2/6/2026 17:15	GLENWOOD SPRINGS HOLDROOM	2/6/2026 20:00	2/20/2026 9:54	Transferred	2/20/2026	Removed
2/9/2026 15:22	2/9/2026 15:22	GLENWOOD SPRINGS HOLDROOM	2/9/2026 17:52	3/1/2026 7:45	Transferred	3/1/2026	Removed
2/11/2026 10:00	2/11/2026 10:00	GLENWOOD SPRINGS HOLDROOM	2/11/2026 14:01	2/16/2026 8:30	Transferred	2/16/2026	Removed
2/15/2026 11:45	2/15/2026 11:45	GLENWOOD SPRINGS HOLDROOM	2/15/2026 15:37	2/23/2026 7:30	Transferred	2/23/2026	Removed
2/16/2026 7:20	2/16/2026 7:20	GLENWOOD SPRINGS HOLDROOM	2/16/2026 15:16		Transferred		
2/17/2026 17:15	2/17/2026 17:15	GLENWOOD SPRINGS HOLDROOM	2/17/2026 21:23	2/17/2026 21:23	Order of supervision	2/17/2026	Order of supervision
2/25/2026 22:57	2/25/2026 22:57	GLENWOOD SPRINGS HOLDROOM	2/26/2026 3:27	3/10/2026 12:11	Transferred	3/10/2026	Removed
2/26/2026 8:45	2/26/2026 8:45	GLENWOOD SPRINGS HOLDROOM	2/26/2026 14:00		Transferred		
3/2/2026 14:39	3/2/2026 14:39	GLENWOOD SPRINGS HOLDROOM	3/2/2026 20:10		Transferred		
3/3/2026 9:45	3/3/2026 9:45	GLENWOOD SPRINGS HOLDROOM	3/3/2026 17:05		Transferred		
3/3/2026 11:30	3/3/2026 11:30	GLENWOOD SPRINGS HOLDROOM	3/3/2026 17:05		Transferred		
3/3/2026 11:40	3/3/2026 11:40	GLENWOOD SPRINGS HOLDROOM	3/3/2026 17:05		Transferred		
3/5/2026 13:35	3/5/2026 13:35	GLENWOOD SPRINGS HOLDROOM	3/6/2026 12:04		Transferred		
3/10/2026 13:10	3/10/2026 13:10	GLENWOOD SPRINGS HOLDROOM					

Outlook

100 Midland ICE Detention Facility Zoning Violations

From Auden Schendler <audenschendler@gmail.com>
Date Tue 2/24/2026 10:22 AM
To Trent Hyatt <trent.hyatt@cogs.us>

You don't often get email from audenschendler@gmail.com. Learn why this is important

Mr. Hyatt:

Hi there--I'm a citizen of the Roaring Fork Valley and a former Basalt town councilman. I'm writing because it has come to my attention that ICE has been using 100 Midland Ave, Suite 210 in Glenwood Springs as a "Hold Room." As you know, under Municipal Code Title 070.030.020, 'Detention Facilities' are Institutional uses and are prohibited in the Commercial (CO) zone. Worse though, their temporary Certificate of Occupancy (Permit #04-0113) expired in 2005--are you kidding me? I'm writing to ask that the City issue a Notice of Violation and cease this unpermitted use. I'm also asking for a written response regarding the City's timeline for inspecting this facility and enforcing the expired permit. If you guys aren't going to enforce your own building codes, why not, and what's the legal basis? Why wouldn't the City be obligated to issue a Notice of Violation to the Landlord and stop an unpermitted use? As you know, the room isn't outfitted as a jail, and so is missing basic health safety features. So it's a huge liability to the town and a danger to detainees.

