



AGENDA
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
MAY 7, 2026
101 W. 8TH STREET
6:15 p.m.

The agenda is subject to *change, including the addition of items 24 hours in advance or the deletion of items at any time.*

The order and times of agenda items listed are approximate and intended as a guideline for the City Council.

ATTENTION: To ensure your written comments are included in the City Council packet, public comments must be received by 4 p.m. on the day before City Council meetings. Comments may be submitted to ryan.muse@cogs.us.

Written comments may be submitted after this deadline and will be shared via email to City Council but are not guaranteed to make it into the meeting packet. Submit comments at any time directly to City Council via email at citycouncil@cogs.us.

The City of Glenwood Springs ensures meaningful access to City programs, services, and activities to comply with the Americans with Disabilities Act (ADA) and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids, and services. To request these services, email ADAteam@cogs.us or call 970-384-6441. Please submit requests as soon as possible but no later than three business days (Monday-Thursday, excludes holidays) before scheduled events.

WORK SESSION

3:00	Historic Preservation Joint Work Session	Information/Discussion
3:30	Victims and Witness Assistance and Law Enforcement (VALE) Board Joint Work Session	Information/Discussion
4:00	Housing Worksession	Information/Discussion
4:45	Pay as You Throw (PAYT) Organic Waste Discussion	Information/Discussion
5:00	Break to get Dinner	
5:15	Draft Agenda Calendar	Information/Discussion
5:30	Evaluation of Existing City Plans to Determine Appropriate Next Steps	Information/Discussion

ZOOM INSTRUCTIONS

When: May 7, 2026 06:15 PM Mountain Time (US and Canada)

Join from PC, Mac, iPad, or Android: <https://us02web.zoom.us/j/81359405198>

Join via audio:+1 386 347 5053 US

Webinar ID: 813 5940 5198

REGULAR SESSION

1. Roll Call
2. Agenda Changes
3. Disclosure of Councilor Conflicts of Interest
4. Citizens Appearing Before Council and Council Response (For Items Not on the Agenda-Comments Limited to 3 Minutes)
5. Council Announcements
6. Consent Agenda

- A. April 16, 2026 Council Minutes
 - B. Historic Preservation Commission Reappointments
 - C. Tourism Management Board Appointment
 - D. Planning and Zoning Commission Appointment
7. Proclamation Designating May as Historic Preservation Month

Discussion and/or Action

Presentation

- | | |
|--|--------------------------|
| 8. Officially Recognize Structures of Merit and Preservation Awards | Presentation |
| ACTIONS AND/OR PRESENTATIONS | |
| 9. Ruedi Water and Power Authority (RWAPA) Presentation on Invasive Species | Information/Discussion |
| 10. Cavern Springs Mobile Home Park Funding Request | Discussion and/or Action |
| 11. Right of Way and Grading Permits | Discussion and/or Action |
| 12. Ordinance 2026-07; An Ordinance of the City of Glenwood Springs, Colorado, Rezoning Seven Parcels Totaling 20.84 Acres from Glenwood Springs Mall Planned Unit Development (PUD) to Mixed-Use Corridor (M1) District. Second Reading | Discussion and/or Action |
| 13. Ordinance 2026-08; An Ordinance of the City of Glenwood Springs, Colorado, Amending the Glenwood Springs Municipal Code Regarding the Regulation and Permitting of Exterior Lighting and Signage, Planning File CDA000027-2026. Second Reading | Discussion and/or Action |
| 14. Ordinance 2026-09; An Ordinance of the City of Glenwood Springs, Colorado, Amending the Glenwood Springs Municipal Code Regarding the Regulation and Permitting of Landscaping Screening and Fencing, Planning File CDA000026-2026. Second Reading | Discussion and/or Action |
| 15. Council Comments | |
| 16. Report from City Administration | |
| A. City Manager | |
| B. City Attorney | |
| C. Correspondence Incoming/Outgoing | |
| 17. Social Event Announcement | |
| 18. Adjournment | |



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item:	Historic Preservation Joint Work Session
Action Requested:	This is the Historic Preservation Commission's annual joint work session.
Department:	Economic and Community Development
Presented By:	Emery Ellingson
Strategic Goals:	Protect and Preserve our Quality of Life Generate Sustainable Economic Development
Background Info:	Staff to make a brief presentation on Historic Preservation's accomplishments over the past year and goals for 2026. Attached is the Commission's approved 2026 work plan.
Issues:	Staff to make a brief presentation on Historic Preservation's accomplishments over the past year and goals for 2026.
Fiscal Impact:	Discussion of future funding and budget requests as well as possibility of future matching grants.
Legal Review:	NA
Staff Recommendation:	NA



CITY OF GLENWOOD SPRINGS HISTORIC PRESERVATION COMMISSION WORK PLAN 2026

Commission Powers and Duties	2026 Action Items		Date	Responsible Persons
<i>To recommend to City Council methods for protection and preservation of the City's historic and cultural heritage, including, but not limited to, the designation of historic landmarks and districts by appropriate regulations</i>	Establish a Local Historic District	Develop a vision statement for historic district	Ongoing	Staff/Commission
		Identify potential district locations	Ongoing	
		Conduct public outreach for proposed district	Ongoing	
		Finalize location of proposed district	Ongoing	
		Distribute petition for application	Ongoing	
	Develop additional incentives for local landmarking	Research examples of existing incentives for local landmarking	Ongoing	Staff/Commission
		Identify potential incentives for local landmarking	Ongoing	
		Draft list of incentives to share with City Council	Ongoing	
<i>To recommend to City Council methods for enhancing property values and the stabilization of historic neighborhoods</i>	Develop a proposed preservation focused demolition ordinance	Research examples of existing preservation focused demolition ordinances	Ongoing	Carolyn Cipperly
		Identify changes to demolition permit process	Ongoing	
		Draft memo to City Council with proposed demolition ordinance language	Ongoing	
	Evaluate existing Downtown Design Standards	Identify potential changes to Downtown Design Standards	Ongoing	Carolyn Cipperly
		Draft memo to City Council detailing proposed Code amendments	Ongoing	
	Develop Revolving Loan Fund for Rehabilitation Projects	Identify grant deadline	April 1	Staff/Commission
		Submit grant application to History Colorado	April 1	Staff/Commission
<i>To recommend to City Council methods for increasing economic and financial benefits, including, but not limited to, City attractions</i>				
<i>To provide educational opportunities to increase public appreciation of the City's unique heritage</i>	Plan and develop a public outreach events for each season (spring, summer, fall, winter)		On-going	Staff/Commission
	Landmark Booklet	Translation of landmark booklet	On-going	Staff/Commission
	Structures of Merit	Develop and maintain list of Structures of Merit	On-going	Staff/Commission
	Preservation Awards	Designation of Preservation Award Types	January	Staff/Commission
		Nomination of Preservation Awards	March	Staff/Commission
		Notification of Property Owners	April	Staff/Commission
		Presentation of awards	May	Staff/Commission
<i>To do any other tasks related to the historic preservation of resources in the community of Glenwood Springs</i>	Commissioner Training	Attend at least one CLG sponsored training	Ongoing	Staff/Commission
	Maintain Certified Local Government status	Submit recertification application to History Colorado	November 1	Staff
	Identify potential eligible grants for Preservation through History Colorado		Ongoing	Staff/Commission
	Coordinate with Downtown Development Authority	Invite Downtown Development Authority Director to HPC meeting	March	Staff
		Attend Downtown Development Authority meeting	TBD	Staff/Commission
	Coordinate with Parks Department on management of city owned landmarks	Review of local landmark alteration certificate as applicable	Ongoing	Staff/Commission



CITY OF GLENWOOD SPRINGS HISTORIC PRESERVATION COMMISSION WORK PLAN 2026

	Develop regional partnerships	Attend another community's Preservation Commission	Ongoing	Staff/Commission
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Historic Preservation Joint Session

May 7, 2026 City Council Work Session

Emery Ellingson, Community Development

COMMISSION DUTIES

- To recommend to City Council methods for protection and preservation of the City's historic and cultural heritage, including the designation of historic landmarks and historic districts.
- To recommend to City Council methods for enhancing property values and stabilization of historic neighborhoods.
- To recommend to City Council methods for increasing economic and financial benefits
- To provide educational opportunities to increase public appreciation of the City's unique heritage through preservation of the built environment.
- Any other task related to historic preservation of resources in Glenwood Springs.



COMMISSION MEMBERS

- Commissioners serve three year terms.
- Commissioners are required to complete annual trainings as part of the City maintaining its status as a Certified Local Government with the State of Colorado and History Colorado.

Members

- **Melissa Jones**
Appointed: June 2022 (to fill), April 2024
Term Expires: April 2027
- **Carolyn Cipperly**
Appointed: October 2020 (to fill), April 2023
Term Expires: April 2026
- **Eric Hand**
Appointed: April 2023
Term Expires: April 2026
- **James Larson**
Appointed: March 2022 (to fill), April 2023
Term Expires: April 2026
- **Marianne Ackerman**
Appointed: March 2022 (to fill), April 2023
Term Expires: April 2026
- **Charlotte Brooks**
Appointed: August 2025
Term Expires: April 2028
- **Lauren Dufresne**
Appointed: October 2025
Term Expires: April 2028
- **Sophie Erdman (Youth Representative)**
Term Expires: June 2026

Alternate:

- **Vacant**
Appointed:
Term Expires:



WHAT IS PRESERVATION?



Photo courtesy of Denver Public Library

"Preservation is a conversation with our past about our future" (National Park Service)

Packet Page 9



WHAT IS PRESERVATION?



Photo courtesy of Denver Public Library

JOHN H. THOMAS, 1ST LEUT. FA-RES, COMMANDING	MR. LEROY ARIN, PROJECT SUPERINTENDENT
DARL L. LAMTZ, 2ND. LIEUT. FA-RES, COMPANY OFFICER	WILLIAM H. JONES, FOREMAN
LUDWIG C. LINDERBLOD, EDUCATION ADVISER	GEORGE S. STABLES, FOREMAN
DOCTOR R. M. SCOTT, CONTRACT SURGEON	LEONARD H. ABBOTT, FOREMAN
	CHARLES A. HEDDER, FOREMAN

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GATS. MAY 12, 1936.

CHITTENDEN, JOHN W.
CROW, JOHNNIE E.
CULVER, WILLIAM E.
HARRIS, THOMAS
KERN, JESSIE R.
MC INCHES, VERNIE D.
DECKER, PHIL W.
DE SIEN, JOE W.
SHOOTER, ROSS
DUICK, ROSS
NUGAN, JESSIE D.
KARSTEN, NORTON
EDMOND, GERMERT
JACKSON, RALPH
ELMOND - FRED C.
ELST, JOHN W.
FIMNEY, GEORGE W.
FIELDS, NELSON
FORD, MERVIN J.
GUCH, ARNOLD E.
FRITTS, ROBERT J.
HARRIS, MARCEL A.
HORNBERG, VERNON E.
HORNBERG, WAYNE W.
LACROIX, CHARLES R.
LAWSON, JAMES B.
STRELL, JACK C.
JOHN BURLEIGH
HARRISON, WILLIAM L.
STRELLS, FRANK
GOODPASTER, RAYMOND P.

BRIDGPORT, OSCAR L.
GUYMARA, JESSE
GUYFEST, HENRY J.
HARDENBERG, ALBERT
HARRIS, GEORGE
HARRIS, RUDOLF A.
HARRIS, LUTHER E.
HARRIS, MOORE
HARTIG, OSCAR W.
HAYES, TOM
HEMPPEL, MAITIE E.
HENGST, FRANK B.
HENGST, T. A. & B.
HIGHT, J.
HOLBROOK, JAMES W.
HUBBARD, CLARENCE W.
HUGGINS, FRANK
HUGHES, RAY T.
HUNT, HERMAN C.
JACOB, DEREK J.
JOHN, JOHN, MORRIS &
JOHN, DAVID C.
JOHN, EDWARD L.
KACHEN, ALBERT
KANS, RAY E.
KIMBLE, SARAH
KIRBY, WILLIE J.
LAWSON, JAMES F.
LAWSON, HENRY J.
LEITCH, OTTIE C.
LEITCHER, WHITE

[illegible]

HISTORIC DESIGNATIONS

DESIGNATION TYPE	NUMBER OF PROPERTIES AND DISTRICTS	APPROVAL BODY	LOCAL OVERSIGHT
NATIONAL REGISTER	8	National Park Service	NO
STATE REGISTER	8*	History Colorado	NO
LOCAL HISTORIC DESIGNATION	13	City Council, with HPC recommending	YES

*Properties on National Register are automatically listed on State Register



NATIONAL AND STATE REGISTER

- Any individual structure or building can be listed. A group of structures would be a Historic District.
- Applications are reviewed by National Park Service.
- Listed properties are not subject to any oversight by local Historic Preservation Commission



901 Palmer Avenue, listed on National Register on June 20, 1986

LOCAL LANDMARKING

- Any structure can be designated by ordinance as a local landmark.
- Must be at least 50 years old and possess significance and integrity
- Owner consent required



1016 Cooper Avenue, First Presbyterian Church. Landmarked on July 6, 2006.

LOCAL LANDMARKING

- A Local Landmark Alteration Certificate, is approved by HPC is required when an owner would like to make significant exterior alteration to a local landmark that would affect the architectural and historic integrity of their property.



Example of an alteration to a historic structure in Lincoln, Nebraska

LOCAL LANDMARKING

Property Tax Rebate

Residential properties are eligible for a tax rebate for the City's general operation mill levy.

State of Colorado Tax Credits

Preservation tax credits available for eligible rehabilitation projects.

Landmark Rehabilitation Loan*

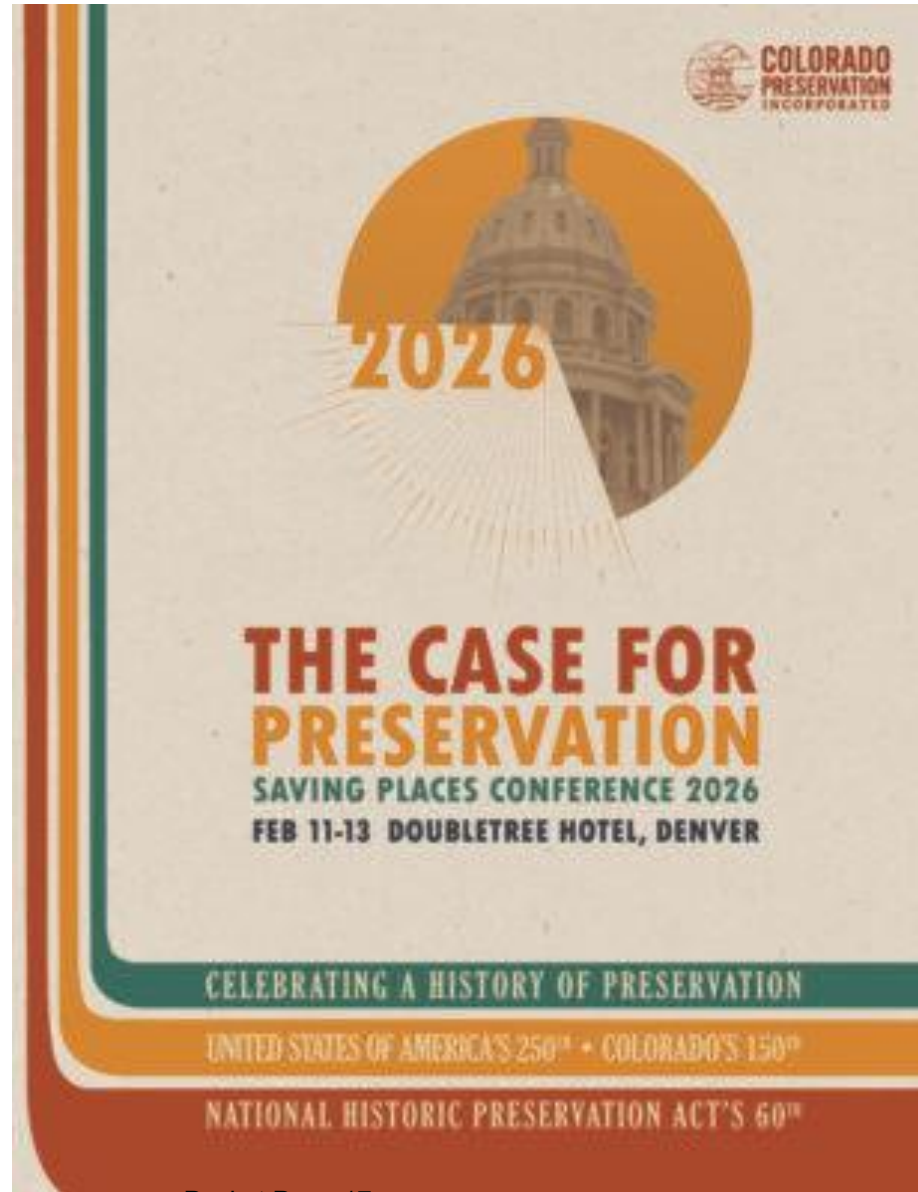
If awarded funds by History Colorado, City will establish a landmark rehabilitation loan program which will offer 0% loans for approved rehabilitation work.



412 8th Street, HJH Building, landmarked on September 17, 2015

HISTORIC PRESERVATION ACCOMPLISHMENTS 2025-2026

- Maintained Certified Local Government (CLG) status with State Historic Preservation Office. This includes attending trainings throughout the year including the Saving Places Conference and History Colorado webinars.



HISTORIC PRESERVATION ACCOMPLISHMENTS 2025-2026

- Provided courtesy design review for 210 8th Street Minor Site and Architectural Plan
- Served as consulting agency for Section 106 review for the Canyon Vista project and the South Bridge Environmental Assessment Re-Evaluation

STEPS OF THE 106 PROCESS

HISTORIC PRESERVATION



HISTORIC PRESERVATION GOALS 2026-2027

- **Identify additional incentives for local landmarking**
- **Develop a local landmark rehabilitation revolving loan fund**
 - Submitted competitive grant application to History Colorado on April 1.
- **Continued outreach to individual property owners of potential landmarked properties and potential National Register eligible properties**
- **Continued collaboration with Glenwood Springs Historic Society**
- **Development of a preservation focused demolition ordinance**



COUNCIL SUPPORT

- **Continued support of future local landmark applications**
- **Funding for purchasing local landmark plaques**
- **Supporting commissioner trainings**
- **Future assistance and support for matching funds for History Colorado grants to create a local landmark rehabilitation fund.**
 - **Potential request to create a pilot fund to help establish the program.**



Questions Discussion



903. GLENWOOD, COLO.
N. COLO. MIDLAND RY.
PHOTO BY G. A. MELURE, DENVER.

Photo courtesy of Denver Public Library



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item: Victims and Witness Assistance and Law Enforcement (VALE) Board Joint Work Session

Action Requested: This is the annual meeting requested by City Council with each Board and Commission.

Department: City Clerk

Presented By:

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: Clare Roberts, the Senior Police Records Technician, is the Staff Liaison and Erin Zalinski is the Council Liaison.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item: Housing Worksession

Action Requested: Ongoing discussion around overall housing policy.

Department: Economic and Community Development

Presented By: Watkins Fulk-Gray, Trent Hyatt

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

Background Info:

City Council has requested new discussions about the City's housing goals, direction, and policies. Worksessions were held on February 19th and March 19th, with a joint worksession with Workforce Housing Financial Advisory Board (WHFAB) on April 2nd complementing the discussion. At the February worksession, Council requested that Staff bring specific demographic information for their review and discussion. At the March worksession, Council provided the following feedback:

- How do we understand how well we're doing with housing, generally, and with the approved Workforce Housing Fund expenditures?
- There is an endpoint at which Glenwood cannot grow anymore. How do we determine this?
- It's good having affordability spread throughout the community rather than in one building.
- Is there anything in our building or development code that discourages condominiumization?
- Is there a preferred rental/ownership split?
- Can we still do land trusts, given the Measure A election outcome?
- With the code changes in the last few years, could a project like BLD be built today, or would it look different?
- What is the ideal community? What do we want Glenwood to be? How much and what kind of housing do we need based on wage levels and our labor market?
- Bring housing variety requirements for Council to review.

Feedback from 4/2 joint worksession with WHFAB:

- Could our Revolving Loan Fund be a model for WHFAB to loan money? What are the challenges for securing loans to make sure we're protected?
- At this time is it worth it for us to contract with a third-party to administer our programs and to administer loans using Workforce Housing Fund (WHF) money?
- Does Eagle County have a revolving loan fund for housing?
- It may be time to change WHFAB's name.
- What is or should be City Council's role towards WHFAB's activities?
- How do we know we're being successful and that we're getting value for our money?

As a reminder, Staff found that about 1,072 dwelling units are on track to be completed since 2020 so far. With an average per-person household of 2.44 people, this would mean a population increase of 26% and increase in the number of dwelling units by 25%.

There was discussion on 3/19 about the guideline frequently cited—30% of gross household income spent on housing expenses—for identifying when a household is cost-burdened. Staff would like to note that this guideline was used in calculating housing need for the Strategic Housing Plan, but does not figure into the down payment assistance program or any existing deed restrictions, but is part of the target in the rental assistance program.

Staff has provided responses to some of the questions and comments from the previous worksessions in the Issues section below and in the attachments. Other questions were answered during the meeting.

Issues:

Current Housing Goals

The City's housing goals are primarily contained in the 2023 Strategic Housing Plan and the 2023 Comprehensive Plan. The goals of the Strategic Housing Plan are the following:

1. Reduce the number of cost-burdened households (households that pay more than 30% of their gross income on housing costs) by 50%.
2. Provide housing sufficient to fill 100% of vacant/unfilled jobs (988 jobs, as captured during the Strategic Housing Plan process).
3. Increase the share of the workforce housed in the City from 22% to 30%.
4. Increase or preserve 93 dwelling units per year until 2043. This is the annualized number of housing need based on goals #1-#3 above.

Proposition 123 also requires the City to do the following:

1. Increase the supply of affordable housing (affordable to 60% AMI for for-rent units or affordable to 100% AMI for for-sale housing).

The Comprehensive Plan contains numerous goals, policies, and strategies related to housing. A portion of the Comprehensive Plan is included in the attachments.

If Council desires to change or add goals, they could consider changing the percentage targets in the three goals above (for example, changing goal #3 to increasing the share of workforce housed from 22% to 25%, rather than 30%). Council could also direct Staff to examine other drivers of housing need, such as household size, household age structure (i.e. need for senior housing), vacancy rates, housing stock condition, density limitations, (i.e. zoning reform) market impacts related to short-term rentals and/or vacation homes (previously determined to not be significant variables), etc.