Thanks,
Auden Schendler
(970) 309-5383

Outlook

Comment for P and Z 4/28 meeting

From Auden Schendler <audenschendler@gmail.com>
Date Wed 4/22/2026 11:44 AM
To Trent Hyatt <trent.hyatt@cogs.us>

You don't often get email from audenschendler@gmail.com. Learn why this is important

Trent:
For P and Z, thank you!
Auden
Auden Schendler

Planning and Zoning Board:

The ICE detention center on 101 Midland has become a Valley-wide issue, and that's why you are seeing more and more people from beyond Glenwood Springs voicing their concern. Mine is simple: nothing about ICE's behavior, locally or nationally, suggests that it would abide by any new special use permit. It has already broken the law--in part by holding detainees for longer than 12 hours, and also by operating with an expired permit--and so it would be irresponsible to presume good faith in the future and allow them to continue operating a black site prison. Please revoke ICE's special use permit and eliminate what has become a moral stain on the valley.

Auden Schendler
970 309 5383

Outlook

Concern over the GWS ICE Detention Facility

From rameil@rof.net <rameil@rof.net>
Date Thu 4/23/2026 2:23 PM
To Trent Hyatt <trent.hyatt@cogs.us>

You don't often get email from rameil@rof.net. Learn why this is important

Hi Trent,

My husband and I are Roaring Fork Valley residents and have been for over 50 years. Even though we are not Glenwood Springs residents, we are still very concerned about our community here.

The ICE detention facility in West Glenwood has violated the conditions of its Special Use Permit issued by the City in 2003. This SUP should be revoked as ICE is not now, nor has it in the past, followed the policies outlined in its SUP. Because of that, there is no reason to believe they will change and begin to follow legal policy in the future.

I don't need to bore you with repeated details, as you've heard all the legal arguments regarding regulations the facility itself and ICE have violated from folks who are more qualified than I.

Please consider all the ways, both legally and morally, this ICE facility in West Glenwood has violated its current SUP and a large part of this community's wishes and trust, and will most likely continue to do so in the future if it is allowed to remain.

I'm hoping you will revoke the ICE facility's SUP at your meeting on April 28th.

Thank you for your consideration,

Lesley

Lesley Rameil, M.A.
0217 Caballo St.
Carbondale, CO 81623
970-963-3477
rameil@rof.net

SHERRY A CALOIA, PC
PO Box 443
Glenwood Springs, CO 81602
970-987-1492
scaloia@outlook.com

City of Glenwood Springs

RE: ICE occupation of Midland Center Lot 1

Dear Planning and Zoning Committee of Glenwood Springs

I represent the Owners Association of the Midland Center Lot 1 Condominiums which are located at 100 Midland Ave in west Glenwood Springs. The Association is responsible for management of the common area and the building which is a condominium complex.

ICE has occupied space in the downstairs units since 2004. In 2004 the covenants allowed for all commercial uses were defined in the Glenwood Springs Municipal Code without restriction.

The owners and renters of the various units in the building work together well and the Association runs efficiently. ICE has presented no problems or issues that have had to be addressed by the Owner's Association dating back to their first occupation of the building. They are quiet and respectful and in compliance with the covenants.

The Association has complied with the Glenwood Springs Fire Department's request to either replace the sprinkler heads for the building or to have the current ones tested by the state certified lab. The Association opted for testing, and the test was recently completed conducted and the current sprinkler heads are functioning properly.

At no time did the City of Glenwood Springs or the Fire Department claim that the building was unsafe. In fact, Steve Boyd the city manager stated at a City Council meeting that the building is NOT UNSAFE. The Fire Department inspects the building on a yearly basis for safety issues, and the building has passed all of these inspections and made any remediation to items of concern.

The Association is required to treat all unit owners alike. We have recently revised the Covenants to specify which commercial uses are allowed based on compatibility with other uses and parking requirements. Odors, noise, trash, parking needs, operation times, and other impacts upon the complex were considered in developing these new restrictions. The use as an ICE facility with detention would not be prohibited under the newly revised covenants.

The protests have recently brought out issues with the occupancy of ICE in these units.

Such assertions include that use by ICE is incompatible with the use of the other units in the building. The Association does not believe that this opinion is a valid one. ICE has coexisted with the other businesses in the complex without incident for over 20 years.