The Ideal Glenwood

City Council has asked various questions about whether there is a maximum level of growth that Glenwood Springs can sustain and what our specific housing needs are, based upon our labor market and future needs. This was framed on 3/19 as exploring what "the ideal Glenwood" is. Fortunately, the 2023 Strategic Housing Plan offers guidance on what the City's housing needs are, based on a rigorous methodology. The plan's findings for housing need, based on AMI level as requested, is reproduced below. Housing need based on our labor market was also requested at the 3/19 worksession. The Strategic Housing Plan considers housing need based on the labor market in three ways: the number of vacant jobs, the number of in-commuters, and by projecting future job growth to determine how much housing will be needed for future workers.

Table 11. Total Housing Need by AMI, Glenwood Springs

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

Source: Economic & Planning Systems

Regarding broader questions about growth and whether there is a maximum level that Glenwood can sustain, this question relates to a concept sometimes called "carrying capacity." Unlike in ecology, where the term comes from, there is no consensus on how to calculate how much growth cities and towns can sustain. Rather, there are infrastructure, transportation, zoning, spatial, quality of life, and other factors that can be limiting factors for future growth. While there are facts and measures that can help, the theoretical endpoint to growth in Glenwood is a more subjective than objective question. It is the type of issue best suited to projects like a comprehensive plan update. Glenwood's 2023 Comprehensive Plan does this through defining a vision, goals, and a narrative chapter about land use. Here are some of the Comprehensive Plan's goals related to housing and growth:

- Preserve Glenwood's character while maintaining livability and increasing the vibrancy and commercial success of the downtown area and throughout Glenwood Springs
- Promote long-term, sustainable, and diverse economic development
- Direct development to locations and building forms that are cost effective to serve
- Provide equitable and diverse housing for the entire community

The vision defined in the Comprehensive Plan is this:

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

Other language from the Comprehensive Plan includes statements like "The Plan recognizes the community's desire to direct growth and development to key growth areas, and to maintain its character and vitality. Due to physical constraints, Glenwood Springs's ability to grow is limited, which places a higher emphasis on infill and redevelopment (growing in and up, instead of out). This type of development can be accomplished by creating compact, mixed-use urban centers within the community, developing vacant parcels, and growing outward only where services and infrastructure already exist or where they can be provided in a cost-effective manner." Also, "Community character may have less to do with actual population, and is likely influenced by the physical characteristics of the community and its quality of life." These statements in the Comprehensive Plan were created following public outreach during 2021-2023.

Staff would also like to note that an attempt to explicitly limit growth, density, or building permit issuance may be in conflict with state laws including House Bill 23-1255 and House Bill 25-1093. It is also important to understand that even minor limitations on growth may result in economic and real estate disruptions.

Metrics for Evaluating Success

Staff took as direction at the 3/19 worksession and 4/2 joint worksession with WHFAB that there is a need to develop success metrics for evaluating the impact of WHF expenditures. Staff would like to propose an end-of-year timeline for presenting success metrics and an impact report. Possible metrics include funding per dwelling unit, in-town workers who were assisted moving from out of town to

Glenwood, effects on employee tenure, estimated household savings as a result of WHF expenditures, and environmental impacts like reduced vehicle miles traveled. Staff would welcome additional suggestions. Example impact reports have been included as an attachment.

An upcoming opportunity for further defining how the WHF is used could be the updating of the 2024-2027 WHFAB Implementation Plan, which is provided as an attachment.

Existing Land Use Regulation

Council mentioned the housing variety requirements at the 3/19 worksession as something worth discussing or revisiting. City Council adopted new "housing variety requirements" for multifamily developments in 2023 as a way to provide more visual diversity in larger multifamily projects. There are nine "housing types" that developers can incorporate:

1. Detached single-family homes
2. ADUs
3. Duplexes
4. Townhouses
5. Apartment-style multifamily buildings
6. Live-work units
7. Apartment-style buildings with a minimum of three bedroom count configurations
8. Multifamily development in which 100% of units are deed restricted for the local workforce
9. Multifamily development in which at least 35% of the units are deed restricted to 100% AMI

A greater variety of housing types are required for larger projects, with steps occurring at 25 units, 40 units, and 80 units. Had these requirements been on the books sooner, some of the recent multifamily developments would have been designed differently, though large apartment buildings are still allowed today. The existing housing variety requirements for large multifamily developments are included as an attachment.

Possible Next Steps

City Council, the P&Z, and WHFAB have all shown interest in how our land use regulations could be tweaked to more of the kind of housing development that is needed and appropriate in Glenwood. While there are no silver bullets or certainties for spurring a desired type of development, Staff would like to highlight the following possible actions: revise density bonus provisions in the Municipal Code and Housing Guidelines, consider a "commercial linkage" fee for new commercial development, preserve existing homes for affordability or occupancy by the local workforce, and use City-owned land for an appropriate housing or mixed-use development.

Density bonuses can guide private development by offering incentives to developers or landowners in exchange for development with desired characteristics. Cities often frame density bonuses around the creation of affordable units, and offer incentives to developers like:

- relaxed site design standards or dimensional requirements
- reduced parking minimums
- an increase in the number of allowed units

City Council could offer incentives for things such as the development of:

- for-sale housing
- affordable housing
- workforce-occupied housing
- development with other desired characteristics

Density bonuses are already allowed by the City's land use regulations, but they lack any specificity that would make them useful.

A “commercial linkage” fee or requirement is utilized by some municipalities to require developers of new commercial development to either pay a fee toward creating new housing or to actually build new housing for the workers that the commercial development will need. A nexus study would be required before adopting a commercial linkage fee.

The preservation of existing homes for affordability or for workforce occupancy will make more homes attainable by locals. This approach has the advantage of being "development neutral," meaning no new development occurs and there is no disruption from construction, but a disadvantage is that it further inflates market-rate housing by decreasing the market-rate inventory. Existing efforts such as Habitat for Humanity's L3 purchase, the conversion to resident ownership of the Glen Valley Coop, and West Mountain Regional Housing Coalition's Good Deeds program are examples of this approach.

Development on City-owned land would put the City in the driver seat and convert underutilized land to a higher use. It will also require approval of the voters in an election if City properties are used for housing or mixed-use. While that is a significant hurdle for a development to clear, it does not close the door on redeveloping City-owned land. To build a residential or mixed-use project, the City would need to form a partnership with a private developer in what is known as a public-private-partnership. A significant public process during the design of the project would be necessary. While public-private-partnerships are complex and involve risk, they also spread some risk away from the City and are a way to use the private sector in furtherance of a public goal. A successful partnership would allow the City to define what it considers an appropriate development, bring down the cost of development, bring more land to beneficial uses, require affordability, and through the requirement of a ballot measure, there will be certainty of process and timeline.

Fiscal Impact: N/A

Legal Review: N/A

Staff Recommendation: Robust discussion about next steps.

Housing Policy and Data

City Council Worksession

3/19/2026



Purpose and previous discussions

Council held worksessions on 2/19, 3/19, and a joint worksession with WHFAB on 4/2. The general purpose of these discussions has been to:

- ☞ Revisit bigger picture and housing goals
- ☞ Examine key housing and demographic data



Direction and questions from 3/19 and 4/2

- ⌘ How do we understand how well we're doing with housing, generally, and with the approved Workforce Housing Fund expenditures?
- ⌘ There is an endpoint at which Glenwood cannot grow anymore. How do we determine this?
- ⌘ With the code changes in the last few years, could a project like BLD be built today, or would it look different?



Current housing goals

1. Reduce the number of cost-burdened households by 50%. (Strategic Housing Plan)
2. Provide housing sufficient to fill 100% of vacant/unfilled jobs. (Strategic Housing Plan)
3. Increase the share of the workforce housed in the City from 22% to 30%. (Strategic Housing Plan)
4. Increase or preserve 93 dwelling units per year until 2043. This is the annualized number of housing need based on goals #1-#3 above. (Strategic Housing Plan)
5. Increase the supply of affordable housing (affordable to 60% AMI for for-rent units or affordable to 100% AMI for for-sale housing). (Proposition 123 requirement)



Housing Variety Requirements



Multifamily development with 25 or more units must provide a variety of building forms or housing types.

- 25-39 units: minimum 2 housing types
- 40-79 units: minimum 3 housing types
- 80+ units: minimum 4 housing types

Growth

❧ No consensus on how to objectively calculate growth limits

❧ Comprehensive Plan tackles this question through vision, goals, other narratives.

❧ Vision:

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



Next Steps

⌘ Metrics for success?

⌘ Possible action steps:

- ⌘ Revise density bonus provisions

- ⌘ Preservation of existing housing for affordability

- ⌘ Commercial linkage fees

- ⌘ Development of City-owned land



Discussion



Appendix slides

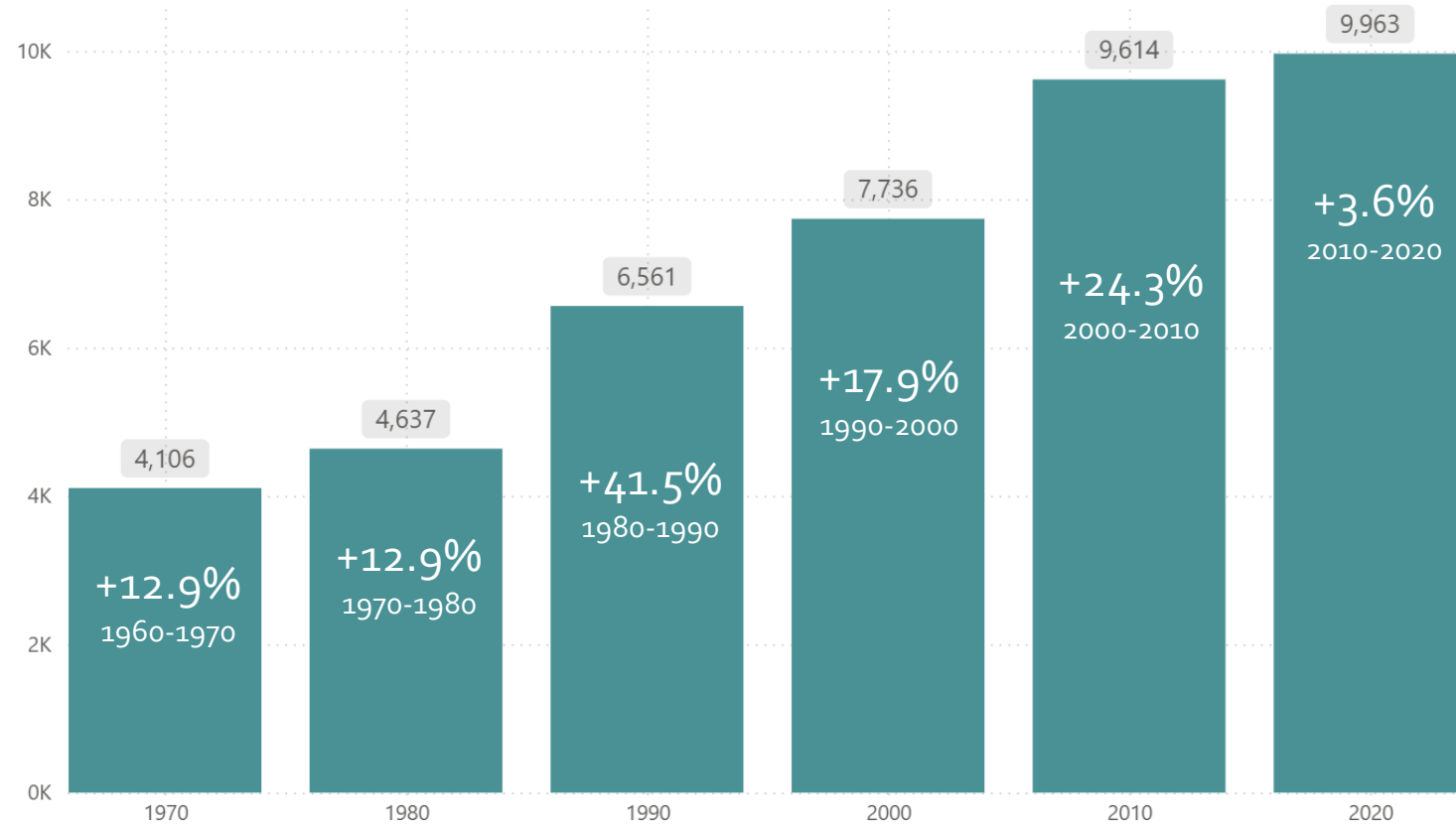


Population

Change over time:

Total Population

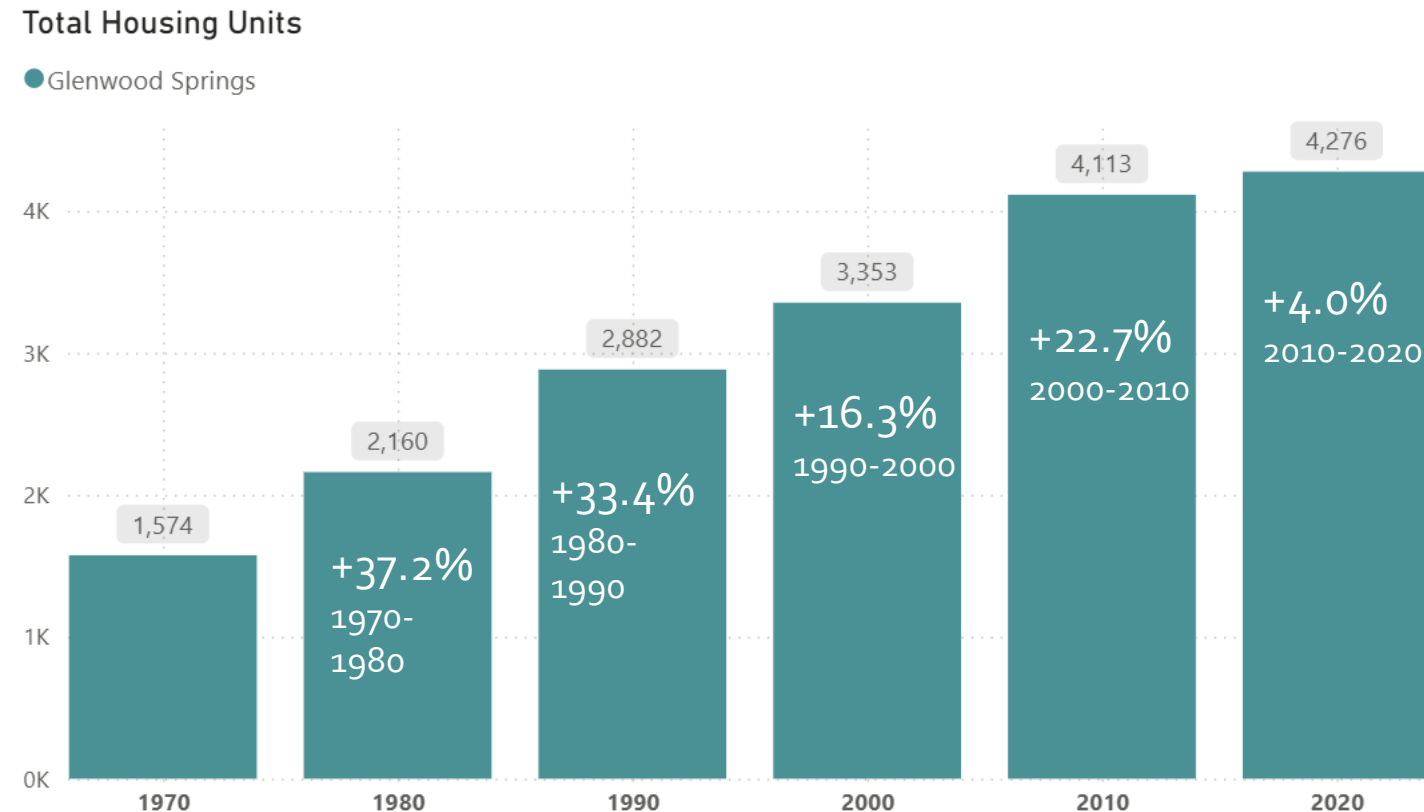
● Glenwood Springs



Number of Existing Housing Units

Best estimate: **4,470** (2024, State Demography Office)

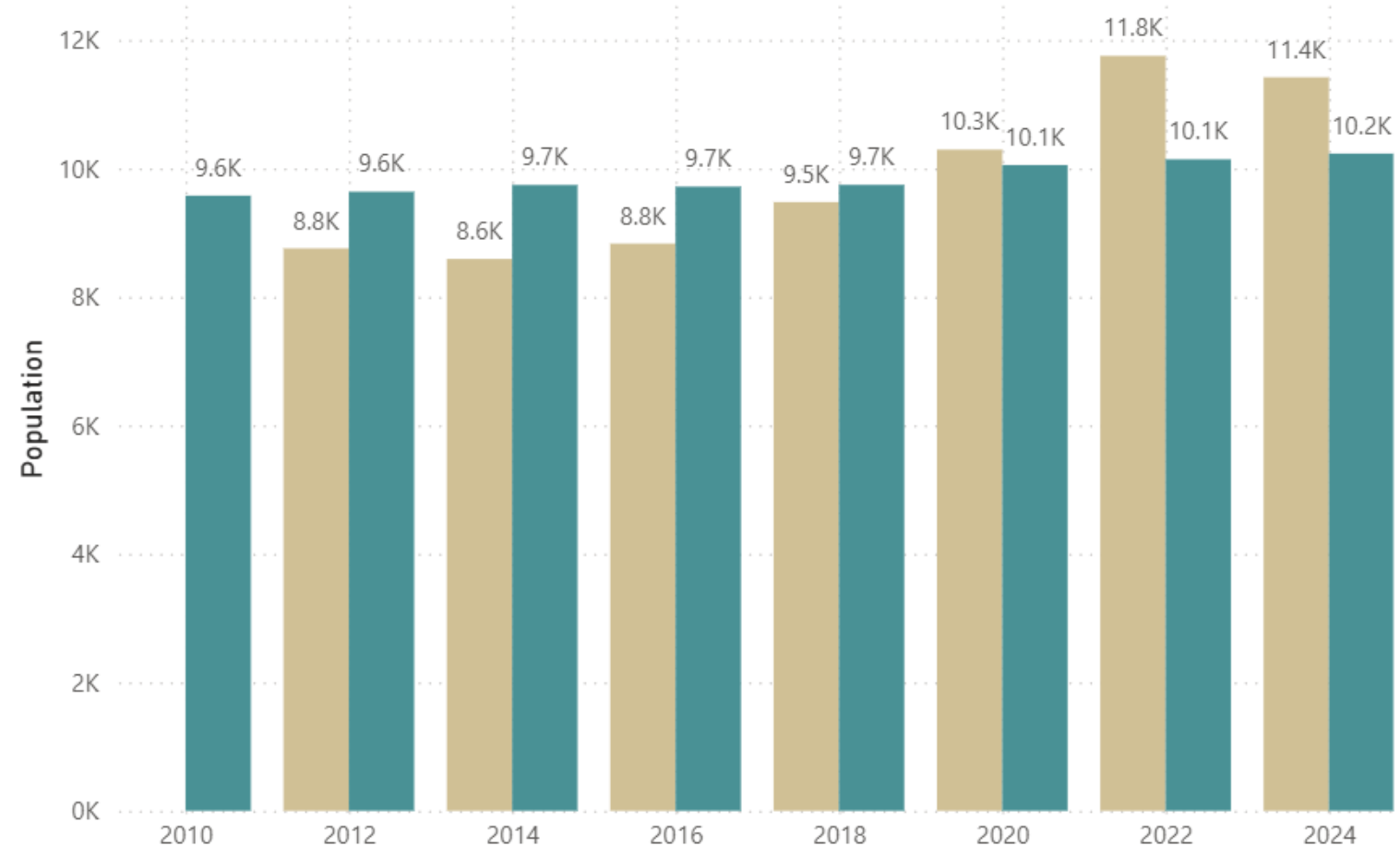
Change over time:



Population, Resident vs. Workforce Population

Population

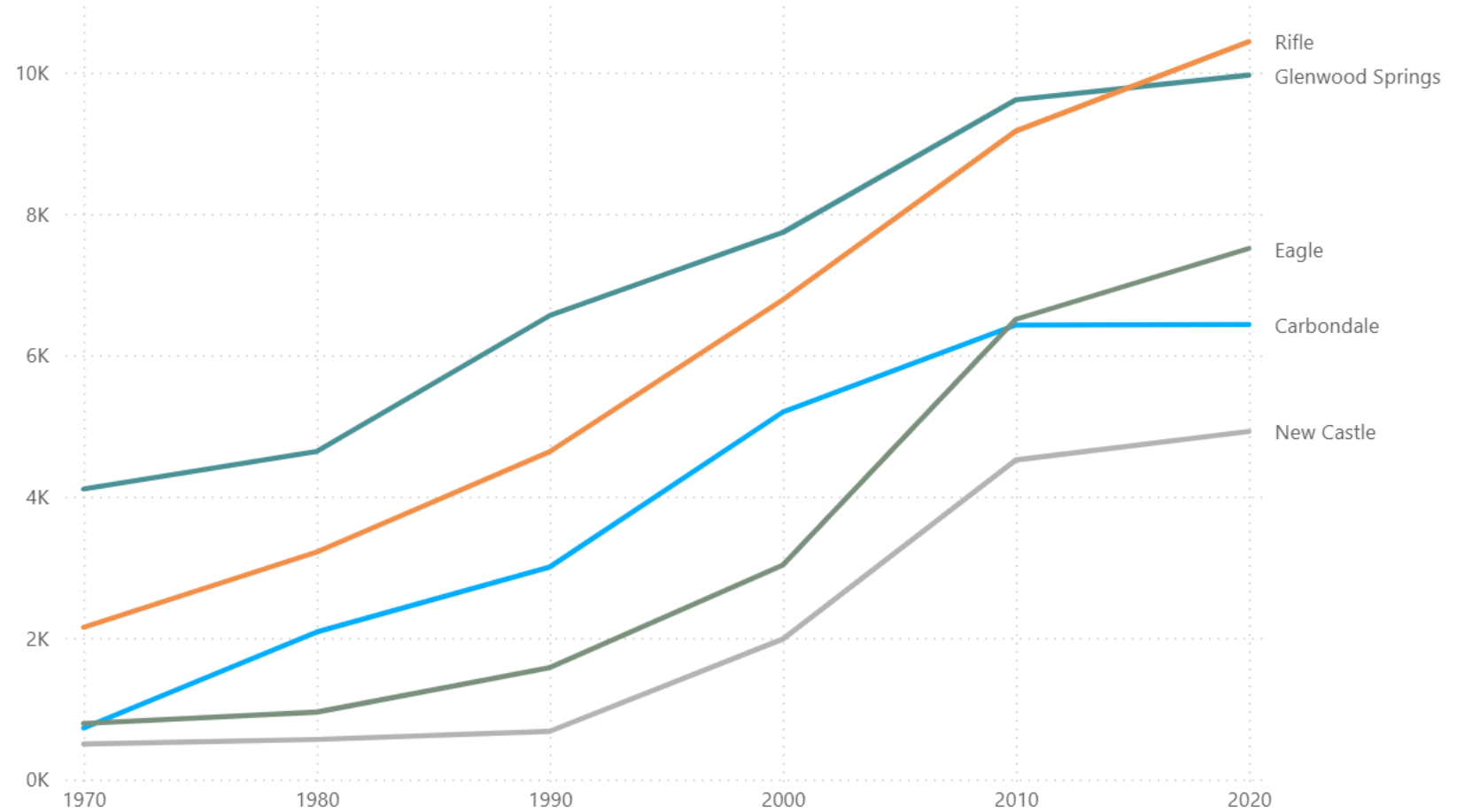
● Workforce Population ● Resident Population



Population of neighboring towns

Total Population

● Carbondale ● Eagle ● Glenwood Springs ● New Castle ● Rifle



Developments in the pipeline since 2020

Year approved	Project name	Total units	Status
2020	Lofts IV	28	Approved, unbuilt
2020	Bell Rippy	100	Completed
2021	BLD Apartments	300	Nearing completion
2021	405 Laurel	5	Completed
2021	702 23rd St.	5	Completed
2021	TB & SB LLC	13	Completed
2021	2512 S. Grand	20	Completed
2021	Mountainview Flats	40	Completed
2022	Western Hotel	11	Completed



Developments in the pipeline since 2020

Year approved	Project name	Total units	Status
2023	Westlink	8 (net new)	Approved, unbuilt
2023	The Confluence	6	Nearing completion
2023	Oasis Creek duplexes	4	Completed
2023	3381 S. Grand	3	Nearing completion
2024	TB & SB	8	Completed
2024	The Benedict	34	Completed
2025	3405 S. Grand	3	Under construction
2025	619 Overlin	11	Nearing completion

Developments in the pipeline since 2020

Year approved	Project name	Total units	Status
2025	Canyon Vista	80	Approved, unbuilt
2026	210 8th St.	24	Not approved



Developments approved 2010-2020, completed 2020 or later

Year approved	Completed	Project name	Total units
2015	2020	6 Canyons	116
2017	2021	Lofts phase 2	97
2018	2022	Solstice townhomes	29
2019	2022	Caverns Village	19
2019	2022	Lofts phase 3	88

TOTAL

349



Development pipeline, totals

2010-2020, completed post-2020	349 units
2020-2030, approved but unbuilt	445 units
2020-2030, completed (with SFD and duplex)	254 units
2020-2030, unapproved	24 units
Total	1,072 units



Vacancy rates

Estimated at 8.4%

Types of units counted as vacant per SDO methodology, regardless if occupied or not:

- Group quarters (i.e. jail, nursing homes, treatment centers)
- Homes used for seasonal residents
- Second homes
- Short-term rentals

Estimated regional apartment vacancy rate: 3.6%



Number of bedrooms in Glenwood

œ No reliable data.



How many people live in the bedrooms that we have

❧ No reliable data for the specific ask; however:

❧ People per dwelling unit, 2024 (ACS):

❧ 1-Person: 30.6%

❧ 2-Person: 34.7%

❧ 3-Person: 17.1%

❧ 4-Person: 10.0%

❧ 5-Person: 5.1%

❧ 6-Person: 2.1%

❧ 7-or-more-Person: 0.4%



Housing needs, generally

- ❧ Housing cost-burdened households
- ❧ People in temporary or overcrowded housing
- ❧ Workers who commute from less expensive places
- ❧ Affordability gap between affordable home purchase price and actual average purchase price
- ❧ Unfilled jobs
- ❧ Future growth in housing need



Housing needs, generally

Table 3. Housing and Demographic Snapshot

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

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

Table 11. Total Housing Need by AMI, Glenwood Springs

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

Source: Economic & Planning Systems

What have we spent money on?

Project	Type	City funding	Funding per unit
Mountainview Flats	40-unit multifamily (rental)	\$348,000	\$8,711
Glen Valley Coop	40-unit mobile home park (ownership)	\$1.5 million	\$37,500
L3/The Carter	88-unit ownership condos	\$3 million	\$34,000
The Benedict	34-unit multifamily for seniors (rental)	\$363,629	\$10,695
Canyon Vista	80-unit multifamily rental	\$3.8 million	\$47,704
West Mountain Regional Housing Coalition	Organizational funding for various programs	\$21,000 per year membership due \$100,000 annually for Good Deeds program	N/A; but 15 buy-down deed restrictions in Glenwood
Employer-based rental assistance program	Rental assistance program	\$17,903 in 2025	\$2,984 per sponsored employee
Down payment assistance program	Program for subsidizing ownership	None, money is fronted and reimbursed by the State. State money spent in 2025 was \$308,500	\$77,125





4.5 | Housing

Background

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

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

Housing Cost Dynamics

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

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

Housing Supply

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

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

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

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

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



Mobile Homes

Mobile Homes

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

Strategies

Increase Density

Increase housing density.

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

Encourage Accessory Dwelling Units (ADUs).

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

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

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



Medium density housing in Glenwood Springs

Pursue the Community Land Trust model.

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

Locate housing near jobs and transit.

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

Promote mixed-use development.

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

Provide diversity in housing types.

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

Preserve existing, naturally-occurring affordable housing.

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

Regional Approach

Address housing regionally.

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

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



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

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

Accommodate seasonal workers.

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

Housing

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

Housing

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

(3) *Variety of Housing Types.*

- a. Development projects including twenty-five (25) or more units shall incorporate a minimum of two (2) housing types. Development projects with forty (40) or more units shall incorporate a minimum of three (3) housing types. Development projects with eighty (80) or more units shall incorporate a minimum of four (4) housing types. Each type must represent a minimum of twenty-five (25) percent of the total dwelling units provided unless otherwise indicated in the category below. Where a fractional number results, the number shall round up at 0.5 or higher. The following housing types may be used to satisfy these standards:
 1. Detached singly-family dwellings;
 2. Accessory dwelling units;
 3. Two-family dwellings;
 4. Single-family townhouse dwellings; or
 5. Multi-family dwellings other than two-family or townhouse dwellings.
 6. Live-work units.
 7. Inclusion of three (3) different bedroom count configurations. Each bedroom type shall be a minimum of ten (10) percent of the total dwelling units.
 8. One hundred (100) percent of units deed restricted for resident occupancy. Resident occupancy is defined in Glenwood Springs Community Housing Guidelines as adopted by City Council.
 9. Thirty-five (35) percent of the total number of units deed restricted to an average of one hundred (100) percent area median income.
- b. *Inclusionary Zoning.* Developments required to provide deed restricted units in compliance with Subsection 070.045, Community and Workforce Housing, may count those units to meet the housing type percentages. Housing type units are also applicable for incentives identified in Subsection 070.045.080, Incentives for Residential Developments.
- c. *Exceptions.* Projects with twenty-five (25) to forty (40) units where one hundred (100) percent of the units are restricted at or below one hundred (100) percent area median income shall be exempt from Subparagraph (3)a. Projects with more than forty (40) units where one hundred (100) percent of the units are restricted at or below one hundred (100) percent area median income shall only be required to provide two (2) housing types.
- d. *Fee in-Lieu of Providing Housing Variety.*
 1. In lieu of providing the required housing variety in accordance with Subsection 070.040.080(e)(3), the developer may, with the approval of the City Council make a payment to the City in lieu of providing all or a portion of the required housing variety types.
 2. The amount of such in-lieu payment shall be set by City Council resolution.
 3. The City shall deposit any in-lieu fee into a special fund that shall be used only for the acquisition or development of affordable, or workforce housing, including buy-down acquisitions of market-rate units. These fees shall not be used for the general expenses of the City.

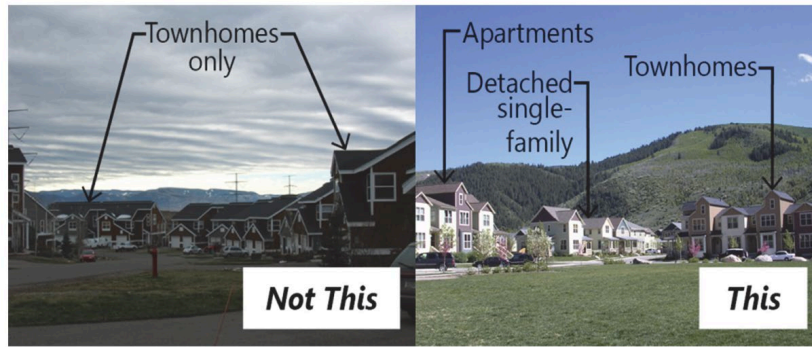


Figure 040-14: Variety of Housing Types

Exhibit A | WHFAB 2024-2027 Implementation Plan



Workforce Housing Fund Advisory Board 2024 – 2027 IMPLEMENTATION PLAN

PURPOSE:

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

VALUES:

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

GOALS & STRATEGIES:

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

VISION:

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

Exhibit A | WHFAB 2024-2027 Implementation Plan



Workforce Housing Fund Advisory Board

RECOMMENDED APPROACH:

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

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

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

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



Economic and Community Benefits of Investment in Resident Housing in the Town of Vail

Context

The packet presents the economic and community benefits of investments in resident housing in the Town of Vail.

In times of competing community investment priorities and alternatives, it is important that the benefits of resident housing investment are understood by the community and its leadership.

The Town of Vail has made significant investments in resident housing over many decades. Such investments have been rooted in an awareness that affordable and available housing for residents and the workforce benefit not only residents, but the broader economy, business community, overall community character, and quality of the guest experience.



\$663,661 Annual Return Per Unit



Community Benefits



Commute Time



Student Generation



Economic Value



Filled Positions



Household Spending



Opportunity Costs



Parking Solution



Worker Turnover



Environmental
Benefits



Improved Guest
Experience



Improved Local
Services



Environmental Benefits, Improved Guest Experience and Local Services by Investment in 100 Units of Resident Housing



Environmental Benefits



810 MTCO₂E Reduction in Carbon Emissions

This reduction is equal to:



189 vehicles Gasoline-powered passenger vehicles driven for one year

2,062,713 miles Miles driven by an average gasoline-powered passenger vehicle

This is equivalent to CO2 emissions from:



91,144 gallons gasoline consumed



65,485,886 number of smartphones charged



899,760 pounds coal burned



286 tons waste recycled instead of landfill



109 homes energy use for one year



68,855 trash bags waste recycled instead of landfilled



169 homes electricity use for one year



40.9 garbage trucks waste recycled instead of landfill



1,875 barrels oil consumed

This is equivalent to carbon sequestered by:



13,393 tree seedlings grown for 10 years



812 acres of U.S. forests in one year



Guest Experience

Anecdotally, the quality of the guest experience improves with increased filled positions, business capacity, and local residents' community investments.



Local Services

Fully staffed organizations to serve Vail community such health centers, 911 call centers, etc.



Annual Community Benefits, Economic Value, and Costs Avoided by Investment in 100 Units of Resident Housing



Community Benefits



39,000 Hours
Commute Hours Eliminated



\$1.0 Million
Value in Time Savings



810 MTCO₂E
Reduction in Carbon Emissions



\$169,000
State of Colorado back-fill
for 14 school-aged children



\$140,000
Volunteer Labor

Maintaining and sustaining a sense of community is fundamental to Vail's economy, its character, and its longevity. The presence of residents enhances the community's vitality and increases the quality of the guest experience. For those benefiting from resident housing, less time on the road may grant them flexibility to volunteer their time or be more engaged in the community. For visitors and guests, fewer unfilled positions means greater attentiveness to customers and a higher-quality guest experience.



Economic Value



\$37.9
Result of an Increase in
Filled Positions



\$4.8 Million
Increased Local
Household Spending



\$84,000
New Local Sales Tax
Revenue

With an expanded inventory of housing, numerous sectors of the business community benefit, in that a portion of previously unfilled positions become filled. This increased economic activity ripples through the local economy supporting other business-to-business economic activity, as well as new household spending.



Opportunity Cost



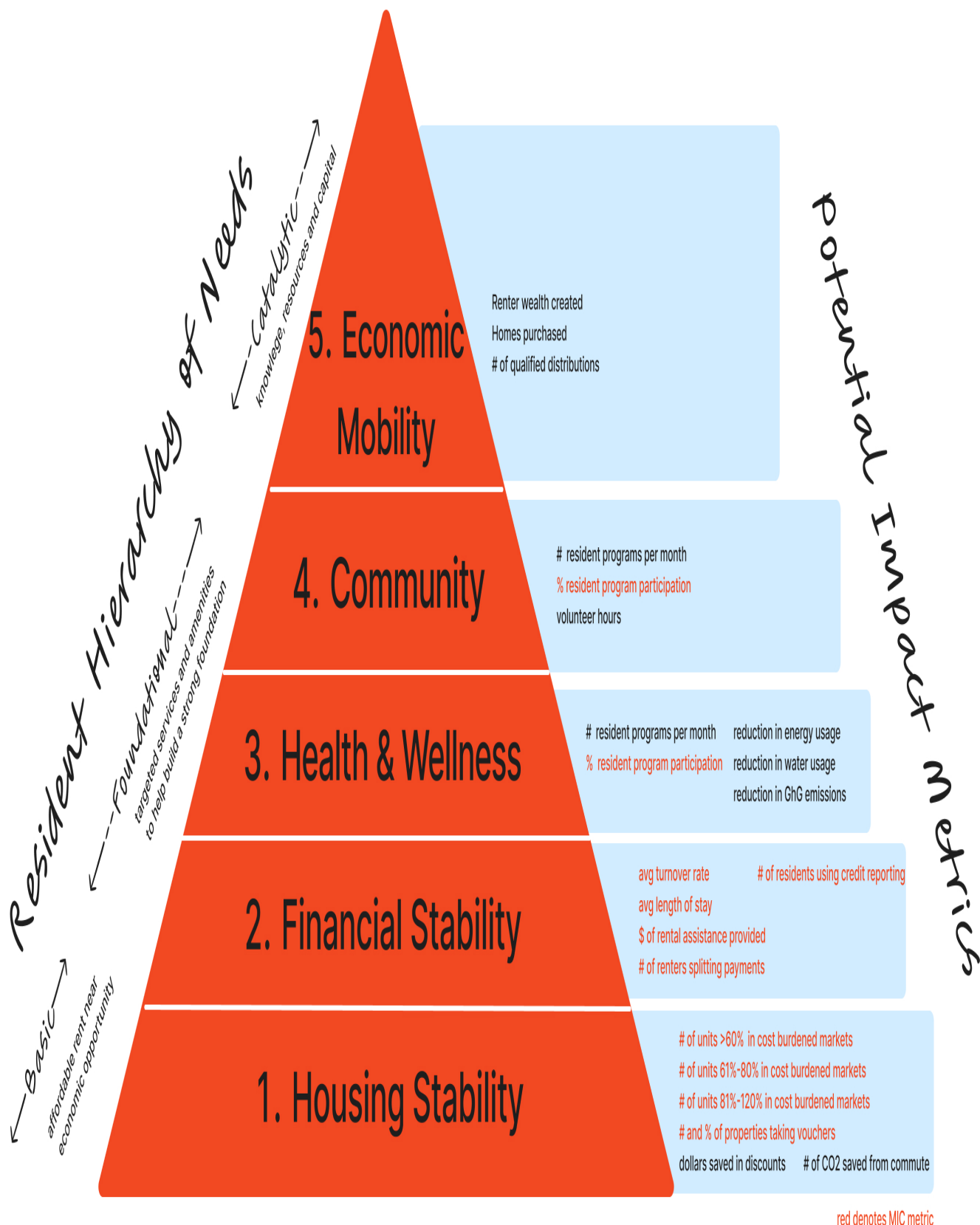
\$19.6 Million
Avoided 113 Parking Spaces
Construction Cost



\$2.7 Million
Saved Costs to Businesses for
Worker Turnover, Training, and
Lost Productivity

If it did not invest in resident housing, Vail would need to commit potentially greater monetary investments in structured parking and/or transit services. Moreover, not investing in resident housing also perpetuates the annual costs of worker turnover, new-hire training, and lost productivity in the business community.

\$663,661 Annual Return Per Unit





April 2026

chfa impact report



Budget

CHFA	\$461M (20%)	\$2.3B
SF	\$423.2M (22%) 1,150 homebuyers	\$1.9B
MF	\$20M (7%) 629 units	\$302.8M
BF	\$16.4M (12%) 78 businesses	\$136M
CP	\$1.3M (18%) 107 organizations	\$7.5M



homeownership

1,150▲

Total homeowners served with loans

investment

First mortgage loans	\$423,194,789 ▲
CHFA DPA grants	\$232,671 ▲
CHFA DPA seconds	\$17,968,438 ▲
Homebuyer education customers served	1,221 ▼

Customers

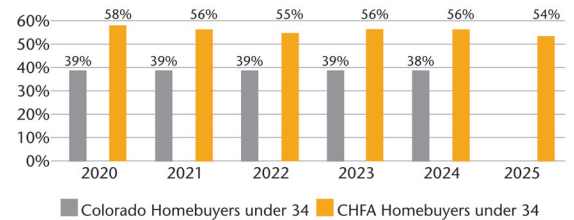
Median loan amount	\$370,488 ▼
Median credit score	701 ▲
Median income	\$100,397 ▼
Median AMI	122% ▼
First-time homebuyers	93% ▲



CHFA Homebuyer Age Trends Below Statewide Average

According to data published by the Consumer Financial Protection Bureau (CFPB), the percentage of Colorado homebuyers under age 34 has ranged from 38 percent to 39 percent of total buyers over the last five years. In the same period, more than half of CHFA homebuyers (54 percent to 58 percent) were age 34 or younger. In 2025, 54 percent of CHFA homebuyers were under age 34, and the median age of CHFA borrowers was 33 years old.

Percentage of Colorado home purchase borrowers under 34 years old



rental housing

629▼

Units supported with loans, PAB, or housing tax credits

investment

Total developments supported	9 ▲
Total loan production	\$20,045,352 ▼
Multifamily loan commitments	\$9,241,091 ▼

Customers

Individual/family housing units	629 ▼
Supportive housing units	0 —
Older adult units	0 ▼
Special population units	0 —
Veteran units	0 —
Rural housing units	66 ▼
Preservation units	187 ▼



Reserves at Eagle Point Celebrates Grand Opening

A grand opening celebration was held on March 18th for The Reserves at Eagle Point in Aurora. Developed by Overland Property Group, The Reserves offers 192 affordable apartments for individuals and families with incomes between 30 percent and 80 percent of the Area Median Income (AMI). It is a part of a master planned community on a site that is near job centers, open space, and schools. CHFA supported the development with an award of \$1M in state Affordable Housing Tax Credits and \$3.9M in federal 4 percent Housing Tax Credits in 2022. CHFA also supported the development through the issuance of \$43M in Private Activity Bonds. Kathryn Grosscup, CHFA Housing Tax Credit Manager, was on hand to deliver remarks on CHFA's behalf.



business lending

78▼

Total businesses served

investment

Total jobs impacted	486 ▼
Dollars invested	\$17,715,447 ▲

Customers

Women-owned	33% ▲
Minority-owned	35% ▼
Women- and minority-owned	12% ▼
Median loan amount	\$36,105 ▲



Shaw Solar Transitions to Co-op Model with Cash Collateral Support

Shaw Solar is a Durango-based solar, energy storage, and heating and cooling contractor. Founded in 2007, the company primarily focuses on residential and commercial solar panel installations in Durango and the surrounding region. Additional services offered by the company include electric vehicle charging station installations, battery systems, and servicing and maintenance. In March, Shaw Solar received a loan from First Southwest Bank alongside a cash collateral deposit of \$1M from CHFA's Cash Collateral Support (CCS) program. The financing will assist the organization in its transition to becoming an employee-owned cooperative while supporting the retention of 30 existing employees and creating four additional full-time jobs.



community partnerships

107▼

Organizations supported

investment

Total giving	\$1,344,132 ▼
Corporate giving (direct and in-kind)	\$236,500 ▼
Regional community investment grants	\$410,268 ▼
Technical assistance	\$697,364 ▲
Technical assistance hours	99 ▼
Staff donation drives and giving and match	\$0 —
Staff community involvement leave and Day of Service hours	63 ▼



Investments Support Pueblo Housing Rehabilitation and Mobility Upgrades

In March, CHFA provided two grants to support housing rehabilitation and mobility upgrades in Pueblo and the surrounding community. A \$40,000 grant to Pueblo County Department of Human Services will help the county to preserve and improve the quality of its existing housing through its Weatherization Assistance Program (WAP) and Emergency Repair and Essential Services Program. These programs will assist income-qualified households with energy efficiency improvements and emergency repairs.

To further support efforts in the region, CHFA made a \$25,000 investment in Habitat for Humanity of Pueblo toward their Ramp Up Pueblo program. The program constructs and installs access ramps onto homes, helping individuals with disabilities or limited mobility to safely enter and exit their homes, fostering independence and improved quality of life.



Local Leaders Meet with CHFA in Southwest Colorado

In March, CHFA leadership and Chris Lopez, Community Relationship Manager, Southwest Region, hosted Community Investment Stakeholder Convenings in Naturita and Mancos. CHFA heard from community leaders and partners about challenges and opportunities their rural regions face, helping to inform implementation of CHFA's strategic plan and guide CHFA's community investment work going forward. Additional regional convenings throughout the state will occur in the weeks and months ahead.



Fort Lupton Network Power Hour

CHFA attended the March Fort Lupton Network Power Hour, a monthly networking forum for Fort Lupton business representatives and entrepreneurs. The gathering was organized by the City of Fort Lupton and the Small Business Development Center (SBDC) and features a rotating list of guests sharing services and opportunities supporting economic development. Steve Boice, CHFA Manager, Business Finance, participated in a panel discussion highlighting CHFA's business lending programs.



Kite Route Crossing Breaks Ground

A groundbreaking celebration was held March 4th for the Kite Route Crossing development in Superior. Developed by Pennrose, LLC, Kite Route Crossing will include 50 affordable apartments serving older adults aged 55 and above, and leverages disaster relief funding provided to support recovery from the 2021 Marshall Fire. CHFA supported Kite Route Crossing with \$1.6M in federal 9 percent Housing Tax Credits and \$650,000 in state credit in 2025.

Photos

Cover: Montrose, Colorado

Homeowners: Kaitlyn, Benton, and their cat, Aurora

Rental Housing: Reserves at Eagle Point ground opening, Aurora

Community Partnerships: Pueblo, Colorado

Spotlight, left: CHFA Southwest Colorado Community Investment Stakeholder Convening, Mancos

Spotlight, center: Steve Boice, CHFA Manager, Business Finance, at the Fort Lupton Network Power Hour

Spotlight, right: Kite Route Crossing groundbreaking celebration in Superior, photo courtesy of Pennrose

800.877.chfa (2432)

800.659.2656 tdd

www.chfainfo.com



With respect to its programs, services, activities, and employment practices, Colorado Housing and Finance Authority prohibits unlawful discrimination against applicants or employees on the basis of age 40 years and over, race, sex, sexual orientation, gender identity, gender expression, color, creed, religion, national origin, ancestry, disability, military status, genetic information, marital status or any other status protected by applicable federal, state or local law. Nondiscrimination Coordinator contact information: chfainfo.com/nondiscrimination.