The protestors have also criticized the condition of the building calling it a "fire trap" and that the ICE facility brings "additional liability" to the building and other owners. They also assert that the Association has the power to evict (my word) ICE from the complex. The Association is required to treat all unit owners alike. The Owner's Association does not have the ability or the power to remove ICE, a tenant, under these circumstances.

The Association takes no political position as to the presence of ICE. Political positions *are not the business of the Association*.

Thank you,

SHERRY A CALOIA, P.C.

Sherry A Caloia

Cc: Association Board Members
Bob Johnson

April 17, 2026

To Whom It May Concern,

I am the owner of units 230, 250, and 260 at the Midland Center. I purchased these units in 2013.

I was fully aware that the ICE unit was already on site at the time of my purchase. In the fall of 2014, I became President of the HOA and have continued to serve in that role to the present day.

During my tenure as a Board member, we have never had to address any issues or complaints regarding the ICE unit, its staff, or its owner, Mr. Jeff Gillespie.

Mr. Gillespie has been a pleasure to work with on all matters involving common areas near his unit. He is consistently cooperative and proactive, frequently inquiring about the possibility of hiring local contractors for any work needed inside his unit.

In the past, when ICE agents were conducting hearings on site, we worked closely with staff to assist individuals who had difficulty locating the unit. We printed property maps to distribute and, when necessary, personally walked people to the correct location.

Over the last six years, activity at the unit has been very low.

In summary, we have found Mr. Gillespie and the ICE unit to be respectful and responsible neighbors.

Sincerely,

Catherine J Lee

Jennifer Harbottle

Owners Midland Fitness, INC

April 17, 2026

To whom it may concern: City of Glenwood Springs, CO

My name is David Sheriff and I am a resident of Glenwood Springs, 710 Silver Oak Drive. In addition, I have recently served on the Midland Center HOA Board as Vice President for several years as well as owner of Midland Center, Unit #280. We have recently sold our unit and at that time I resigned from the HOA Board.

Simply to assist in the issue related to the ICE Facility within the Midland Center, I would like to share the following information.

1. Jeff Gillespie is the owner that I knew and he, as the ICE Facility property owner, operated and maintained the facility in a very professional manner.
2. Within the several years that I served on the HOA Board, I do not recall one negative incident or issue related to Jeff's management.
3. In addition, I do not recall any negative issues or incidents related to the ICE facility or the management thereof. The facility operates in the back of the Midland Center facility and always operated independently and quietly, without incident.

If I can be of further assistance or if there are specific questions related to the ICE facility within the Midland Center, please let me know and I would be glad to assist.

Best Regards,

David Sheriff
970-989-5427
dsheriff100@gmail.com

April 17, 2026

To whom it may concern,

My name is Thomas Wessel, and I am the owner of Unit #280 within the Midland Center in Glenwood Springs, Colorado.

I have been asked to provide a statement regarding my observations related to the facility operating within the Midland Center. I am not involved in the ownership, management, or oversight of that facility, and based solely on my experience as a property owner, I have not observed any issues or incidents that have impacted my unit or my use of the property.

This statement reflects only my individual observations as a property owner.

Sincerely,
Thomas Wessel

Yours in health,
Dr. Tom

April 17, 2026

To whom it may concern-

Brian and I owned Sopris Lighting for more than 20 years at the Midland Center next door to the ICE facility.
As long as we were in business for those 20 years, we never had any issues with the ICE facility or any of their staff.
They were always good neighbors to us and the surrounding community.
There were never any issues with the volume of immigration activity in the 20 years we were there.