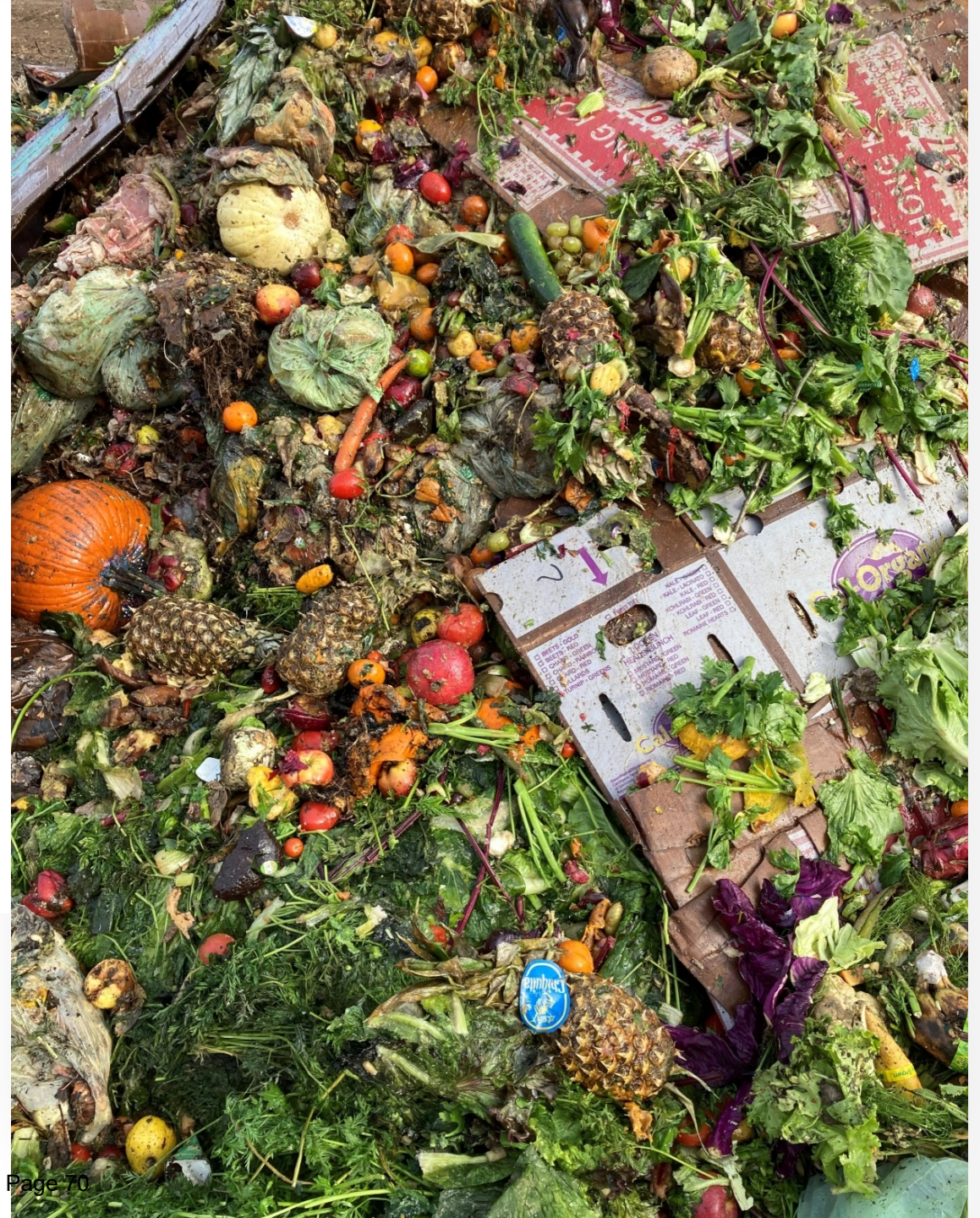


*financing the places where
people live and work*

Curbside Organics RFP Responses

compostable organics
make up 35.8% of the
residential trash going
into our landfill

Liz Mauro, Matt Langhorst



Bidders: WM and Mountain Waste

-costs are per household per month for weekly pickup

-assuming 10% admin fee to PAYT fund to cover Finance Department staff time

Participants	WM base	WM +admin fee	Mountain Waste base	Mountain Waste +admin fee
200-400	\$33.08	\$36.40	\$27.00	\$29.70
401-600	\$32.04	\$35.24	\$24.00	\$26.40
601-1000	\$31.98	\$35.18	\$20.00	\$22.00
1001-1500	\$31.48	\$34.63	\$19.00	\$20.90
1501-2500	\$31.24	\$34.36	\$14.00	\$15.40
All PAYT customers	-	-	\$9.00	\$9.90

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1501-2500	\$31.24	\$34.36	\$14.00	\$15.40
All PAYT customers	-	-	\$9.00	\$9.90

Options

1

Award contract to Mountain Waste with participation conditions

- Staff suggests 601 households signed up by this fall

2

Decide to make composting part of PAYT for everyone to get lowest price (\$9.90/month)

3

Do not award contract to anyone at this time

- Rewrite RFP and try again next year, or not

Request for Proposals

City of Glenwood Springs Residential Curbside Organics
Solicitation: RFP 2026-08P





Mr. Matt Landhorst Public Works Director
City of Glenwood Springs
Glenwood Springs CO 81601

RE: RFP 2026-08 -City of Glenwood Springs Residential Curbside Compost Collection

Dear Mr. Langhorst, City of Glenwood Springs (COGS) Leadership, and Members of the Evaluation Committee,

Mountain Waste & Recycling appreciates the opportunity to submit our response to the City of Glenwood Springs Request for Proposals for contracted hauling services of Residential Curbside Compost Collection.

We recognize the essential role that safe, reliable, and environmentally responsible waste management plays in supporting the health and sustainability of the community. Our organization is firmly committed to operational excellence, prioritizing the safety of our customers and employees while minimizing environmental impact across all aspects of our work. We take pride in contributing positively to the communities we serve and in upholding the values that guide the City of Glenwood Springs.

Our objective is to deliver services that not only meet but exceed the Cities expectations. We are committed to providing dependable site and hauling services that align with Glenwood Springs' unique needs, operational standards, and long-term sustainability goals. We understand the importance of the decision before the Evaluation Committee and City leadership, and we stand ready to provide any additional information or clarification you may require.

Thank you for your consideration and for the opportunity to continue supporting the City of Glenwood Springs. We value your time and look forward to the possibility of continued partnership in service to the community. The rates included in this proposal are valid for 90 days from the Proposal Submittal Due Date of April 20, 2026.

Very Sincerely,

Douglas Goldsmith
Sales Manager
Doug.goldsmith@mountainwaste.com
970-963-3435





City of Glenwood Springs Residential Curbside Organics



Scope of Work- Mountain Waste & Recycling will:

- Weekly pick-up of 5-gallon spin-top buckets that are labeled “Food Waste Only
- Supply all containers for this agreement
- Clean-up of all material spills, litter and vehicle leaks
- Provide all equipment required and maintain all equipment for the duration of the contract.
- Mountain Waste will bill monthly as part of our current billing program
- Materials to be collected will include: all food waste, compostable packaging, paper products, small plant materials/yard trimmings that are less than 12” length and smaller than 2” diameter.
- Contaminated containers will be photographed, labeled with an ‘oops-tag’, and not serviced; the photos of not-serviced bins will be emailed to the city for follow-up with the customer by city staff.
- The collected organics will be hauled to a permitted Class II or III composting facility that accepts food waste and compostable packaging.

Qualifications

Mountain Waste & Recycling is the City of Glenwood Springs’ trusted partner for trash and recycling services, and we are well positioned to seamlessly expand that partnership to include compost collection. Because we already coordinate with the City’s billing and service infrastructure, adding compost will integrate smoothly with no disruption to residents.

Our team brings extensive municipal experience across the region. We currently serve the communities of Rifle, Silt, New Castle, Glenwood Springs, and Carbondale, and our sister company, Vail Honeywagon, provides hauling services for Towns of Eagle, Minturn, Arrowhead, and the Cordillera HOA. This depth of experience ensures reliable operations, proven community engagement, and a smooth rollout of new programs like compost collection.

Experience: Compost - Collection

Mountain Waste & Recycling is proud to be one of the original members of the Pitkin County SCRAPS program, helping expand compost collection from Carbondale all the way to Aspen. Our commitment to sustainable waste management is strengthened by our sister company, Vail Honeywagon, which operates one of the largest composting facilities on the Western Slope.

Building on that expertise, Vail Honeywagon recently launched curbside compost collection for the Town of Eagle, making it easier than ever for residents to participate in responsible, community-wide waste diversion. As the largest residential solid-waste hauler in the Roaring Fork and Colorado River valleys, Mountain Waste & Recycling is uniquely positioned to scale compost collection to meet the needs of Glenwood Springs residents. This expansion also integrates seamlessly into the existing billing system through our established partnership, ensuring a smooth and convenient rollout for the community.



Weekly Curbside Compost Collection Fees

Number of households participating:	Amount charged per household per month:
200-400	\$27.00
401-600	\$24.00
601-1000	\$20.00
1001-1500	\$19.00
1501-2500	\$14.00
Other rates: Go Back Fee	Cost per item: \$35.00
Charge to replace bucket damaged or lost by customer	\$15.00 + \$10.00 delivery

Alternate Service & Billing Opportunity: Weekly Curbside Compost Collection

Mountain Waste & Recycling's sister company, Vail Honeywagon, currently provides curbside compost collection for the Town of Eagle. This program is billed directly to every household through the town's existing utility billing system. Residents may choose whether to set out compost each week, but all households share the cost of the service. Because participation varies week to week, the cost per household is significantly reduced while still ensuring universal access to compost diversion.

With the upcoming reduction in recycling costs driven by Extended Producer Responsibility (EPR), implementing a similar compost program as the Town of Eagle at the start of EPR would allow Glenwood Springs to slightly decrease monthly billing while expanding waste diversion opportunities for every home. Every household would gain the ability to divert organic material from the waste stream, increasing landfill diversion rates and supporting the city's sustainability goals.

Below is the pricing to set up and implement a weekly compost collection program for all residential homes within the City of Glenwood Springs.

- Mountain Waste will bill each residential location **\$9.00 per month**
- Follow all provisions of the RFP for collection of Compostable materials

How to collect your compostables?

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby **certify** that, according to the records of this office,

Mountain Waste & Recycling, Inc.

is a

Corporation

formed or registered on 05/21/2015 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing **with** this office. This entity has been assigned entity identification number 20151224364.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 04/06/2026 that have been posted, and by documents delivered to **this** office electronically through 04/07/2026 @ 12:01:32.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 04/07/2026 @ 12:01:32 in accordance with applicable law. This **certificate** is assigned Confirmation Number 18410571.



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****
Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/bc/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

About our Company:

Waste Connections

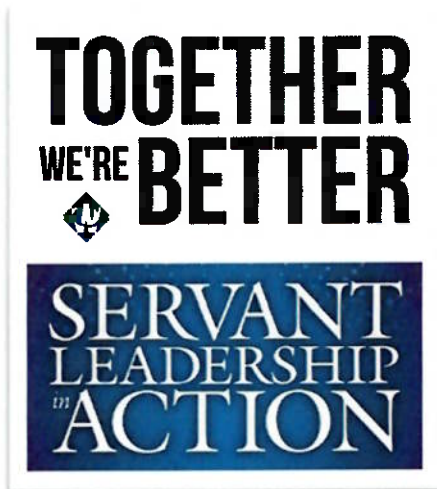
Our parent company, Waste Connections, is the third largest solid waste services company in the United States with over 22,000+ employees, \$8 billion in annual revenue, and \$17.35 billion in assets. We serve more than 8 million residential, commercial and industrial customers across 43 states in the U.S. and 6 provinces in Canada.



WASTE CONNECTIONS

We have successful partnerships/contracts with over 850 city, county, and joint powers agencies. Our uniquely decentralized business model provides local managers with the authority to run their business and make on the ground decisions without having to "call corporate."

Our company culture is driven by a "Servant Leadership" management philosophy which promotes respect, encouragement, accountability, teamwork, and colleagues who truly care for each other. We don't operate from a "top down" principle but from a "bottom up" perspective. Our company cherishes our employees, expects the highest moral standards from our leadership team, and seeks to give back to the local communities in which we



operate.

Mountain Waste & Recycling, Inc.

Company Information

Corporate Entity: Mountain Waste & Recycling, Inc.
Formerly: InterMountain Waste & Recycling and Mountain Roll-Offs, Inc. (MRI)
FEIN: 47-3905885
Mailing Address: P. O. Box 999
Carbondale, CO 81623

Physical Address: 1058 County Road 100
Carbondale, CO 81623

Main: (970) 963-3435



Mountain Waste & Recycling. RFP Response ~ RFP #2026 Yard Waste Drop Site Collection

Mountain Waste & Recycling, Inc. was formed on May 29, 2015, with the merger of Mountain Roll-Offs, Inc. established 2005, and InterMountain Waste & Recycling, established 2010, the two largest independent waste haulers in the Roaring Fork Valley. The combination of the two companies has resulted in the birth of the single largest independent waste and recycling company ever to exist in the mountains of Colorado.

Mountain Waste & Recycling provides service to municipalities, residences, commercial businesses, contractors and most of the largest special events in an area stretching from the Town of Parachute in the west to Vail Pass in the east. This area also includes the entire Roaring Fork/Grand Valley from Parachute to Aspen. The company currently provides a range of services to the governmental entities of Battlement Mesa, Rifle, Silt, New Castle, Glenwood Springs, Aspen, Carbondale, Eagle, Garfield County and Eagle County. We are the provider of choice to these jurisdictions for residential waste and recycling collection, portable restroom services, facility waste and recycling services, and contract transportation of materials.

Mountain Waste serves more than 15,000 residential customers, more than 1,700 commercial customers and to approximately 75% of the contractors who operate/build in the Roaring Fork and Grand Valley. We answer the phone locally and respond in a nimble manner that brings a full scope of services to our customers.

We have a superior local management team that includes people who have more than 80+ years of cumulative waste and recycling expertise. Our focus is on exceeding customer expectations regarding service, accountability and response.

Alignment of Values:

The City of Glenwood Springs and Mountain Waste & Recycling share a strong alignment of values, and this common ground is a key factor as COGS evaluates options for its residents. Our experience shows that when partners operate from shared principles, the result is a more resilient relationship that delivers meaningful benefits to the entire community.

This value-driven partnership ensures that waste management practices not only advance the City's Waste reduction goals but also meet residents' expectations for safe, reliable, and friendly service. When collaboration is rooted in common values, transitions become smoother, communication becomes more effective, and diversion initiatives gain the support they need to succeed. Ultimately, this approach strengthens environmental outcomes and contributes to a cleaner, healthier community for everyone.



Mountain Waste & Recycling Vision and Operating Values

VISION FOR THE FUTURE

Our goal is to create an environment where self-directed, empowered employees strive to consistently fulfill our commitments and seek to create positive impacts through interactions with customers, and fellow employees, always relying on our Operating Values as the foundation for our existence.

STATEMENT OF OPERATING VALUES

Safety. We strive to assure complete safety for our employees, our customers, and the public in all of our operations. Protection from accident or injury is paramount in all we do.

Integrity. We define integrity as "saying what you will do and then doing it". We keep our promises to our customers, our employees, and our stockholders. Do the right thing, at the right time, for the right reason.

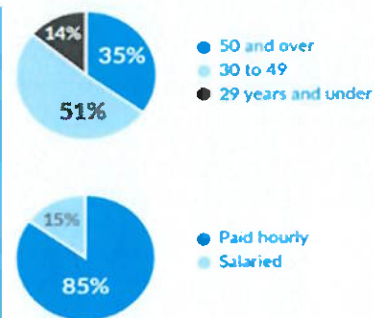
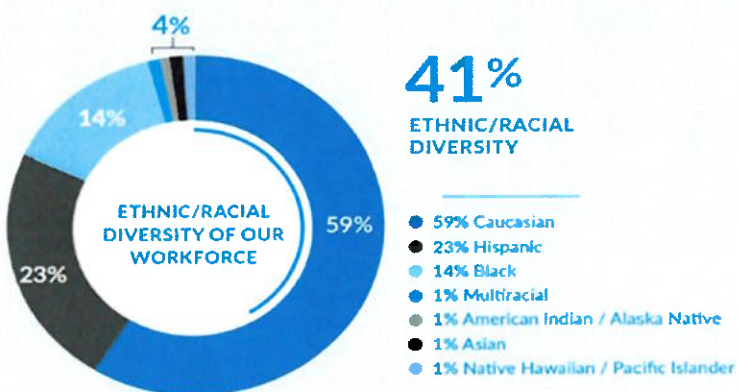
Customer Service. We provide our customers with the best possible service in a courteous, effective manner, showing respect for those we are fortunate to serve.

To be a Great Place To Work. We maintain a growth culture where our employees can maximize their potential personally and professionally. Our objective is to provide an environment where people enjoy what they do and take pride in their work.

Diversity Statistics

WORKFORCE DIVERSITY [EEO 1 Report](#)

CULTURE



MATTERS At Waste Connections, we believe employee engagement, culture and differentiated results are all related — it is why investing in our people, our greatest asset, has always been a top priority.



Waste Connections Veterans Employee Resource Group, officially named the WCN Veterans S.E.R.V.E. Network, with the objective to Support, Empower and Retain, Veteran Employees.

Our Vision Statement: Empowered WCN veteran employees formed to honor, appreciate, and assist in the development of fellow veteran employees in an effort to repay the sacrifices they made for their country.



The Waste Connections Women's Network is an employee resource group of Waste Connections. Our vision is to create a company-wide women's network which provides community, mentorship, and access to professional development tools, inspiring the next generation of female leaders.

CEO ACTION FOR DIVERSITY & INCLUSION

Waste Connections is a proud signatory of the CEO Action for **Diversity and Inclusion™** pledge. CEO Action is now the largest business-led initiative to advance DEI in the workplace, with more than 2,500 CEOs who recognize that diversity, equity, and inclusion is a societal issue, and that collaboration and bold action from the business community - especially CEOs - is vital to driving change at scale.



<https://www.comparably.com/companies/waste-connections/awards>

Safety Programs

Smith System Driver Safety Training Program:

Mountain Waste & Recycling uses the Smith System to teach drivers to drive differently. Founded in 1952, Smith System is the nation's first fleet driver safety training organization with a program that gives drivers the knowledge and tools to make better decisions behind the wheel, and significantly reduces collisions. The Smith System also helps to reduce vehicle maintenance and improve fuel efficiency, but most importantly, it helps to save lives, protect the communities we serve and ensure everyone goes home safely each day.



In addition to the formal driver training programs, our Driver Supervisors perform regularly scheduled ride-a-longs with each route to ensure ongoing safety, efficiency, and proper work standards are being maintained. We establish an Employee Safety Committee which meets monthly and/or immediately following any type of incident. We also utilize an electronic Safety Board in our driver breakroom which is updated continuously with pertinent information such as weather, road conditions and closures.



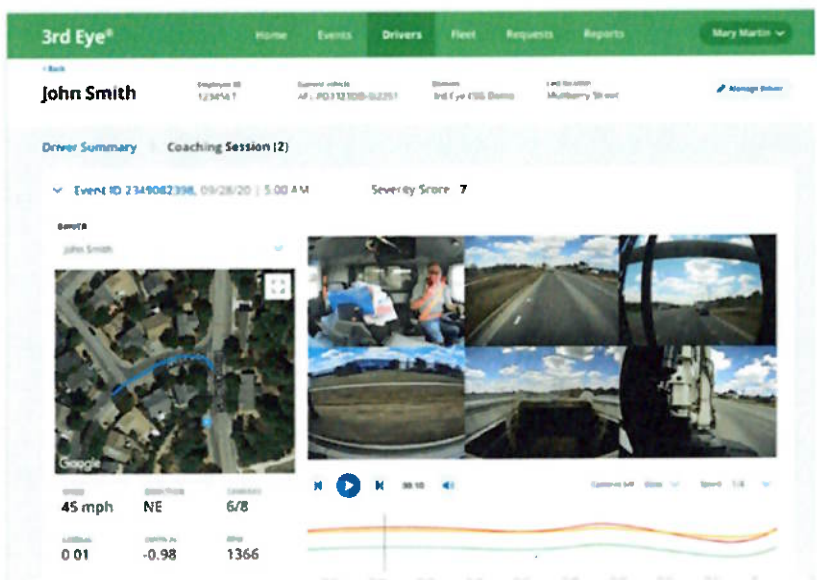
Mountain Waste provides an annual safety bonus incentivizing employees who maintain safe operations. We also employ a wide range of coaching tools and performance metrics which allow continued monitoring and fine-tuning employee skills.

Safety Technology

Lytx and Fleet Management Technology:

Our trucks will come installed with revolutionary 3rd Eye cameras, to provide service verification to customers and governmental agencies, track analytics on route efficiency, and report all safety related concerns for immediate coaching. It is the ultimate system for tracking operational quality control for enhanced safety.

Mounted Tablets and 3rd Eye Software: Our trucks all utilize an on-board tablet system. This **paperless process** allows our drivers to record completed stops and note any service issues in real time, permitting our Customer Service team to proactively contact customers and answer service related questions more effectively. Additionally, our management team can easily locate a driver on route, offer remote support, send work orders, or a quick text which displays directly on the tablet screen. The intuitive interface allows drivers to take a picture of a customer's container with just 2 clicks, and photos automatically upload to the customer's account in our Route Manager Online program.



Example of Dashboard Reporting for Driver Training and Ongoing Coaching

Employee Training

Driver Training

As a trusted and valued service provider in our community, we pride ourselves in presenting a professional image. All drivers are required to wear a company provided uniform while operating in the field. The uniform shirt will include our company logo and the employee's first name. All Personal Protective Equipment (PPE) like hardhats, hi-vis vests, and jackets will also be labeled with the Mountain Waste logo. All collection vehicles include unique truck numbers for identification. They will also include our company name and contact information.