Thank you,
Brian and Donna Harris

April 20, 2026

To whom it may concern,

This establishment and the officers have resided and worked among all of us for the past 20 years. I know them personally as they are my direct next-door neighbor. They have never been out of balance or caused any disruptions. They are salt of the earth and well established in our community. I feel it would be disservice to not permit them to continue here

Sincerely,
Robert Mintz
RJM Plumbing

Outlook

ECE Holding facility

From Mary Fox <maryfoxsmv@gmail.com>
Date Wed 2/25/2026 2:00 PM
To Trent Hyatt <trent.hyatt@cogs.us>

You don't often get email from maryfoxsmv@gmail.com. Learn why this is important

Hello Trent,

I am sure you are getting many of these stock scripted emails but thank goodness for the organizations that are supporting this effort. What's happening is not respectful of the values of a democracy. We are in trouble if we are bullied and ignore this.

It is my understanding that ICE is using Suite 210 as a 'Hold Room' (DHS Code: GSCHOLD). That in 2004, the City issued a Temporary Certificate of Occupancy (Permit #04-0113) permitting temporary use as a "Detention Center." That Temporary Certificate expired in 2005 and that the building has operated as an unpermitted detention center ever since. Under Municipal Code Title 070.030.020, 'Detention Facilities' are Institutional (IN) uses and are prohibited in the Commercial (CO) zone.

This unpermitted use should cease immediately.

In respect for our citizens and hopeful citizens - respectfully submitted

Mary Fox

Outlook

For P&Z 4/28 Packet

From Michelle Coombs <mdcoombs12@gmail.com>
Date Wed 4/22/2026 10:05 PM
To Trent Hyatt <trent.hyatt@cogs.us>

You don't often get email from mdcoombs12@gmail.com. Learn why this is important

Dear Glenwood Springs Planning and Zoning Commission:
I.C.E. is currently running an inhumane detention center in Glenwood Springs: opposing community values and violating its use of a special permit. I.C.E. does not comply with the law so there is no base to trust that they will do so now. They have already used the space to detain people for longer than 12 hours which is explicitly PROHIBITED. I am asking you to revoke the special use permit and prevent I.C.E. from operating at the Midland Center.

Sincerely,
Michelle Coombs
Roaring Fork Valley Resident
(970) 948-3287

Outlook

FW: Urgent Life Safety Hazard

From Steve Boyd <steve.boyd@cogs.us>
Date Thu 2/26/2026 1:40 PM
To Trent Hyatt <trent.hyatt@cogs.us>

Will you lmk what you think of this when you have a sec? Thanks

---

From: Rachael DeGraffenried <rachael.c.deg@gmail.com>
Sent: Thursday, February 26, 2026 1:23 PM
To: Steve Boyd <steve.boyd@cogs.us>
Subject: Urgent Life Safety Hazard

You don't often get email from rachael.c.deg@gmail.com. Learn why this is important

Hi Steve,

My name is Rachael DeGraffenried. I am a resident of New Castle and a COGS employee with parks and rec. I teach fitness!

I am writing to you because I reached out to Robin Pitt about the dire safety concerns at 100 Midland Ave Suite 210 and she directed me to you.

Suite 210 is currently operating as a Group I-3 (Institutional) detention facility — used by ICE-ERO as a Hold Room — in a building that is permitted only for Group B (Business) occupancy. As you know, under the International Building Code (IBC) § 308.4, a Group I-3 occupancy classification applies to facilities where occupants are under restraint or security and cannot self-evacuate. This is a fundamentally different and more demanding classification than Group B, with significantly stricter life safety requirements.

An I-3 occupancy requires fire protection systems that are not present in this facility. Specifically:

1. Automatic Fire Sprinkler System (IBC § 903.2.6): Required for all Group I-3 occupancies. This system is absent.

2. Smoke Control System (IBC § 909.1): Required to manage smoke movement and protect occupants during evacuation or rescue. This system is also absent.

I know that you care about the people in your community. Please conduct an immediate inspection of Suite 210 and issue an Order to Vacate the premises. Lives are on the line.