All new Mountain Waste drivers must meet the following *minimum* expectations to be considered for a position with our local Colorado-based team:

- *Must possess a valid Class A or Class B Commercial Drivers License.*
- *All potential employees must complete a pre-employment drug test and background check.*
- *Must have a clean driving record; no more than two moving violations or at fault accidents in the previous 3 years.*

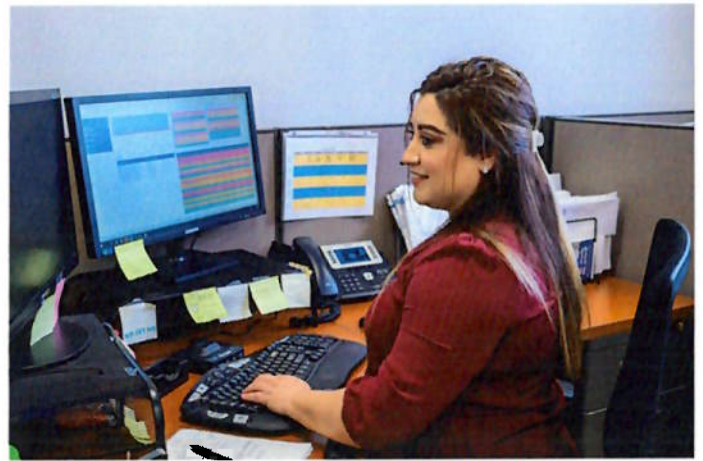
- *We will not consider any driving candidates that have an alcohol or controlled substance related driving offense in the previous 3 years.*
- *We will not consider candidates that have failed a DOT random drug or alcohol test in the previous 3 years.*



Each new employee undergoes an initial **15-day training program** covering all aspects of safety and equipment operating programs. New employees ride with Driver Trainers during the initial training period and are evaluated at 30, 60 and 90 day intervals. Waste Connections also has an extensive **Commercial Driver Safe Work Practices** training program to ensure all personnel are qualified, proficient and safe. All employees are provided ongoing monthly training and mentoring to ensure skills stay current.

Customer Service Representative Training

Upon joining our team, all new Customer Service Representatives (CSRs) go through our Waste Connections onboarding program to understand our industry, learn the customer account database and billing process, attend office related safety training, and learn how to provide the best customer service to the communities we serve. They also spend time doing ride-alongs with route drivers to build a better understanding of service details, potential route hazards and to develop a rapport with the team. We also evaluate call quality on an ongoing basis throughout a Customer Service Representatives career to ensure the highest level of service to our customers.



Customer Resources

We take pride in our comprehensive online resources designed to assist customers outside regular business hours. These tools empower customers to find answers to their questions, request services, access recycling information, and easily connect with us at their convenience.

Click to Order (online account setup)

This handy online portal allows new customers to review service options and subscribe to curbside collection programs, if they desire a self-service option outside of normal business hours.

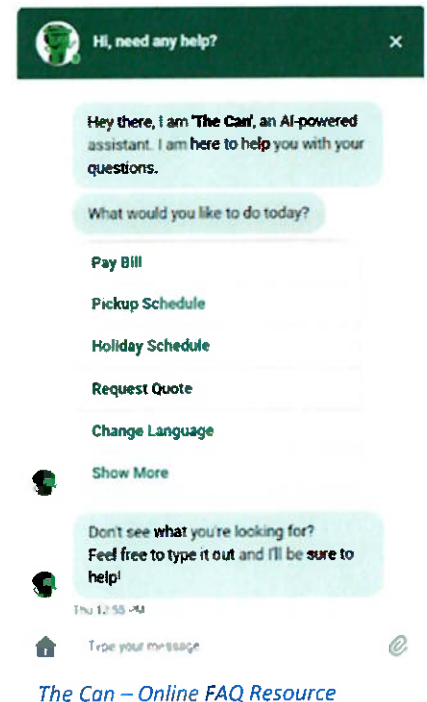
The Can (online FAQ)

Our website offers a virtual AI-powered assistant, available 24/7 to support customers with commonly asked questions, recycling information, and directions to other online resources.

Mobile App & Waste Wizard

We understand that many of our customers wish to have access to information about our services and their account online, accessible 24/7. Using our Mobile App or web-based widget on the Waste Connections website, allows our customers to access:

- Set Out Reminders – *receive a text or email the night before collection day*
- Recycling Guidelines and Program Updates
- Info on Community Recycling Opportunities/Waste Related Events
- Holiday Service Schedule
- Waste Wizard – *guidance on how to properly dispose of waste & recycling*
- Receive Service Notifications – *any delays due to inclement weather*



Embedding this resource on the CCOB website, provides another point of access for residents to not only check their service schedules, but also access **Waste Wizard** a searchable database to determine if an item is trash or recyclable, and if so, where to take the item for reuse, repurposing or recycling.

Waste Wizard Benefits Include:

- Lower contamination rates
- Increased diversion
- Establishes long-term trust in public recycling programs
- Supports proper disposal of hazardous waste
- Promotes an engaged & educated public
- Changes recycling behavior
- Reduces improper disposal

Customer Service

Mountain Waste & Recycling Customer Service Call Center is located at **1050 County Road 100 in Carbondale, CO**. Waste Connections believes strongly that outstanding customer service and support is best handled by employees who live, work, and raise their families in the communities we serve.

Our office is open to the public during normal business hours 8am-5pm, Monday-Friday where our team of **three (3) local Customer Service Representatives** are available to answer customer phone calls and electronic communications. We also provide 24/7 access to many online resources including: Online Bill Pay, collection schedule look-up, Click to Order new services, and Waste Wizard searchable database for education on proper disposal of recycling, household trash, and hazardous waste, as well as options for donating gently used goods.

Route Manager: All customer interactions, including calls, emails, service change requests, driver notes, pickup time of every collection, photos of extra bags, and payments are entered into our Route Manager software database. Route Manager is a waste industry leading database program for managing all account data, service history and billing history.

Our customer service staff has call monitoring visuals on their computer screens at all times which displays if there are any callers on hold, which representatives are on calls, and which are available. Call Center Supervisors have the ability to "live-monitor" any call and will communicate with representatives who may need assistance on a call.

The resolution process to any customer call is guided by two principles:

- 1) *Our Customer Service Representatives are coached to act as advocates for the customers to ensure the customer's complete satisfaction.*
- 2) *Each Customer Service Representative takes ownership of every call and will make a **commitment** to resolve a customer's inquiry during the initial call.*

Our managers and supervisors prioritize customer satisfaction, and are readily available to meet with any customer in person at the customer's location, whenever necessary. This commitment is aimed at ensuring that customers feel heard, understood, and well taken care of, reinforcing our dedication to providing exceptional service and support.

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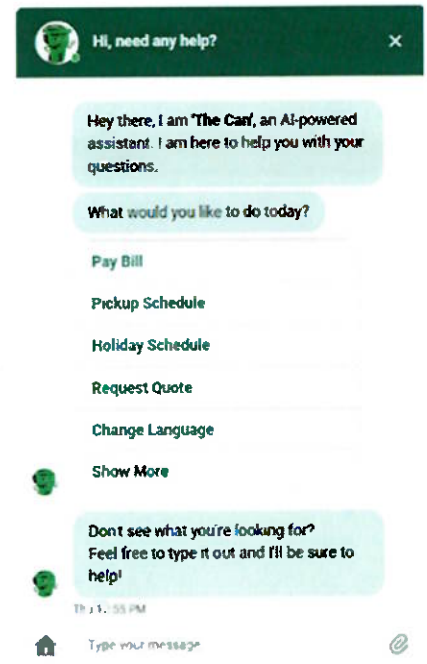
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[The Can – Online FAQ Resource](#)

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- Reduces improper disposal

Community Support and Educational Events

At Mountain Waste & Recycling, our success is directly attributed to the support we receive from the communities we are fortunate to serve. It is a privilege to reciprocate this support through various means, including charitable donations, organizing engaging "Touch-A-Truck" events for children, supporting local non-profit organizations, and sponsoring community events. This commitment reflects our dedication to being active contributors to the well-being and vibrancy of the areas we call home.

Event Participation

Mountain Waste & Recycling participates in events such as Earth Day, Forth of July, with information booths highlighting recycling and diversion opportunities in the Roaring Fork Valley



High School Scholarships

As a committed community partner, we recognize the vital role our youth play in continuing the evolution of zero waste efforts.

Veterans Food Drive

In support of Veterans' in 2025 our team collected over ten (10) thousand food items to support local Veterans in need.



Charity Golf Event to support A Precious Child

Each year we host a Charity Golf event with the proceeds benefiting this wonderful children's organization in Broomfield. To further support their mission, Waste Connection will work with customers requesting bulky furniture pick up to **divert gently used items**, for the benefit of A Precious Child

Empowerment Resource Center.

Annual Christmas Promise Bike Build Bike Build & Toy Donations

Each holiday season we partner with local charities to ensure families in need have clothing, gifts, food, and other household items needed to make the holidays a joyous time. We also build and donate bikes each year.

Touch-a-Truck Events

Touch-A-Truck events are an exciting opportunity for local school children to get up close with garbage trucks, to explore and learn about waste collection from friendly guides. These events leave a lasting impression, fostering appreciation for the unseen heroes behind the scenes of safely and responsibly serving our communities.



Organization Chart

Principal Officials Involved with City of Glenwood Springs Service

The team begins with Mark Cerisa Regional Vice-President, who has 20+ years of experience in all aspects of the industry gathered through his service in many areas of the country. He is supported by a team comprised of:

Nick Blanton – District Manager: former local manager for Pueblo Colorado - Waste Connections and more than 7 years of management in local transportation/service companies.

Herman Aardsma – Operations Manager: former operations leader at Waste Management, MRI and other valley waste companies. Mr. Aardsma brings over 30 years of waste experience to the team along with the knowledge of collection methods and practices unique to this valley.

Jeremy Frees – Service Specialist: former MRI and Waste Management “go to” liaison recognized nationally for his management of major special events such as X Games, Food & Wine, U S Pro Cycling Challenge, and Jazz Aspen Snowmass. Mr. Frees has more than 20 years of waste experience in the Roaring Fork Valley.

Douglas Goldsmith -Sales Manager: former general manager Transit Waste & Recycling and the Bondad Landfill servicing the Four Corners area in Southwest Colorado. Mr. Goldsmith has more than 20 years’ experience managing municipality contracts and events in Colorado

The team is unmatched by any competitor and deeply experienced, not only locally, but nationally.

3. Comparable Project Experience

Name: Town of Eagle Compost, Trash and Recycling collection

Location: Eagle Co

Description of Project: Weekly trash and recycling and Compost collection

Project Dates: contract award date 2022

Municipal Point of Contact:

Name: Kira Koppel

Phone: 970-328-9658

Project budget or cost: Due to confidentiality constraints with existing contracts, detailed information is not provided in public RFP responses. However, we are available for direct discussions with COGS to share specifics and address inquiries about the project scope.

Name: Town of Carbondale Trash and Recycling collection

Location: Carbondale CO

Description of Project: Weekly trash and recycling collection

Project Dates: contract award date 2017

Municipal Point of Contact:

Name: Kevin Schorsman

Phone: 720-220-9743

Project budget or cost: *Due to confidentiality constraints with existing contracts, detailed information is not provided in public RFP responses. However, we are available for direct discussions with COGS to share specifics and address inquiries about the project scope.*

Name: City of Glenwood Springs Trash and Recycling collection

Location: Glenwood Springs CO

Description of Project: Trash and Recycling collection

Project Dates: contract award date 2022

Municipal Point of Contact:

Name: Matt Langhorst Public Works Administrator

Phone: (970) 379-4355

Project budget or cost: *Due to confidentiality constraints with existing contracts, detailed information is not provided in public RFP responses. However, we are available for direct discussions with COWS to share specifics and address inquiries about the project scope.*

Insurance Requirements

Mountain Waste & Recycling will comply with all insurance requirements as listed in the RFP.

Start Date

Mountain Waste & Recycling can deliver containers and start service a reasonable amount of time after award of agreement

Compost – what goes in the bin

All food is allowed

- Meat, poultry, fish, shellfish, eggs, cheese, dairy, bread, baked goods, pasta, rice, beans, nuts, seeds, vegetables, and fruit.
- Peels, pits, eggshells, bones, and coffee grounds.



- Raw or cooked food, plate scrapings, leftovers, and spoiled food.

Allowed non-food items

- Paper coffee filters
- Paper tea bags

Allowed bin liners

- Paper, paper bag, or [BPI-certified compostable bag](#).

Types of allowed yard waste

- Weeds, leaves, vines, grass, flowers, house plants, plant clippings, pumpkins.
- Small branches (less than 1 inch thick and 6 inches long)

Other allowed items

Food-soiled napkins and paper towels.

Pizza delivery boxes (remove any plastic or wax paper)

What's NOT allowed

STEP 1: MAKE A PLAN

To start we recommend that you: • Store your food scraps in the kitchen container included in your starter kit on your kitchen countertop, or under your kitchen sink.

- Keep your container where you produce most of your compostable waste.
- Bring your compostable waste outside to your curbside bin every day and be sure to clean it regularly.
- Select a good place for your curbside bin. Focus on accessibility, shade, and shelter from rain and snow. Taking good care of your bin will help prevent pests and odors. Remember, you are not making more organic waste than before, just sending it to a different bin. Separating your food scraps actually keeps your trash from producing odor. So, you can take your trash out less often and not worry about stinky, dripping, trash.

STEP 2: LINE YOUR CURBSIDE BIN

Line your bin to ensure it can be emptied. You can use a double-lined paper bag, BPI, CMA, or OK Compost certified compostable bin liners. If you line your countertop bin, you do not need to also line your curbside bin.

You may not use plastic bags to line your bins.

STEP 3: START COLLECTING FOOD SCRAPS

Avoid contamination by only throwing out compostable materials in your bin. There is a full list of accepted materials included in your starter kit. Contaminated bins will not be collected.

STEP 4: PUT YOUR CURBSIDE BIN OUT FOR PICKUP

Make sure your bin is on the sidewalk, and not blocked by garbage bins, trees, etc. on your collection day. **To view your collection day, download the Mountain Waste Trash App**

STEP 5: GIVE YOURSELF A PAT ON THE BACK

Composting your food scraps reduces the amount of waste sent to landfills. It also helps the environment by enriching soil, giving new plants nutrients to grow. Go you!

REPEAT THE STEPS EACH WEEK!

ORGANIC WASTE RECYCLING



RECICLAJE DE RESIDUOS ORGÁNICOS

Food Scraps and Food-soiled Paper (paper towels, napkins, paper bags, parchment paper and coffee filters)



Desechos de Comida y Papel Manchado de Comida (toallas de papel, servilletas, bolsas de papel, papel manteca y filtros de café)

Plant Trimmings and Yard Waste



Recortes de Plantas y Desechos de Jardín



NO! These items
are not accepted in
your organic waste
recycling bin.

NO Glass and Cans
NO Plastic Containers, Bags,
Film and Gloves
NO Oil and Grease
NO Dishes and Utensils
NO Compostable and
Biodegradable Bags

¡NO! Estos artículos no
se aceptan en su
contenedor de reciclaje
de residuos orgánicos.

NO Vidrio y Metales
NO Bolsas, Guantes y
Embalaje de Plástico
NO Grasas y Aceites
NO Trastes de Cocina y Utensilios
NO Bolsas Compostables y
Biodegradables





How to collect your compostables?

There are many ways to collect your food scraps and food-soiled paper when in the kitchen. Our favorite is using a Kitchen countertop Pail.

Already have a kitchen pail and are unsure of how to use it?

5. Line your kitchen compost pail with a compostable liner such as a newspaper or paper bag to keep the pail clean.
6. Empty your pail frequently – use your pail to bring your food scraps right to your 5 gallon can!
7. Keep your pail by your food prep area to be sure you capture all food scraps while you are cooking!
8. Double-check the list of what belongs in your green compost cart, and use your kitchen compost pail to ensure all compostable material makes it from your home to the green cart.

There are many ways to collect your food scraps and food-soiled paper when in the kitchen. Our favorite is using a Kitchen countertop Pail.

Already have a kitchen pail and are unsure of how to use it?

1. Line your kitchen compost pail with a compostable liner such as a newspaper or paper bag to keep the pail clean.
2. Empty your pail frequently – use your pail to bring your food scraps right to your Recology cart!
3. Keep your pail by your food prep area to be sure you capture all food scraps while you are cooking!
4. Double-check the list of what belongs in your green compost cart, and use your kitchen compost pail to ensure all compostable material makes it from your home to the green cart.



CITY OF GLENWOOD SPRINGS

Residential Curbside Organics Collection

RFP # 2026-08P | April 20, 2026, at 2:00 p.m. MDT

SUBMITTED BY:

Waste Management of Colorado, Inc.

CONTACT:

Curtis Gardner | PSS Manager

720-413-5511 | cgardne7@wm.com



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Waste Management of Colorado, Inc.
62 County Rd 113 Bldg L,
Carbondale, CO 81623-9168

1. Cover Letter

April 20, 2026

City of Glenwood Springs
101 West 8th St.,
Glenwood Springs, CO 81601
Attn: Ryan Muse, Procurement Department

Dear Mr. Muse:

Waste Management of Colorado, Inc. (WM) is pleased to present the following response to the City of Glenwood Springs's Request for Proposal for Residential Curbside Organics Collection.

WM has been a proud part of Colorado for more than six decades now. I know WM is fully capable of handling service to Glenwood Springs because WM works with communities of all sizes throughout the state and the country. We use our vast experience to set a higher standard for our services and drive continuous improvement throughout each facet of our operation.

Technical Capability: Expertly Equipped to Handle It All

When you work with WM, you tap into more than just waste collection – you gain access to a powerful network of resources backed by decades of experience serving various industries across the U.S. and Canada. From collection to disposal, our technology and infrastructure are built to handle every part of your Residential Curbside Organics Collection – efficiently and responsibly.

With a global team of ~60,500 professionals and the industry's largest network of facilities, WM brings unmatched technical capability to Glenwood Springs. Leveraging our local know-how, we help you reduce waste, improve operations, and work toward your environmentally focused goals with practical, proven offerings.

The following data represents the most recent information published in the WM 2025 Sustainability Report and the Annual Report*:

- ~60,500* team members globally
- 18,860 collection vehicles helping keep our communities clean and safe¹
- 13,170 alternative fuel vehicles that produce lower emissions than fossil fuels – making up more than two-thirds of total fleet
- 17* renewable natural gas projects, some of which fuel our collection fleet
- 213 natural gas fueling stations supporting WM's ability to fuel our fleet with compressed natural gas
- 151 landfill gas beneficial use projects²
- 49* organics processing facilities that transform food and yard debris into nutrient-rich compost
- 3 CORE® facilities that process source-separated organics into a bio slurry used to enhance the efficiency of renewable energy generation at wastewater treatment plants



- 2.6 million people positively impacted since 2022
- 13,500 acres actively managed through certified wildlife habitat programs
- 300 habitat, species, and education projects
- ~70 Wildlife Habitat Council (WHC)-certified programs across North America

**More recent figures based on the WM 2025 Annual Report.*

Financial Strength: Service You Can Count On

WM's financial strength means reliable service you can count on – today and into the future. For Glenwood Springs, that translates into consistent performance and peace of mind.

In 2024, WM generated \$25.2 billion in revenue and managed an asset base of \$45.8 billion. Our strong cash flow and access to credit allow us to invest in new trucks, containers, and facility upgrades, without relying on outside financing. That means faster improvements and fewer delays.

Our scale also brings you value. WM operates the most extensive waste services network in North America, covering everything from collection and disposal to recovery, remediation, and specialty services. This reach allows us to manage your waste from start to finish, with clear documentation and full compliance with all regulations.

Because we are financially strong, our local team has the support to focus on what matters most: delivering dependable service, advancing sustainability initiatives, and helping Glenwood Springs meet your goals with confidence.

Industry-Leading Technology, Built Into Every Truck

WM's local fleet is equipped with advanced onboard technology that helps us deliver fast, accurate service for Glenwood Springs – at every pickup.

Our trucks use a real-time computing system that keeps drivers, dispatchers, and customer service teams connected. Routes and service updates are shared instantly, so drivers know exactly where to go and what to do. Every completed stop is logged digitally, helping ensure nothing is missed.

Here is how our technology works for you:

- eRouteLogistics®: Custom mapping software that helps us build efficient routes and adjust them as needed.
- Plan Versus Actual (PvA): Tracks planned routes against real-time progress to keep everything on schedule.
- Integrated Onboard System: Connects each truck to our dispatch team for seamless communication and service updates.
- WM Smart Truck® Services: Uses onboard cameras to verify service, detect overages or contamination, and provide photo or video documentation when needed. Notifications are sent based on your preferences.
- DriveCam®: A forward-facing camera that activates during sudden movements to help improve safety and accountability.

This technology brings innovation to each pickup, driving high-quality service for Glenwood Springs while supporting safe operations and responsible waste handling.

Safety Starts Here

At WM, safety is more than a priority – it is a core value that shapes every decision we make. For Glenwood Springs, that means dependable service delivered by teams who are trained, equipped, and committed to doing the job right.

Our local crew follows rigorous safety protocols, supported by national standards and advanced technologies. From hiring and training to daily operations and vehicle maintenance, safety is built into every step.

WM consistently ranks among the top performers in our industry for safety. We work closely with organizations like the National Waste & Recycling Association and the Solid Waste Association of North America (SWANA) to help raise the bar – not just for our teams, but for the communities we serve. You will see our commitment in action every day – through well-maintained equipment, alert and prepared drivers, and a culture that puts people first.

WM is OMRI Certified Organic: OMRI supports organic integrity by developing clear information and guidance about materials so that producers know which products are appropriate for organic operations.

WM will take the organics we collect from Glenwood Springs' residents to South Canyon Landfill, located at 1305 Co Hwy 134, Glenwood Springs, CO 91601, which accepts composting for disposal and then, once processed, sells the STA-certified compost that meets U.S. Composting Council (USCC) standards for safety and quality.

Organics Solutions for our Customers

In the U.S. alone, 60 million tons of food is wasted annually at a cost of over \$160 million. That is why it is imperative we find solutions to manage this organic material. WM understands that diverting food waste and organic material is a growing need, not just for restaurants or large businesses pursuing sustainability and Environmental, Social, and Governance (ESG) goals, but for the average American who cares about the environment and wants to do their part. We also understand how difficult it is to find solutions for these materials and challenging to find providers that accept packaged materials. To assist customers like Glenwood Springs in diverting more organic waste from the landfill, WM is building a first-in-the-industry national organics collection and processing network. Leveraging our consistent and predictable vendor routes and emerging local collection and processing solutions, WM is building a competitive and stable organics recycling network that is not currently available by any competitor in our industry. Our priority is to make organics recycling as easy as possible to implement and seamless to track for sustainability and ESG reporting.

Toward these ends, we are engaging providers that accept packaged materials, and offering the City of Glenwood Springs one of the following options: a five (5) gallon screw-top bucket, which we will provide to residents, and a 30 gallon bag the customer will provide, both with weekly service, or a 64 gallon bear-resistant cart with a lid, wheels, and handle for weekly or bi-weekly service, for increased capacity compared to the bucket/bag service (please see our pricing sheet for more details).



WM Carts: A Strong Start in Responsible Waste Management

Picture the start of a new organics collection program in your City: WM carts arrive, ready to serve as the foundation for clean streets and a more sustainable future. Each cart is thoughtfully designed for durability and ease of use, with your residents in mind. Each 64 gallon cart will be bear-resistant and offer a strong start to setting the stage for responsible waste management in your City.

Benefits of WM 64 Gallon Carts

WM will partner with one of our industry-leading cart suppliers to manufacture and deliver new organics carts to your residents. Our hand-picked suppliers have supported communities like Glenwood Springs for decades, and every cart is backed by a 10-year warranty for quality and workmanship.

Here is what Glenwood Springs can expect from WM carts:

- **Easy to Use**
WM carts are designed with your residents in mind. With two wheels and a sturdy lid, they are easy to roll, even when full. That means less lifting, less mess, and more convenience – especially helpful for older adults or anyone managing heavier loads.
- **Clean Streets and Curb Appeal**
Our uniform carts with secure lids help keep your City looking its best. They keep pests out – so collection day stays neat and tidy.
- **Built to Last**
Our carts are made to handle the demands of automated collection. They are durable, weather-resistant, and backed by a 10-year warranty. You can count on them to perform year after year.
- **Simple to Maintain**
If a cart ever needs a repair, WM makes it easy. Components like lids and wheels are replaceable, and our team is ready to help when needed.
- **Designed for Clarity**
Carts will have clear, easy-to-read labels. They show exactly what is and is not allowed inside – making collection day simpler for everyone.
- **Environmentally Responsible**
At the end of their life, WM carts are recyclable. Some new carts are even made with post-consumer recycled materials, helping close the loop and reduce waste – starting at the curb.
- **Ready to Roll**
WM carts are designed for quick, hassle-free assembly – we just snap on the wheels, axles, and lift bar. With minimal tools required, WM can swiftly deploy carts across your entire City, making your service transition seamless and efficient.



Sample Tonnage Report

Following is a sample tonnage report. The City of Glenwood Springs would receive a similar report. WM will work with Glenwood Springs to develop a report in a format that is agreeable to all parties.

TONNAGE REPORTED												
TYPE	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Tons of Curbside Refuse	4,433.00	3,731.27	4,434.01	4,230.00	5,151.19	5,053.57	4,867.26	3,262.82	4,180.75	4,551.88		
Tons of Curbside Recycle	1,220.12	823.51	978.45	963.92	383.33	1,185.43	1,202.16	1,182.83	982.98	1,102.63		
Tons of Yardwaste	-	-	127.09	384.44	1,955.46	1,573.19	1,023.91	662.85	1,095.97	988.70		
White Goods	18	21	24	33	37	28	27	27	24	24	-	-
HOUSE COUNT	45,644	45,655	45,661	45,676	45,699	45,595	45,655	45,684	45,654	45,654		

We can also offer diversion reports for organics, which would be similar to the residential recycle diversion report featured below.

Monthly Waste Stream Summary

ALL RESIDENTIAL ACCOUNTS

So far this year:

	Landfilled	539.95 tons	75%
	Diverted	179.96 tons	25%
	Total	719.91 tons	100%

Diverted material includes:

Single Stream Material:

Paper	9.49 tons
Plastic	7.05 tons
Aluminum	3.31 tons
Glass	1.65 tons
Cardboard	11.58 tons

All of that is to say, with WM as your provider, you can expect:

- **The best value for your residents:** When choosing a provider for your city's organics collection needs, value is more than just about the bottom line. Value is about what you get for the money you pay. With WM, the City of Glenwood Springs will receive best-in-class service from an experienced team that is laser-focused on delivering quality, on-time, reliable service at the best value possible.
- **A provider that does things the right way, every day:** Organics collection operations are highly regulated and have the potential for significant adverse environmental impacts if materials are not handled properly. As a leader in environmental solutions, we give you peace of mind that your materials will be managed in full compliance with all applicable federal, state, and local laws.
- **Dedication to your goals:** Because your priorities are our priority, we take pride in customizing our waste solutions to meet your needs. We will work closely and collaboratively with you to align with your goals with regard to the environment and we will work to develop proactive strategies to help you achieve those goals.

Thank you for the opportunity to participate in your selection of an organics services provider. As you evaluate this proposal, we hope you will agree that WM is the best provider for the City of Glenwood Springs.

Sincerely,



Curtis Gardner, PSS Manager
720-413-5511, cgardne7@wm.com



2. Rate Schedule

We have not submitted a figure in the Pricing tab on the portal due to not knowing the exact number of households. Please see the following pages for our completed pricing form and two alternate bids. The City must select one of the three options provided.



5 Gallon Bucket/30 Gallon Bag, Weekly Service

Residential Curbside Organics Collection

The organics collection containers will be 5-gallon spin-top buckets that are labeled "Food Waste Only" and are provided by the hauler. Containers damaged or lost by the customer may be replaced with a charge for the new container. Containers that are damaged or lost by the hauler or break due to normal use will be replaced by the hauler at no additional cost to the customer or city. Any container damaged by wildlife will be considered damaged by the customer and can be charged for.

The collected organics will be hauled to a permitted Class II or III composting facility that accepts food waste and compostable packaging.

Haulers responding to this RFP should include the table below to state monthly per-household rate billed to the city for the service. The city does not have data on how many existing customers would be interested in this service, so the table below allows for changes in fee based on how many customers apply within the first year of this program. Contract rate would be negotiated in following years based on customer uptake and changing costs to provide the service. This per-household rate should include all administrative fees and capital costs to provide the service.

Number of households participating:	Amount charged per household per month:
200-400**	\$33.08
401-600	\$32.04
601-1000	\$31.98
1001-1500	\$31.48
1501-2500	\$31.24
Other rates:	Cost per item:
Charge to replace bucket damaged or lost by customer	\$50

****Minimum service would be 200 participating households.**

Section V: Insurance Requirements

General Liability

Policy form:	Occurrence
Policy Aggregate	\$ 5,000,000
Products/completed operations aggregate	5,000,000
Each occurrence limit	2,000,000
Personal & advertising injury limit	2,000,000
Products/completed operations	
Defense in excess of limits	
Per location / per job aggregate limit	
Blanket contractual	
Independent contractors	
Primary & non-contributory	
Show Waiver of Subrogation in favor of the City	
All locations / operations (if not, show city job/location specifically)	
Name the City as "Additional Insured"	

Automobile Liability:

Combined single limit:	\$ 2,000,000
Any auto	(or Hired & Non-owned, if you own no vehicles)
Show Waiver of Subrogation in favor of the City	



Alternate Bid 1 64 Gallon Cart, Bi-weekly Service

Residential Curbside Organics Collection

The organics collection containers will be 5-gallon spin-top buckets that are labeled "Food Waste Only" and are provided by the hauler. Containers damaged or lost by the customer may be replaced with a charge for the new container. Containers that are damaged or lost by the hauler or break due to normal use will be replaced by the hauler at no additional cost to the customer or city. Any container damaged by wildlife will be considered damaged by the customer and can be charged for.

The collected organics will be hauled to a permitted Class II or III composting facility that accepts food waste and compostable packaging.

Haulers responding to this RFP should include the table below to state monthly per-household rate billed to the city for the service. The city does not have data on how many existing customers would be interested in this service, so the table below allows for changes in fee based on how many customers apply within the first year of this program. Contract rate would be negotiated in following years based on customer uptake and changing costs to provide the service. This per-household rate should include all administrative fees and capital costs to provide the service.

Number of households participating:	Amount charged per household per month:
200-400**	\$15.98
401-600	\$14.96
601-1000	\$14.67
1001-1500	\$16.08
1501-2500	\$14.31
Other rates: Extra 64g Toter: \$10/mth	Cost per item:
Charge to replace bucket damaged or lost by customer	\$350 for 64g Toter Replacement

****Minimum service would be 200 participating households.**

Section V: Insurance Requirements

General Liability

Policy form:	Occurrence
Policy Aggregate	\$ 5,000,000
Products/completed operations aggregate	5,000,000
Each occurrence limit	2,000,000
Personal & advertising injury limit	2,000,000
Products/completed operations	
Defense in excess of limits	
Per location / per job aggregate limit	
Blanket contractual	
Independent contractors	
Primary & non-contributory	
Show Waiver of Subrogation in favor of the City	
All locations / operations (if not, show city job/location specifically)	
Name the City as "Additional Insured"	

Automobile Liability:

Combined single limit:	\$ 2,000,000
Any auto	(or Hired & Non-owned, if you own no vehicles)
Show Waiver of Subrogation in favor of the City	



Alternate Bid 2 64 Gallon Cart, Weekly Service

Residential Curbside Organics Collection

The organics collection containers will be 5-gallon spin-top buckets that are labeled "Food Waste Only" and are provided by the hauler. Containers damaged or lost by the customer may be replaced with a charge for the new container. Containers that are damaged or lost by the hauler or break due to normal use will be replaced by the hauler at no additional cost to the customer or city. Any container damaged by wildlife will be considered damaged by the customer and can be charged for.

The collected organics will be hauled to a permitted Class II or III composting facility that accepts food waste and compostable packaging.

Haulers responding to this RFP should include the table below to state monthly per-household rate billed to the city for the service. The city does not have data on how many existing customers would be interested in this service, so the table below allows for changes in fee based on how many customers apply within the first year of this program. Contract rate would be negotiated in following years based on customer uptake and changing costs to provide the service. This per-household rate should include all administrative fees and capital costs to provide the service.

Number of households participating:	Amount charged per household per month:
200-400**	\$23.40
401-600	\$22.50
601-1000	\$22.18
1001-1500	\$22.05
1501-2500	\$21.79
Other rates: Extra 64g Toter: \$10/mth	Cost per item:
Charge to replace bucket damaged or lost by customer	\$350 for 64g Toter Replacement

****Minimum service would be 200 participating households.**

Section V: Insurance Requirements

General Liability

Policy form:	Occurrence
Policy Aggregate	\$ 5,000,000
Products/completed operations aggregate	5,000,000
Each occurrence limit	2,000,000
Personal & advertising injury limit	2,000,000
Products/completed operations	
Defense in excess of limits	
Per location / per job aggregate limit	
Blanket contractual	
Independent contractors	
Primary & non-contributory	
Show Waiver of Subrogation in favor of the City	
All locations / operations (if not, show city job/location specifically)	
Name the City as "Additional Insured"	

Automobile Liability:

Combined single limit:	\$ 2,000,000
Any auto	(or Hired & Non-owned, if you own no vehicles)
Show Waiver of Subrogation in favor of the City	



3. List of 3 References for Similar Projects

We believe the best way to show what we can do is to let our work speak for itself. The references included below and on the following pages reflect some of our long-time customers whose goals closely align with the goals and scope outlined in your RFP. These examples highlight how our local WM team has delivered reliable, high-quality service that you can trust for years.

Customer	Frias Properties of Aspen/Snowmass
Address	730 E. Durant Ave., Aspen, CO 81611
Contact Information	(970) 920-2000
Services Provided	Residential Property Organics Collection

Customer	Aspen Skiing Co.
Address	PO Box 1248, Aspen, CO 81612
Contact Information	(970) 925-1220
Services Provided	Residential Property Organics Collection

Customer	University of Colorado, Colorado Springs
Address	1420 Aspen Bluffs Dr., Colorado Springs, CO 80918
Contact Information	(719) 255-3904
Services Provided	Campus Organics Collection



4. Exceptions

Waste Management of Colorado, Inc. has the following exceptions. If selected as winning bidder, we agree to work in good faith with Glenwood Springs to negotiate a mutually agreeable Contract that is acceptable to both parties.

1. Section V – Insurance Requirements: WM would like some negotiation of insurance requirements, including Pollution Liability
2. WM would propose changes to Indemnification language
3. WM would propose changes to Termination for Convenience language
4. Rates provided are applicable for Year 1. WM proposes utilizing CPI Water, Sewer and Trash (WST) Index for annual price increases and Extraordinary Increase language for changes in law, government fees, regulations, etc...
5. WM would propose changes to Force Majeure language

Certificate of Insurance

Certificate of Insurance

WM secures comprehensive insurance coverage to protect our customers. Glenwood Springs can feel confident knowing WM delivers solid, dependable coverage designed to keep you protected. A copy of our certificate of insurance is included on the following page.



CERTIFICATE OF LIABILITY INSURANCE

1/1/2027

DATE (MM/DD/YYYY)
12/11/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC DBA as Lockton Insurance Brokers, LLC in CA CA License #0F15767 3657 Briarpark Dr., Ste. 700 Houston TX 77042 (866) 260-3338 TXClientServUT@lockton.com		CONTACT NAME: PHONE (A/C, No. Ext): FAX (A/C, No): E-MAIL ADDRESS:	
INSURED 1300299 WASTE MANAGEMENT HOLDINGS, INC. & ALL AFFILIATED RELATED & SUBSIDIARY COMPANIES INCLUDING: WASTE MANAGEMENT, INC. 800 CAPITOL STREET, SUITE 3000 HOUSTON TX 77002		INSURER(S) AFFORDING COVERAGE INSURER A: Indemnity Insurance Co of North America 43575 INSURER B: ACE American Insurance Company 22667 INSURER C: ACE Fire Underwriters Insurance Company 20702 INSURER D: ACE Property and Casualty Insurance Company 20699 INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 19287819 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ XCU INCLUDED ☒ ISO FORM CG00010413 GEN'L AGGREGATE LIMIT APPLIED PER: ☐ POLICY ☒ PROJECT ☒ LOC OTHER:	Y	Y	HDO G48959064	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 5,000,000 MED EXP (Any one person) \$ XXXXXXXX PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 6,000,000 PRODUCTS - COMPIOP AGG \$ 6,000,000 \$
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☒ MCS-90 ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY	Y	Y	MMT H11435154	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
D	☒ UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☐ RETENTION \$	Y	Y	XEU G27929242 011	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 15,000,000 AGGREGATE \$ 15,000,000 \$ XXXXXXXX
A B C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WLR C72631857 (AOS) WLR C7263181A (AZ, CA & MA) SCF C72631894 (WI) WCU C72631778 (OH, WA)	1/1/2026 1/1/2026 1/1/2026 1/1/2026	1/1/2027 1/1/2027 1/1/2027 1/1/2027	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 3,000,000 E.L. DISEASE - EA EMPLOYEE \$ 3,000,000 E.L. DISEASE - POLICY LIMIT \$ 3,000,000
B	EXCESS AUTO LIABILITY	Y	Y	XSA H11435282	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT \$9,000,000 (EACH ACCIDENT)

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 BLANKET WAIVER OF SUBROGATION IS GRANTED IN FAVOR OF CERTIFICATE HOLDER ON ALL POLICIES WHERE AND TO THE EXTENT REQUIRED BY WRITTEN CONTRACT WHERE PERMISSIBLE BY LAW. CERTIFICATE HOLDER IS NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES (EXCEPT FOR WORKERS' COMP/EMPLOYER'S LIABILITY) WHERE AND TO THE EXTENT REQUIRED BY WRITTEN CONTRACT.

CERTIFICATE HOLDER 19287819 FOR INFORMATION PURPOSES ONLY	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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TECHNICAL MEMORANDUM

To: Liz Mauro, Landfill Manager, City of Glenwood Springs
From: MSW Consultants
Date: August 29, 2024
Subject: Glenwood Springs, Colorado Waste Composition Study

This memorandum summarizes the results of the 2024 Waste Composition Study (Study) that took place at the City owned and operated South Canyon Landfill over July 9th and 10th. This study was performed as an update to similar data collected as part of the 2018 Northwest Colorado Waste Diversion Study, which also captured samples of City waste and reported on the composition. The 2018 Diversion Study was performed to better understand the waste management infrastructure and identify landfill diversion opportunities in rural counties.

The City recruited MSW Consultants to replicate the methodology performed in the previous study at its landfill. As part of the current Study, samples of waste were obtained from Residential, Commercial and Mixed route loads from municipalities in Garfield and Pitkin¹ counties. The Study provides an update to the composition of inbound private hauler loads delivered to South Canyon Landfill, which in turn assists the City in evaluating program performance for its recycling and organics programs, including the recently implemented residential curbside single stream recycling collection program. The Study methodology and results are summarized below.

Methodology

As guided by the City, MSW Consultants followed the methodology used in the 2018 Study with updates for this Study provided through scoping conversations with the City's landfill management staff. The collection of samples took place over two days, followed by sorting on the second day, with a minimum target of 8-10 samples. Samples weighed between 200-250 pounds, per industry standards for refuse sampling, and were selected from the universe of private hauler routes delivered to the landfill. There are a limited number of route trucks delivering to the landfill each day, including only one City-specific commercial route truck and one exclusive City residential route truck. Remaining hauler vehicles contain mixed wastes from multiple municipalities and/or multiple generator sectors (residential and commercial).

The MSW Consultants Field Supervisor worked with the landfill scale house staff to select and send targeted loads to the designated sampling area. Drivers were interviewed to record city and county of origin, generator sector (residential, commercial, mixed), vehicle number and net weight. The Field Supervisor then worked with the facility's loader operator to secure a randomly selected

¹ No drivers reported delivering from Pitkin County during the sampling event, although they were eligible for inclusion in the study per landfill management staff. Truck and route details are provided in Exhibit 1.

TECHNICAL MEMORANDUM

August 29, 2024

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cell from the load for grab sampling. Material was raked from the loader bucket into 35-gallon barrels until the minimum weight was achieved. Each sample was photographed, provided a unique sample ID and staged for sorting. Samples were sorted into the same 29 material categories used in the 2018 study, for comparability, as shown in Table 1. Following sorting, material was returned to the active tip face for disposal.

Table 2 shows the actual number of samples collected and sorted during the two days. Of note, despite best efforts to secure samples collected on day one of the study inside a 40-yard rolloff with a blocked entrance, the local bear population found its way into the container overnight, resulting in the loss of several samples. Fortunately, some samples were recoverable, and additional samples were obtained on the second day to replace the lost samples. The 8-10 minimum sample target was ultimately exceeded by completing 13 samples.



As an additional note, most drivers interviewed for sampling stated they were exclusively commercial or residential, whereas it was expected more mixed route trucks would be encountered. Exhibit 1 shows the complete raw data results, which includes the route description and driver provided municipality list. Tabular and graphical results for the Study are presented in the next section.

TECHNICAL MEMORANDUM

August 29, 2024

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Table 1 Material Categories and Definitions

Material	Diversion Class	Definition
Paper		
Cardboard/Kraft	Recyclables	Corrugated cardboard, kraft paper/bags, pizza boxes with minimal food/grease. Waxy coated goes in other paper
Office Paper	Recyclables	"High" grade paper including whole or shredded printer paper, typing paper, copy paper, computer paper, sticky notes, envelopes with windows, wrapping paper, brochures, file folders (all colors/glossy/coated okaper with waxy liners is other paper/bubble tyek envelopes is other paper
Chipboard/Paperboard	Recyclables	Cereal, cracker boxes, paper egg cartons, gift & shoe boxes, paper/toilet paper rolls, etc. Waxy cardboard is other paper
Magazines	Recyclables	Including all glossies
Newspaper	Recyclables	Newspaper with all inserts and glossies – no magnets, sample packets
Junk Mail/Aseptics	Recyclables	"Low" grade paper including junk mail, telephone books, paperback books – includes waxy milk cartons, gable-top juice/soup boxes
Other Paper	Trash	Paper-only materials that don't fit above including paper contaminated with food, moisture or other contaminant including paper towels & napkins with food contamination, cardboard that is too wet to recycle microwave trays, any foil-lined paper, waxy cardboard, carbon paper, neon/bright paper, photographs, waxy coffee cups
Plastics		
#1 Bottles	Recyclables	Clear or white #1 bottles – lids & caps are other plastic
#2 Bottles	Recyclables	Colored or natural #2 bottles – lids & caps are other plastic
Rigid #1-#7	Recyclables	Resin #1-#7 plastic jugs, jars, tubs, cups, trays, clamshells (nonstyrofoam) & other plastic containers labeled with triangulated resin code
Film, Bags & Wrap	Trash	Non-rigid plastic grocery & trash bags, plastic sheeting, tarps, etc. - bubble wrap is other plastic
Other Plastic	Trash	Plastic-only materials that don't fit above including bottle caps, nonbottle/non-container plastics, styrofoam, foil-lined chip bags, plastic caps/lids, straws, cd/vhs tapes, plastic cutlery/plates, hoses, & plastics lacking triangulated resin code
Glass		
Glass Containers	Recyclables	All colors of food & beverage bottles, jars & containers – no lids
Other Glass	Trash	Glass-only materials that don't fit above including mirrors, window/auto glass, mirrors, ceramic, porcelain, glass cookware, drinking glasses – all light bulbs
Metal		
Aluminum	Recyclables	Aluminum food & beverage cans, foil, food trays and pie tins – no lids
Steel/Tin	Recyclables	Tin, steel & bi-metal beverage & food cans, soft drink & beer cans, also empty aerosol cans (nozzles are ok but no lids) - empty metal paint cans in other metal/ aerosol cans containing product is other hazardous/special waste
Other Metal	Recyclables	Metal-only materials that don't fit above including coat hangers, cook pots, non-food containers, copper tubing, brass fittings, piping, metal appliances, all scrap metal & items that are primarily metal including metal container lids/caps
Organics		
Food Waste	Organics	All food/beverage waste (out of containers where active emptying not required) including bones & rinds, coffee grounds. also, paper products heavily contaminated with food (pizza boxes, napkins, paper towels, etc.). also, any food or liquids that can be dumped from other containers without removing lids or caps
Yard Waste	Organics	Grass, leaves, weeds, pruning, stumps, shrubs, plants, etc.
Clean Wood	Organics	Unpainted or untreated wood, pallets, dimensional lumber, crates, furniture, etc. – treated wood/plywood/engineered wood is C&D debris
Other Organics	Organics	Organic-only materials that don't fit above including diapers, rubber products, animal foods & waste, combustibles including wax, soap, briquettes, ash, etc. also, containers with >25% food by volume - do not open/empty
Other Wastes		
C&D	C&D	C&D debris, painted or treated wood, drywall, fiberglass, insulation, rock/concrete/brick, sawdust, etc. - all non-container metal is other metal, paint/paint supplies is paint
Textiles	Recyclables	Clothing, shoes, rags, towels, leather, blankets, curtains, carpet, carpet padding, upholstery, wallets, purses, rugs other than carpeting, etc.
Electronics	Hazardous/Special Waste	Electronics with circuit boards (computer monitors, televisions, vcr or dvd players, portable music devices, cell/wireless phones, answering machines, digital cameras, electric razors, newer small household appliances) - toasters, toaster ovens, old/small household appliances are other metal
Motor Vehicle Waste	Hazardous/Special Waste	Automobile/lead-acid batteries, used oil, used filters, tires
Paint	Hazardous/Special Waste	Latex, oil paint - if metal paint can is empty is other metal
Batteries	Hazardous/Special Waste	All AA, AAA, C, D and 9-volt batteries - lead-acid vehicle batteries are motor vehicle waste / do not remove batteries from any product
Other Hazardous/Special Waste	Hazardous/Special Waste	Other hazardous materials that don't fit above including other consumer products – furniture, mattresses & box springs, electronics or similar devices without circuit boards (such as headsets) – examples include thermostats & smoke detectors; antifreeze; pesticides, herbicides, cleaners, adhesives, glues, explosives, asbestos; aerosol containers with product; medicines, cosmetics & other household chemicals; gasoline, kerosene, fuels; medical/biohazard waste, etc. Also, other hazardous materials or difficult to manage
Residue		
Residue	Trash	Sand, soil, dirt, inorganic materials not classified elsewhere, mixed MSW fines, recyclables, organics & other materials that are indistinguishable as determined by one of the Sort Supervisors.