Thank you so much for your help,
Rachael DeGraffenried
473 Rio Grande Ave New Castle

720-862-6859
rachael.c.deg@gmail.com

Outlook

Fwd: Complaint about ICE location and actions

From anne andersen <coloradosisteranne@gmail.com>
Date Sat 4/11/2026 12:29 PM
To Trent Hyatt <trent.hyatt@cogs.us>

Annie

---------- Forwarded message ---------
From: **anne andersen** <coloradosisteranne@gmail.com>
Date: Sat, Apr 11, 2026, 12:25 PM
Subject: Complaint about ICE location and actions
To: <citycouncil@cogs.us>
Cc: anne andersen <coloradosisteranne@gmail.com>

Dear Glenwood Springs City Council Members,

I am writing to you today as a concerned member of the community to formally request that the Council uphold its established zoning and land-use regulations. Specifically, I am asking that the City Council not allow ICE offices or any form of a detainment center to operate out of a commercial location within our city.

It is vital that our local regulations are strictly enforced to ensure that commercial spaces are used for their intended purposes. Allowing such a facility to operate in a commercial zone would be inconsistent with our community's standards and current municipal codes.

I urge you to consider the impact of this decision on the character of our city and to remain committed to the consistent application of local laws.

Thank you for your time and for your service to the Glenwood Springs community.

Best regards,

Anne Andersen

Annie

Outlook

ICE center at Midland Center, Glenwood Springs

From jseybold@willowwisp.net <jseybold@willowwisp.net>
Date Sat 2/28/2026 8:43 AM
To Trent Hyatt <trent.hyatt@cogs.us>

You don't often get email from jseybold@willowwisp.net. Learn why this is important

Hello Trent,
I'm writing to ask for your support in stopping ICE from continuing to use the location at Midland Center, Suite 210, in Glenwood Springs.

- ICE is using Suite 210 as a 'Hold Room' (DHS Code: GSCHOLD).
- In 2004, the City issued a Temporary Certificate of Occupancy (Permit #04-0113) permitting temporary use as a “Detention Center.”
- Temporary Certificate expired in 2005; building has operated as an unpermitted detention center ever since.
- Under Municipal Code Title 070.030.020, 'Detention Facilities' are Institutional (IN) uses and are prohibited in the Commercial (CO) zone.
- This unpermitted use should cease immediately.

The use of this location by ICE needs to end now.

Thank you for your support,
John Seybold
Parachute, CO
414-704-1113

Outlook

ICE Detention facility at Midland Center

From Patricia Goudvis <pgoudvis@mindspring.com>
Date Wed 2/25/2026 11:55 AM
To Trent Hyatt <trent.hyatt@cogs.us>

[You don't often get email from pgoudvis@mindspring.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Trent Hyatt,

I write to express my concern about the ICE facility at Midland Center.

I'm sure you are aware about the ways ICE is detaining people there beyond what has been permitted, i.e. using it as a "Hold Room."

Under no circumstances should an ICE detention center, even if it's only for short periods of time, be operating in a commercial complex like the Midland Center. It is a threat to public safety. It enables the continuing illegal activity of ICE in capturing and detaining people without regard to their legal status or to any laws protecting people from being snatched with no judicial warrant and taken without any due process.

I hope that GWS does not wish to continue enabling such lawless and cruel behavior. This ICE facility should be shut down as soon as possible. No further detainees should be there.

Cities and counties all over the country are refusing to be a link in the chain of ICE criminality. I hope GWS will join them.

Although I live in Carbondale, this obviously impacts people throughout the Valley, not just GWS residents.

Thank you.

Patricia Goudvis
3402 CR 103
Carbondale 81623
617-905-5119

Outlook

ICE's Unpermitted Use of Glenwood Springs Building

From Judith Blanchard <judiebee@icloud.com>
Date Wed 2/25/2026 1:47 PM
To Trent Hyatt <trent.hyatt@cogs.us>

You don't often get email from judiebee@icloud.com. Learn why this is important

I am writing concerning ICE's use of Suite 210 as a Hold Room. In 2004, Glenwood Springs issued ICE a temporary certificate of occupancy (permit 04-0113), which permitted them temporary use of the building as a detention center. This certificate expired in 2005, however the building has operated as an unpermitted detention center since then. Under Municipal Code title 070.030.020, detention facilities are institutional uses and are prohibited in commercial zones. ICE's current use of the building is unpermitted and should be immediately stopped.

Respectfully,

Judith Blanchard
Carbondale, CO

Outlook

For the 4/28 P&Z Commission Packet - Thank You

From Ellen Freedman <ellenfreedman7b@gmail.com>
Date Thu 4/23/2026 9:03 AM
To Trent Hyatt <trent.hyatt@cogs.us>

You don't often get email from ellenfreedman7b@gmail.com. Learn why this is important

Dear Glenwood Springs Planning and Zoning Commission:

Please revoke ICE's Special Use Permit for 100 Midland Avenue issued 23 years ago, which it has violated repeatedly by holding people for more than 12 hours in inhumane and unsafe conditions. Operating this detention center in a highly used commercial and pedestrian-friendly part of Glenwood Springs would be bad enough; but this one doesn't even follow the rules. As we have seen locally and nationally, ICE is not concerned with complying with the law; there's no reason to expect them to do so moving forward. This issue affects the entire region as it is the hold center that ICE uses to disappear people from our area to the Aurora detention center. There is no place for it in our valley.

Sincerely,
Ellen Freedman
Basalt
970.948.7104

Outlook

Re: ICE center at Midland Center, Glenwood Springs

From Trent Hyatt <trent.hyatt@cogs.us>
Date Thu 3/5/2026 7:36 AM
To jseybold@willowwisp.net <jseybold@willowwisp.net>

Hi John,
Hi John,
Thanks for your sharing your concerns. I can assure you that City staff is taking steps to address this sensitive matter.

Best regards,
Trent L. Hyatt
Director, Economic and Community Development
City of Glenwood Springs
970.384.6407

From: jseybold@willowwisp.net <jseybold@willowwisp.net>
Sent: Saturday, February 28, 2026 8:43 AM
To: Trent Hyatt <trent.hyatt@cogs.us>
Subject: ICE center at Midland Center, Glenwood Springs

You don't often get email from jseybold@willowwisp.net. Learn why this is important

Hello Trent,
I'm writing to ask for your support in stopping ICE from continuing to use the location at Midland Center, Suite 210, in Glenwood Springs.

- ICE is using Suite 210 as a 'Hold Room' (DHS Code: GSCHOLD).
- In 2004, the City issued a Temporary Certificate of Occupancy (Permit #04-0113) permitting temporary use as a “Detention Center.”
- Temporary Certificate expired in 2005; building has operated as an unpermitted detention center ever since.
- Under Municipal Code Title 070.030.020, 'Detention Facilities' are Institutional (IN) uses and are prohibited in the Commercial (CO) zone.
- This unpermitted use should cease immediately.

The use of this location by ICE needs to end now.

Thank you for your support,
John Seybold
Parachute, CO
414-704-1113

Outlook

Re: ICE Office in Glenwood

From Trent Hyatt <trent.hyatt@cogs.us>
Date Thu 3/5/2026 7:30 AM
To Julie Feuerborn <julie.feuerborn@gmail.com>

Hi Julie,
Thanks for your sharing your concerns. I can assure you that City staff is taking steps to address the matter.

Best regards,
Trent L. Hyatt
Director, Economic and Community Development
City of Glenwood Springs
970.384.6407

From: Julie Feuerborn <julie.feuerborn@gmail.com>
Sent: Wednesday, March 4, 2026 9:58 AM
To: Trent Hyatt <trent.hyatt@cogs.us>
Subject: ICE Office in Glenwood

You don't often get email from julie.feuerborn@gmail.com. Learn why this is important

Dear Mr. Hyatt,

I recently learned that there is an ICE detention center in Glenwood Springs. That upsets me, given the current track record for ICE abuses of power around the country and especially in Minnesota, where I have family.

It is one thing to have office space, but it is entirely different to have a space to detain individuals. Is ICE using 100 Midland Ave, Unit 210 as a Hold Room? I oppose this.