TECHNICAL MEMORANDUM

August 29, 2024

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Table 2 Sample Summary

Sample	Sector	Sample Weight (lbs)	Notes
01	Commercial	N/A	Lost to Bears
02	Commercial	214	
03	Commercial	249	
04	Residential	N/A	Lost to Bears
05	Residential	215	
06	Residential	218	
07	Commercial	N/A	Lost to Bears
08	Residential	211	
09	Commercial	N/A	Lost to Bears
10	Mixed	206	
11	Residential	229	Insufficient Time to Sort
12	Commercial	218	
13	Commercial	223	
14	Commercial	247	
15	Residential	211	
16	Mixed	N/A	
17	Residential	215	
18	Residential	212	
Total		2,868	

Results

The percentage composition results of the aggregate waste stream and by generator sector are presented in Table 3. The most prevalent material groups were Organics and Paper for the aggregate and individual generator sectors. Non-packaged Food Waste was the highest disposed material category. Per the material definitions, packaged food waste (>25% by volume), including that which could not be easily separated from the container, was included in Other Organics.

At the request of the City, Other Organics was considered to be largely divertible and assigned to the Organics diversion class, and Other Metal and Textiles were designated as recyclable and grouped with the Recyclables class. These materials were previously classified as Trash in the 2018 Study. Program improvements on the types of materials accepted in the City's recycling and composting programs since 2018 prompted this reclassification.

However, it is important to note that the definitions of these categories included some items that are not recyclable (in the case of Other Metal) or not compostable (in the case of Other Organics). For example, Other Organics was defined to include diapers and packaged food that may have been in plastic, metal or other non-compostable packaging. These items, particularly in the Residential waste stream, are typically not accepted in composting programs. Therefore, the

TECHNICAL MEMORANDUM

August 29, 2024

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estimated fraction of the waste stream that is classified as Recyclable and compostable as Organics is somewhat overestimated.

On a related note, the Other Paper category potentially includes a high quantity of compostable paper products such as paper towels, napkins, tissues and uncoated paper food service ware that are now accepted in the City's expanded composting collection program. This category was assigned to be non-divertible as Trash because it also includes non-compostable and non-recyclable paper such as coated food service ware and paper with other materials such as plastic, metal or glues attached. However, a meaningful fraction of this Other Paper would be compostable if it were separated from the non-compostable and non-recyclable fraction.

Table 3 Material Composition Results

Material	Diversion Class	Residential	Commercial	Mixed	Aggregate
Paper		20.7%	21.3%	16.3%	20.6%
Cardboard/Kraft	Recyclables	6.5%	10.6%	8.5%	8.2%
Office Paper	Recyclables	0.2%	0.7%	0.1%	0.4%
Chipboard/Paperboard	Recyclables	1.5%	1.2%	1.2%	1.4%
Magazines	Recyclables	0.2%	0.7%	0.1%	0.4%
Newspaper	Recyclables	0.0%	0.3%	0.0%	0.1%
Junk Mail/Aseptics	Recyclables	0.6%	0.3%	0.6%	0.5%
Other Paper	Trash	11.7%	7.5%	5.6%	9.6%
Plastics		15.8%	13.3%	17.0%	14.9%
#1 Bottles	Recyclables	1.4%	1.5%	1.6%	1.4%
#2 Bottles	Recyclables	0.9%	0.5%	0.5%	0.7%
Rigid #1-#7	Recyclables	2.1%	1.6%	1.5%	1.9%
Film, Bags & Wrap	Trash	4.7%	5.8%	7.1%	5.3%
Other Plastic	Trash	6.8%	3.8%	6.3%	5.6%
Glass		6.1%	4.7%	4.4%	5.4%
Glass Containers	Recyclables	5.8%	4.3%	4.0%	5.0%
Other Glass	Trash	0.4%	0.4%	0.4%	0.4%
Metal		4.3%	5.1%	8.6%	5.0%
Aluminum	Recyclables	1.3%	1.0%	1.5%	1.2%
Steel/Tin	Recyclables	0.8%	0.2%	0.5%	0.5%
Other Metal	Recyclables	2.2%	3.9%	6.6%	3.2%
Organics		35.8%	34.3%	48.2%	36.2%
Food Waste	Organics	15.6%	17.4%	22.3%	16.8%
Yard Waste	Organics	7.9%	5.7%	8.7%	7.1%
Clean Wood	Organics	0.3%	3.4%	2.2%	1.6%
Other Organics	Organics	12.0%	7.8%	15.0%	10.6%
Other Wastes		15.2%	20.5%	3.9%	16.4%
C&D	C&D	2.8%	9.0%	1.1%	5.1%
Textiles	Recyclables	5.8%	5.9%	2.5%	5.6%
Electronics	Hazardous/Special Waste	0.5%	2.6%	0.0%	1.3%
Motor Vehicle Waste	Hazardous/Special Waste	0.4%	1.5%	0.2%	0.8%
Paint	Hazardous/Special Waste	0.1%	0.0%	0.0%	0.1%
Batteries	Hazardous/Special Waste	0.0%	0.0%	0.0%	0.0%
Other Hazardous/Special Waste	Hazardous/Special Waste	5.5%	1.5%	0.0%	3.5%
Residue		2.1%	0.8%	1.6%	1.5%
Residue	Trash	2.1%	0.8%	1.6%	1.5%
Total		100.0%	100.0%	100.0%	100.0%
<i>No. of Samples</i>		7	5	1	13

The 2024 Study aggregate results were analyzed in comparison to the 2018 study. Overall, most material groups are comparable as shown in Table 4. However, the small sample size in both studies limits the value of a close side-by-side comparison. Only four samples were captured in 2018, and thirteen in 2024. At a minimum, the small sample size increases the likelihood that one or two heavier, bulky items (such as scrap metal) found in a sample could upwardly bias the composition of that material category. Further, in 2018, only mixed commercial and residential route trucks (that were primarily commercial) were sampled. Whereas in 2024, some routes that were exclusively commercial or residential were captured. As a result, the composition observed in either study would be dependent on the proportion of residentially generated and commercially generated material. One example of the variance between generator sectors is Commercial routes tend to have more OCC, while Residential routes tend to have more compostable/non-recyclable “Other” paper, so more samples of each generator sector would cause differences in the composition to be more visible.

Additionally, the updated diversion class assignments for Textiles and Other Metal (changed to Recyclables), and for Other Organics (changed to Organics), would reduce the comparability between the two studies.

For these reasons, we offer only limited commentary on the differences in composition between the two studies. Other Organics are likely higher in the 2024 study due to the capture of more residential waste samples. Residential wastes tend to contain a higher fraction of packaged food, diapers and pet waste which are included in the definition of Other Organics. Residential waste also tends to have more bulky waste present, which is included in the definition of the Other Hazardous/Special Waste category in this Study. Additionally, it is unclear why the 2018 value for Residue was zero percent as this would have included mixed fines and inorganics, per the material category definitions, both of which are common categories in waste composition studies (though typically low in weight).

TECHNICAL MEMORANDUM

August 29, 2024

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Table 4 Detailed Waste Composition, 2024 v. 2018

Material	Diversion Class	2024	2018
Paper		20.6%	21.1%
Cardboard/Kraft	Recyclables	8.2%	4.6%
Office Paper	Recyclables	0.4%	1.5%
Chipboard/Paperboard	Recyclables	1.4%	3.1%
Magazines	Recyclables	0.4%	3.1%
Newspaper	Recyclables	0.1%	2.5%
Junk Mail/Aseptics	Recyclables	0.5%	1.7%
Other Paper	Trash	9.6%	4.6%
Plastics		14.9%	16.5%
#1 Bottles	Recyclables	1.4%	3.2%
#2 Bottles	Recyclables	0.7%	1.6%
Rigid #1-#7	Recyclables	1.9%	2.1%
Film, Bags & Wrap	Trash	5.3%	6.5%
Other Plastic	Trash	5.6%	3.1%
Glass		5.4%	7.9%
Glass Containers	Recyclables	5.0%	6.9%
Other Glass	Trash	0.4%	1.0%
Metal		5.0%	10.3%
Aluminum	Recyclables	1.2%	1.3%
Steel/Tin	Recyclables	0.5%	1.2%
Other Metal	Recyclables	3.2%	7.8%
Organics		36.2%	29.2%
Food Waste	Organics	16.8%	16.0%
Yard Waste	Organics	7.1%	8.7%
Clean Wood	Organics	1.6%	2.0%
Other Organics	Organics	10.6%	2.5%
Other Wastes		16.4%	15.0%
C&D	C&D	5.1%	7.2%
Textiles	Recyclables	5.6%	5.6%
Electronics	Hazardous/Special Waste	1.3%	2.2%
Motor Vehicle Waste	Hazardous/Special Waste	0.8%	0.0%
Paint	Hazardous/Special Waste	0.1%	0.0%
Batteries	Hazardous/Special Waste	0.0%	0.0%
Other Hazardous/Special Waste	Hazardous/Special Waste	3.5%	0.0%
Residue		1.5%	0.0%
Residue	Trash	1.5%	0.0%
Total		100.0%	100.0%
<i>No. of Samples</i>		<i>13</i>	<i>4</i>

Figure 1 compares the composition of the material groups in 2024 and 2018 in graphical format.

Figure 1 Composition by Material Group, 2024 v. 2018

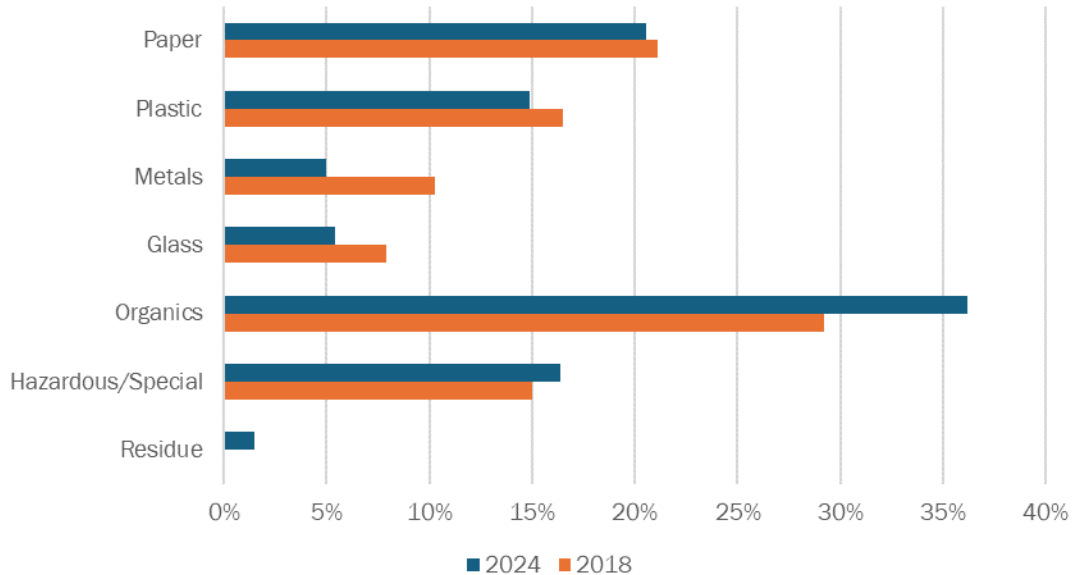


Figure 2 shows the top ten most common material categories disposed in 2018 and 2024.

Figure 2 Top 10 Most Prevalent Material Categories, 2024 v. 2018

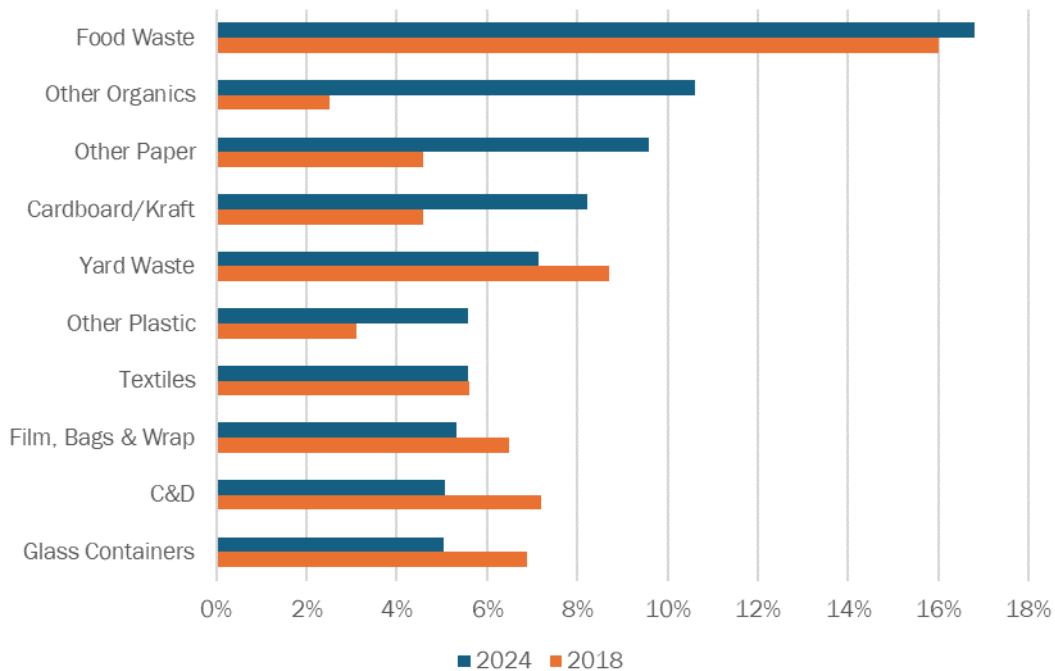
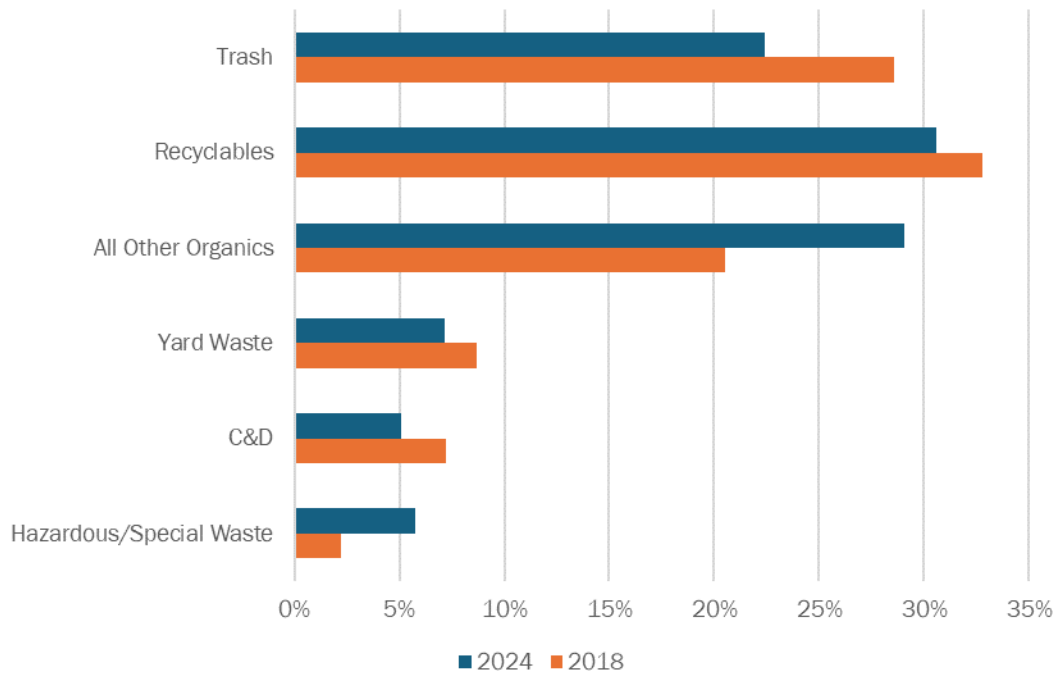


Figure 3 compares the composition based on the divertibility of waste. Once again, readers are cautioned against drawing strong conclusions from comparisons due to the low sample sizes in each study and the reclassification of Other Organics to Organics and Textiles and Other Metal to Recyclables, which were classified as Trash in 2018.

Figure 3 Diversion Potential, 2024 v. 2018





City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item: Draft Agenda Calendar

Action Requested: Collect ideas on potential upcoming agenda items.

Department: City Clerk

Presented By: Ryan Muse

Strategic Goals: Provide Efficient and Responsive City Government
Preserve and Improve Infrastructure
Protect and Preserve our Quality of Life
Generate Sustainable Economic Development
Ensure Public Safety

Background Info: Staff would like to talk to Council about agenda items beyond the next scheduled meeting.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item:	Evaluation of Existing City Plans to Determine Appropriate Next Steps
Action Requested:	NA
Department:	City Administration
Presented By:	Bryana Starbuck
Strategic Goals:	Provide Efficient and Responsive City Government
Background Info:	Our forward-facing web page has links to 24 plans going back 20 years that are in various stages of execution. The objective of this short work session is to group these plans into three categories that include: 1. Needing no update 2. Completed or irrelevant 3. Needing evaluation From here we can prioritize our planning items. The plan page may be found by visiting cogs.us and searching for "city plans".
Issues:	NA
Fiscal Impact:	NA
Legal Review:	NA
Staff Recommendation:	NA



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item: April 16, 2026 Council Minutes
Action Requested: April 16, 2026 City Council Minutes
Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



MINUTES
CITY OF GLENWOOD SPRINGS
CITY COUNCIL MEETING
APRIL 16, 2026
6:15 PM

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

REGULAR SESSION

Item 1. 6:55 Roll Call

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

Staff Present: Also present were City Manager Steve Boyd, City Clerk Ryan Muse, City Attorney Karl Hanlon, Deputy Chief of Police John Hassell, Chief of Public Safety Joseph Deras, Finance Director Yvette Gustad, Director of Economic and Community Development Trent Hyatt, Director of Operations Tim Bergman, City Engineer Ryan Gordon, Senior Planner Emery Ellingson, and Long Range Principal Planner Jim Hardcastle

Item 2. 7:08 Agenda Changes

There were none.

Item 3. 8:11 Disclosure of Any Councilor Conflicts of Interest

There were none.

Item 4. 8:19 Citizens Appearing Before Council and Council Response (for items not on the agenda - comments limited to 3 minutes)

There were none.

Item 5. 8:33 Council Announcements

Councilor Townsley made announcements about landfill vouchers, earth month tree giveaway and springtime river cleanup.

Councilor Weimer made an announcement about the Coach Miller Drive construction community information session.

Councilor Smith made announcements regarding the Transportation Commission and the Downtown Development Association downtown parking discussion, as well as Transportation Commission discussion of electric bicycles and scooters on our trails. He also reported on the RFTA regional meeting, the State of the River meeting, and announced the following upcoming events: Colorado Communities

for Climate Action Board meeting, the Garfield Clean Energy solar workshop and city manager roundtable, CMC Sustainability workshop and civics workshop. Finally, Councilor Smith noted that during construction on highway 6 & 24 cyclists and pedestrians should take other routes.

Mayor Pro Tem Zalinski made an announcement about the outcome of the Tourism Management Board focus groups.

Item 6. 19:30 Consent Agenda

***19:43 Councilor Schachter moved to approve the consent agenda as written.
Mayor Pro Tem Zalinski seconded the motion.***

20:08 The motion passed unanimously.

Item 7. 20:18 Discussion of Employee Housing Possibility at the Residences on Grand

City Manager Steve Boyd and Finance Director Yvette Gustad presented on the item.

Councilor Schachter, Councilor Smith, and Mayor Dehm asked questions.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

27:21 Councilor Schachter moved, seconded by Mayor Pro Tem Zalinski, to support the agreement presented for one year with 90-day cancellation for the residences.

Mayor Pro Tem Zalinski, Councilor Townsley, Councilor Schachter, Councilor Schmahl, and Councilor Smith made comments

31:26 The motion passed unanimously.

Item 8. 31:34 Authority to Sign Formal Withdrawal from Special Problem Enforcement and Response (SPEAR)

Chief of Public Safety Joseph Deras presented on the item.

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

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

1:11:04 Councilor Smith moved, seconded by Councilor Schachter, that City Council authorize appropriate city staff to sign formal withdrawal from the Special Problem Enforcement and Response Task Force also known as SPEAR.

Councilor Smith, Mayor Pro Tem Zalinski, Councilor Townsley, Councilor Schachter, Councilor Schmahl, Councilor Weimer, and Mayor Dehm made comments.

1:43:50 The motion passed 6:1 with Councilor Schmahl voting against.

Item 9. 1:44:24 Ordinance 2026-08; An Ordinance of the City of Glenwood Springs, Colorado, Amending the Glenwood Springs Municipal Code Regarding the Regulation and Permitting of Exterior Lighting and Signage, Planning File CDA000027-2026

Senior Planner Emery Ellingson presented on the item.

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

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

2:08:09 Mayor Pro Tem Zalinski moved, seconded by Councilor Smith, to approve Ordinance 2026-08; An Ordinance of the City of Glenwood Springs, Colorado, Amending our Municipal Code Regarding the Regulation and Permitting of Exterior Lighting and Signage based on the staff report and the recommendation from planning and zoning and the findings.

Councilor Smith made a comment.

2:10:38 The motion passed unanimously

Item 10. 2:10:44 Ordinance 2026-07; An Ordinance of the City of Glenwood Springs, Colorado, Rezoning Seven Parcels Totaling 20.84 Acres from Glenwood Springs Mall Planned Unit Development (PUD) to Mixed-Use Corridor (M1) District

2:11:33 Councilor Weimer moved, seconded by Councilor Schachter, to approve Ordinance 2026-07; An Ordinance of the City of Glenwood Springs, Colorado, Rezoning Seven Parcels Totaling 20.84 Acres from Glenwood Springs Mall Planned Unit Development (PUD) to Mixed-Use Corridor (M1) District.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

2:12:16 The motion passed unanimously.

Item 11. 2:12:34 Ordinance 2026-09; An Ordinance of the City of Glenwood Springs, Colorado, Amending the Glenwood Springs Municipal Code Regarding the Regulation and Permitting of Landscaping Screening and Fencing, Planning File CDA000026-2026

Long Range Principal Planner Jim Hardcastle presented on the item.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

2:27:35 Councilor Townsley moved, seconded by Mayor Pro Tem Zalinski, to approve Ordinance 2026-09; An Ordinance of the City of Glenwood Springs, Colorado, Amending the Glenwood Springs Municipal Code Regarding the Regulation and Permitting of Landscaping Screening and Fencing, Planning File CDA000026-2026 based on the findings.

Councilor Smith made a comment.

2:28:38 The motion passed unanimously.