Do they have the correct certificates of occupancy? I believe their CO expired in 2005. This is a commercial zone so why is a detention facility allowed to operate there?

Please stop this! ICE should not be allowed to operate an unpermitted facility in a COMMERCIAL district in GWS!

Evict ICE.

Kindly,

Julie Feuerborn

Carbondale, CO

Outlook

Re: Zoning Complaint

From Vennie Lilly <vennieclilly@gmail.com>
Date Fri 3/6/2026 7:13 AM
To Trent Hyatt <trent.hyatt@cogs.us>

You don't often get email from vennieclilly@gmail.com. Learn why this is important

Hi Ryan,

Thanks for the update. I still don't understand why this has been allowed to continue for so long and was only addressed when a citizen brought it to the city's attention.

I am hopeful that this issue can be resolved expeditiously and with transparency.

Regards,

Vennie Lilly

On Thu, Mar 5, 2026 at 7:33 AM Trent Hyatt <trent.hyatt@cogs.us> wrote:

> Hi Vennie,
> Thanks for your sharing your concerns. I can assure you that City staff is taking steps to address this sensitive matter.
>
> Best regards,
> **Trent L. Hyatt**
> Director, Economic and Community Development
> City of Glenwood Springs
> 970.384.6407
>
> ---
>
> **From:** Vennie Lilly <vennieclilly@gmail.com>
> **Sent:** Tuesday, March 3, 2026 2:38 PM
> **To:** Trent Hyatt <trent.hyatt@cogs.us>
> **Subject:** Zoning Complaint
>
> You don't often get email from vennieclilly@gmail.com. Learn why this is important
>
> To: Trent Hyatt, Director of Economic and Community Development (trent.hyatt@cogs.us)
>
> Subject: Zoning Concern – 100 Midland Ave, Suite 210
>
> Dear Mr. Hyatt,

I am writing to express concern about the reported use of Suite 210 at 100 Midland Ave as an ICE holding facility.

My understanding is that detention facilities are not permitted in the Commercial (CO) zone and that a temporary certificate issued in 2004 expired in 2005.

Can you please clarify whether this use complies with current zoning regulations, and what action the City intends to take if it does not?

Thank you for your time.

Sincerely,

Vennie Lilly

Outlook

Re: Zoning Violation Complaint – 100 Midland Ave, Suite 210

From Trent Hyatt <trent.hyatt@cogs.us>
Date Thu 3/5/2026 7:37 AM
To Lindsay Gurley <ljgurley@gmail.com>

Hi Lindsay,
Thanks for your sharing your concerns. I can assure you that City staff is taking steps to address this sensitive matter.

Thanks,
Trent L. Hyatt
Director, Economic and Community Development
City of Glenwood Springs
970.384.6407

From: Lindsay Gurley <ljgurley@gmail.com>
Sent: Thursday, February 26, 2026 1:53 PM
To: Trent Hyatt <trent.hyatt@cogs.us>
Subject: Zoning Violation Complaint – 100 Midland Ave, Suite 210

You don't often get email from ljgurley@gmail.com. Learn why this is important

Hi, I am writing in regards to the ICE holding room in their midland office building suite. This is in full violation of municipal code and I ask that our city do something about the code violation.

Evidence indicates that Suite 210 is being utilized by ICE-ERO as a 'Hold Room' (DHS Code: GSCHOLD). Under Municipal Code Title 070.030.020, 'Detention Facilities' are Institutional (IN) uses and are prohibited in the Commercial (CO) zone. Furthermore, the Temporary Certificate of Occupancy (Permit #04-0113) expired in 2005.

I request the City issue a Notice of Violation and cease this unpermitted use immediately. I look forward to a written response regarding the City's timeline for inspecting this facility and enforcing the expired permit. If the City determines it will not enforce its own building codes, please provide the legal justification for that decision.

I appreciate your response.

Best,
Lindsay Gurley