Item 12. 2:35:48 Right-of-way (ROW) and Grading Permit Code Changes

City Engineer Ryan Gordon presented on the item.

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

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

Councilor Weimer made a comment and asked a question.

3:08:42 Councilor Weimer moved to send City Engineer Gordon back to his drawing board to continue this to another discussion at another time.

Mayor Pro Tem Zalinski asked a question.

3:09:31 Councilor Weimer, seconded by Councilor Schmahl, amended his motion to approve the recommendations as presented as they relate to right of way fees etc.

Councilor Townsley and Mayor Dehm made comments.

3:13:53 The motion passed 5:2 with Councilor Townsley and Councilor Schmahl voting against.

3:14:56 Councilor Weimer, seconded by Councilor Schmahl, moved to continue to a later date with City Engineer Gordon's recommendations as they relate to grading fees, square footages, and needs for permits.

3:15:43 The motion passed unanimously.

Councilor Schmahl made a comment.

Item 13. 3:17:44 Ordinance 2026-10; An Ordinance of the City of Glenwood Springs, Colorado, amending the 2026 appropriation ordinance to reflect carryovers from the 2025 budget, reallocation of funds, and expenditures approved after submission of the 2026 budget.

Finance Director Yvette Gustad opened the item.

3:18:23 Councilor Weimer move, seconded by Mayor Pro Tem Zalinski to approve Ordinance 2026-10; An Ordinance of the City of Glenwood Springs, Colorado, amending the 2026 appropriation ordinance to reflect carryovers from the 2025 budget, reallocation of funds, and expenditures approved after submission of the 2026 budget as presented.

3:18:53 The motion passed unanimously.

Item 14. 3:19:01 Council Comments

Councilor Townsley made a comment about trash pickup vouchers.

Mayor Pro Tem Zalinski made a comment about trash pickup vouchers.

City Manager Steve Boyd responded.

Councilor Schmahl asked a question about unopened restaurants.

Director of Economic and Community Development Trent Hyatt and City Clerk Ryan Muse responded.

Councilor Schmahl made a comment about Community Broadband.

Mayor Pro Tem Zalinski made a comment about the Three Mile landscaping project.

Councilor Smith made comments about vending machines in the community center, lawn watering restrictions, and the SPEAR discussion earlier tonight.

Councilor Schachter made comments about the new bathroom on North Landing, new fencing on the river trail, and the success of the Latino business enterprising forum.

Mayor Dehm made a comment about Strawberry Days alcohol service by councilors

Item 15. 3:31:13 Report from City Administration

City Manager Steve Boyd reported on Three Mile landscaping, irrigation, fencing and other improvements. He also reported on grants, Colorado City and County Managers Association (CCCMA) attendee's positive comments about the city, thanks to council for supporting city staff, the next council meeting is in two weeks on May 7th, Administrative Assistant Sara Weigel is out next week, and FMLD awarded us \$250,000 for the 19th street project.

City Attorney Karl Hanlon reported on the CCCMA attendee's positive comments about the city.

Item 16. 3:35:37 Social Event Announcement

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

Item 17. 3:35:40 Adjournment

3:35:44 Mayor Pro Tem Zalinski moved to adjourn. Councilor Schachter seconded.

3:35:58 The motion passed 6:1 with Councilor Weimer voting against.



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item: Historic Preservation Commission Reappointments

Action Requested:

Department: City Clerk

Presented By: Ryan Muse

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: **Councilor Smith's Recommendation**

Reappoint Carolyn Cipperly to a three-year term expiring April 2029

Reappoint Marianne Ackerman to a three-year term expiring April 2029

Reappoint Eric Hand to a three-year term expiring April 2029

Reappoint James Larson to a three-year term expiring April 2029

Composition of the Historic Preservation Commission

Seven (7) members, of which at least six (6) are City residents. One member shall be employed in the finance industry; one member shall be employed by the tourism industry; and one member may be a non-resident, but shall own or be employed by a business within the City.

Powers and duties of the Historic Preservation Commission

The powers and duties of the Historic Preservation Commission shall be:

- (1) To recommend to City Council methods for the protection and preservation of the City's historic and cultural heritage, including, but not limited to, the designation of historic landmarks and districts by appropriate regulations.
- (2) To recommend to City Council methods for enhancing property values and the stabilization of historic neighborhoods.
- (3) To recommend to City Council methods for increasing economic and financial benefits, including, but not limited to, City attractions.
- (4) To provide educational opportunities to increase public appreciation of the City's unique heritage.
- (5) To do any other tasks related to the historic preservation of resources in the community of Glenwood Springs.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA

Print**Historic Preservation Commission Application - Submission #3635****Date Submitted: 1/29/2026****Historic Preservation Commission Application**

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Emery Ellingson; Planner II
emery.ellingson@cogs.us
970-384-6472



Thank you for your interest in serving your community. Please answer all questions on this application.

Membership Qualifications*

You must qualify with one of the options below to be eligible to serve on the Historic Preservation Commission. Please select the option that applies to you.

- ☒ Resident of Glenwood Springs within city limits.
- ☐ Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- ☐ Owner of real property or a business within Glenwood Springs city limits.
- ☐ Youth resident (under the age of 18) within the 81601 zip code or attending school within city limits.

Please select today's date*

1/29/2026

Personal Information**First Name***

MARIANNE

Last Name*

ACKERMAN

Occupation*

Realtor

Home Address*

[REDACTED]

City*

Glenwood Springs

State*

CO

Zip Code*

81601

Mobile Phone Number*

[REDACTED]

Email Address*

[REDACTED]

Home Phone Number**Work Phone Number**

[REDACTED]

Mailing Address (If different than home address)**City****State****Zip Code**

Personal and Professional Interests**Why are you interested in serving on the Historic Preservation Commission?***

Continue projects started and exciting new ones

What do you view as the role of a Historic Preservation Commission member?*

Listening to community and helping them understand preservation

Do you have any professional experience in one of the following disciplines: architecture, landscape architecture, architectural history, history, archaeology, planning, geography, anthropology, building trades, law, or real estate?*

Real estate

Note - professional experience in these fields is not a requirement for appointment to the Commission.

Please list degrees received.*

Bachelors

School, college, university attended and area of study.

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

Yes

The Historic Preservation Commission generally attends one meeting a month in the evening. Do you have any existing time commitments that will hamper your ability to serve?*

No

What experience do you have working with people on a board, commission, or committee?*

Hopefully listening to their ideas and direction

Have you previously served on the Historic Preservation Commission?*

Yes

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?

Continue projects and move preservation into everyone's consciousness

Have you served two full successive terms on the Historic Preservation Commission?

No

Powers and Duties of the Historic Preservation Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code) (I) Powers and duties of Historic Preservation Commission.

The powers and duties of the Historic Preservation Commission shall be:

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 2. To recommend to City Council methods for enhancing property values and the stabilization of historic neighborhoods.
 3. To recommend to City Council methods for increasing economic and financial benefits, including, but not limited to, City attractions.
 4. To provide educational opportunities to increase public appreciation of the City's unique heritage.
 5. To do any other tasks related to the historic preservation of resources in the community of Glenwood Springs.
-

Appointment, Removal, Term, and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

1. February:

Planning and Zoning Commission;
Finance Advisory Board;
Tourism Management Board;
Building Board of Appeals.

2. March:

Transportation Commission;
Arts and Culture Board;
Parks and Recreation Commission;
Airport Board;
River Commission.

3. April:

Local Liquor Licensing Authority;
Victim's Witnesses Assistance and Law Enforcement Board;
Historic Preservation Commission;
Workforce Housing Fund Advisory Board;
Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

Print**Historic Preservation Commission Application - Submission #3641****Date Submitted: 2/3/2026****Historic Preservation Commission Application**

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Emery Ellingson; Planner II
emery.ellingson@cogs.us
970-384-6472



Thank you for your interest in serving your community. Please answer all questions on this application.

Membership Qualifications*

You must qualify with one of the options below to be eligible to serve on the Historic Preservation Commission. Please select the option that applies to you.

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- ☐ Youth resident (under the age of 18) within the 81601 zip code or attending school within city limits.

Please select today's date*

Personal Information**First Name*****Last Name*****Occupation*****Home Address***

City*

Glenwood Springs

State*

Colorado

Zip Code*

81601

Mobile Phone Number*

[REDACTED]

Email Address*

[REDACTED]

Home Phone Number

[REDACTED]

Work Phone Number**Mailing Address (If different than home address)****City****State****Zip Code**

Personal and Professional Interests**Why are you interested in serving on the Historic Preservation Commission?***

I have a passion for saving historic structures and increasing community awareness about history

What do you view as the role of a Historic Preservation Commission member?*

Work toward listing more properties, creating a historic district and incentivising preservation

Do you have any professional experience in one of the following disciplines: architecture, landscape architecture, architectural history, history, archaeology, planning, geography, anthropology, building trades, law, or real estate?*

Yes, architecture, history, planning, anthropology, building trades

Note - professional experience in these fields is not a requirement for appointment to the Commission.

Please list degrees received.*

BA Architecture and some continuing ed including conferences

School, college, university attended and area of study.

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

yes

The Historic Preservation Commission generally attends one meeting a month in the evening. Do you have any existing time commitments that will hamper your ability to serve?*

no

What experience do you have working with people on a board, commission, or committee?*

6 years P&Z and over 5 on HPC. I serve on non-profit boards also

Have you previously served on the Historic Preservation Commission?*

Yes

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?

I feel we are gaining momentum on several projects in the City and want to give my energy towards making the goals happen

Have you served two full successive terms on the Historic Preservation Commission?

No

Powers and Duties of the Historic Preservation Commission

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-

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Arts and Culture Board;
Parks and Recreation Commission;
Airport Board;
River Commission.

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Local Liquor Licensing Authority;
Victim's Witnesses Assistance and Law Enforcement Board;
Historic Preservation Commission;
Workforce Housing Fund Advisory Board;
Glenwood Springs Housing Commission.

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(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

Historic Preservation Commission Application - Submission #3792

Date Submitted: 4/15/2026

Historic Preservation Commission Application

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Emery Ellingson; Planner II
emery.ellingson@cogs.us
970-384-6472



Thank you for your interest in serving your community. Please answer all questions on this application.

Membership Qualifications*

You must qualify with one of the options below to be eligible to serve on the Historic Preservation Commission. Please select the option that applies to you.

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- ☐ Youth resident (under the age of 18) within the 81601 zip code or attending school within city limits.

Please select today's date*

4/15/2026

Personal Information

First Name*

Eric

Last Name*

Hand

Occupation*

General Manager - Architectural Windows & Doors

Home Address*

[REDACTED]

City*

Glenwood Springs

State*

CO

Zip Code*

81601

Mobile Phone Number*

[REDACTED]

Email Address*

[REDACTED]

Home Phone Number

Work Phone Number

Mailing Address (If different than home address)

City

State

Zip Code

Personal and Professional Interests

Why are you interested in serving on the Historic Preservation Commission?*

I want to continue building on my first term and my broader preservation background. My early career was rooted in historic preservation architecture, working on nationally significant projects and through full project lifecycles. Combined with my current service in Glenwood, I'm focused on helping the Commission make consistent, practical decisions that protect historic character while allowing for thoughtful, achievable development.

What do you view as the role of a Historic Preservation Commission member?*

Apply the code and preservation standards consistently and objectively, while advocating for the protection and long-term value of the City's historic resources. The role includes guiding projects toward compliant solutions, promoting community awareness and appreciation of historic preservation, and working collaboratively with City Council and the Planning Department to support policies and efforts that protect and honor Glenwood Springs' historic heritage, without relying on personal preference.

Do you have any professional experience in one of the following disciplines: architecture, landscape architecture, architectural history, history, archaeology, planning, geography, anthropology, building trades, law, or real estate?*

Yes. My background is in architecture and historic preservation, including work with nationally recognized preservation firms on projects such as the U.S. Capitol, Ellis Island, US Supreme Court Building, Mission San Juan Capistrano, and Gettysburg, as well as hands-on restoration and rehabilitation work. I've managed projects from assessment through construction, which informs a practical, detail-oriented approach to preservation decisions. I am currently the General Manager of AWD in Glenwood Springs, a luxury window and door supplier.

Note - professional experience in these fields is not a requirement for appointment to the Commission.

Please list degrees received.*

B.A. in Architecture, University of California, Berkeley
School, college, university attended and area of study.

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

Yes. I approach decisions based on the code, adopted standards, and staff guidance. My focus is consistency and fairness, not personal preference.

The Historic Preservation Commission generally attends one meeting a month in the evening. Do you have any existing time commitments that will hamper your ability to serve?*

No

What experience do you have working with people on a board, commission, or committee?*

Current Glenwood Springs Historic Resources Commissioner and former commissioner in Corvallis, OR. Professionally, I've led teams and routinely work across stakeholders to make clear, accountable decisions.

Have you previously served on the Historic Preservation Commission?*

Yes

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?

I bring a rare combination of formal preservation experience, technical architecture background, and practical construction knowledge, along with a proven track record from my first term of being prepared, consistent, and code-focused. Reappointment allows for continuity and more effective contributions.

Have you served two full successive terms on the Historic Preservation Commission?

No

Powers and Duties of the Historic Preservation Commission

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 5. To do any other tasks related to the historic preservation of resources in the community of Glenwood Springs.
-

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(Per the Glenwood Springs, CO Municipal Code 020.020.040)

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Arts and Culture Board;
Parks and Recreation Commission;
Airport Board;
River Commission.

3. April:

Local Liquor Licensing Authority;
Victim's Witnesses Assistance and Law Enforcement Board;
Historic Preservation Commission;
Workforce Housing Fund Advisory Board;
Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

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(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

Historic Preservation Commission Application - Submission #3857

Date Submitted: 5/4/2026

Historic Preservation Commission Application

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Emery Ellingson; Planner II
emery.ellingson@cogs.us
970-384-6472



Thank you for your interest in serving your community. Please answer all questions on this application.

Membership Qualifications*

You must qualify with one of the options below to be eligible to serve on the Historic Preservation Commission. Please select the option that applies to you.

- ☒ Resident of Glenwood Springs within city limits.
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- ☐ Owner of real property or a business within Glenwood Springs city limits.
- ☐ Youth resident (under the age of 18) within the 81601 zip code or attending school within city limits.

Please select today's date*

5/4/2026

Personal Information

First Name*

James

Last Name*

Larson

Occupation*

Marketing/Communications Director

Home Address*

[REDACTED]

City*

Glenwood Springs

State*

CO

Zip Code*

81650

Mobile Phone Number*

[REDACTED]

Email Address*

[REDACTED]

Home Phone Number

Work Phone Number

[REDACTED]

Mailing Address (If different than home address)

City

State

Zip Code

Personal and Professional Interests

Why are you interested in serving on the Historic Preservation Commission?*

I am writing to express my interest in serving as a member of the Glenwood Springs Historic Preservation Commission. I have a deep appreciation for history and architecture, and I value the stories and character that historic places bring to a community. Glenwood Springs has a unique and meaningful past, and I believe it is important to preserve that heritage for future generations.

I am particularly passionate about protecting and celebrating the architectural integrity of our historic homes and neighborhoods. These structures are not only reminders of where we have been, but also assets that enrich the cultural identity and sense of place within our community.

I am especially interested in supporting the Commission's goal of establishing a historic district that highlights local historic homes. Creating such a district would provide an opportunity for both residents and visitors to better understand and appreciate the history of Glenwood Springs, while also encouraging preservation through awareness and pride.

I would be honored to contribute my time, perspective, and enthusiasm to the Commission's efforts to preserve and promote our community's historic resources.

What do you view as the role of a Historic Preservation Commission member?*

A commissioner helps ensure that a community's historic identity is thoughtfully preserved.

Do you have any professional experience in one of the following disciplines: architecture, landscape architecture, architectural history, history, archaeology, planning, geography, anthropology, building trades, law, or real estate?*

History major

Note - professional experience in these fields is not a requirement for appointment to the Commission.

Please list degrees received.*

BA - Indiana University
MLIS - University of Alabama
MS. Ed - University of Kansas

School, college, university attended and area of study.

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

Yes

The Historic Preservation Commission generally attends one meeting a month in the evening. Do you have any existing time commitments that will hamper your ability to serve?*

No

What experience do you have working with people on a board, commission, or committee?*

I have previous experience with this commission as well has being a board member of the Glenwood Springs Arts and Culture Board.

Have you previously served on the Historic Preservation Commission?*

Yes

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?

I am writing to express my interest in being reappointed to the Glenwood Springs Historic Preservation Commission. Serving on the Commission has been a meaningful opportunity to contribute to a community I care deeply about, and I would be honored to continue that work.

My passion for history and architecture continues to guide my involvement. I believe that preserving Glenwood Springs' historic character is essential not only for honoring our past, but for shaping a strong sense of identity for future generations. Our historic homes, buildings, and neighborhoods tell the story of who we are, and I remain committed to protecting and highlighting those assets.

During my time on the Commission, I have also worked to strengthen community engagement around historic preservation through my role at the library. I have actively partnered the Commission with the library system to promote preservation efforts, using the library as a space to connect residents with local history. At the Glenwood Springs Branch Library, I have helped host and support historical talks, programs, and events that bring awareness to our shared heritage and encourage public appreciation of historic resources.

I am particularly enthusiastic about continuing to support the development of a historic district that highlights our community's historic homes. This effort has the potential to enhance civic pride, educate both residents and visitors, and further establish Glenwood Springs as a place that values and preserves its unique history.

If reappointed, I will continue to bring a collaborative mindset, a strong appreciation for preservation, and a commitment to public engagement. I value the Commission's work and would welcome the opportunity to continue contributing to its mission.

Have you served two full successive terms on the Historic Preservation Commission?

Yes 

Powers and Duties of the Historic Preservation Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code) (I) Powers and duties of Historic Preservation Commission.

The powers and duties of the Historic Preservation Commission shall be:

1. To recommend to City Council methods for the protection and preservation of the City's historic and cultural heritage, including, but not limited to, the designation of historic landmarks and districts by appropriate regulations.
 2. To recommend to City Council methods for enhancing property values and the stabilization of historic neighborhoods.
 3. To recommend to City Council methods for increasing economic and financial benefits, including, but not limited to, City attractions.
 4. To provide educational opportunities to increase public appreciation of the City's unique heritage.
 5. To do any other tasks related to the historic preservation of resources in the community of Glenwood Springs.
-

Appointment, Removal, Term, and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

1. February:

Planning and Zoning Commission;
Finance Advisory Board;
Tourism Management Board;
Building Board of Appeals.

2. March:

Transportation Commission;
Arts and Culture Board;
Parks and Recreation Commission;
Airport Board;
River Commission.

3. April:

Local Liquor Licensing Authority;
Victim's Witnesses Assistance and Law Enforcement Board;
Historic Preservation Commission;
Workforce Housing Fund Advisory Board;
Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

Glenwood Springs City Council
c/o city manager and community development staff

April 30, 2026

Marco Dehm, Steven Smith

Greetings,

We enthusiastically recommend that Glenwood Springs City Council approve reappointment of Marianne Ackerman, Carolyn Cipperly, and Eric Hand for another term of service on the city's Historic Preservation Commission.

These particular members, through their composite professional, personal, and community-service experiences, bring a special set of skills, insights, and commitment to this particular commission.

Together, these three consistently generate ideas, prompt deliberate actions, and happily, bring a sense of adventure to the work of historic preservation.

Steve has interviewed each of these re-applicants and found them revved and ready for another three years of service. Marco knows them well and concurs on the values and abilities they bring.

Thank you.

Steven Smith

Marco Dehm

Glenwood Springs City Council
c/o city manager and community development staff

May 6, 2026

Marco Dehm, Steven Smith

Greetings,

We enthusiastically recommend that Glenwood Springs City Council approve reappointment of James Larson for another term of service on the city's Historic Preservation Commission.

In addition to inherent enthusiasm for historic preservation and education, James brings unique professional skills and experience to this important volunteer work. As a senior staff member at *Garfield County Library District*, he fosters partnerships among the local library branch, the city's commission, and the local historical society, with special emphasis on public outreach and public education.

That public information is valuable and of interest on its own, and it also can enhance local interest in actual historic designation and physical preservation initiatives.

Steve has interviewed James in response to his application for re-appointment and found him affirmatively ready for another three years of service. Marco knows James well and concurs in this recommendation.

Thank you.

Steven Smith

Marco Dehm



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item: Tourism Management Board Appointment

Action Requested:

Department: City Clerk

Presented By: Ryan Muse

Strategic Goals: Generate Sustainable Economic Development

Background Info: **Mayor Pro Tem Zalinski's Recommendation**
Mayor Pro Tem Zalinski interviewed Munro Wilcox and recommends appointing him to the Tourism Management Board for a 3-year term to expire in February 2030.

Composition of the Tourism Management Board

Two (2) representatives from tourism-related businesses located within the city;
Two (2) representatives from lodging businesses located within the city;
One (1) representative from restaurant or retail businesses located within city;
One (1) representative from the Glenwood Springs Chamber Resort Association; and
Three (3) citizens, at least two (2) who are residents of the City and that shall not have a direct or indirect financial interest in a business referenced in (a), (b) or (c) above and one (1) who is a resident that may have a financial interest in a business referenced in (a), (b) or (c) above.

Powers and duties of the Tourism Management Board

- (1) To investigate, study and report to the City Council:
 - All matters concerning tourism marketing and promotion that pertain to the benefit of Glenwood Springs and the area within the 81601 postal zip code, and
 - Other matters concerning the subject of tourism marketing and promotion which may be pertinent to the benefit of the City and the area within the 81601 postal zip code.
- (2) To coordinate with City Staff, Community Organizations, Community Businesses, and other Boards and commissions, when applicable to efficiently market and promote tourism to the benefit of Glenwood Springs and the area within the 81601 postal zip code.
- (3) To, at its discretion, and in addition to initiatives that directly market and promote features and attractions within the City and the area within the 81601 postal zip code, market and promote the geographical proximity of Glenwood Springs to other features and attractions outside of the 81601 postal zip code in ways that could reasonably be expected to benefit the City.
- (4) To establish rules of procedure and order for the Board to follow.
- (5) To review tourism marketing plans; to set tourism marketing goals, to determine the methods to accomplish and measure success in accomplishing those goals; to determine the appropriate staff and marketing contractor(s)/vendor(s) resources needed; to recommend to the City Council an annual tourism marketing budget; to recommend, to the City Council, award of contract(s) for the best candidate for contract staff and marketing contractor(s)/vendor(s) ,deemed necessary, based upon an approved Request for Proposal, Request for Qualification or other process; and to provide oversight of performance of contract staff and marketing vendor(s)/contractor(s) contract terms to ensure the efficient and effective implementation of the marketing goals and to report problems with performance to City Council.
- (6) To meet with the City Council on an annual basis, or as often as requested by the City Council, to identify marketing priorities of the City.
- (7) To complete all other duties as may be directed by City Council.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA

Tourism Management Board Application - Submission #3699

Date Submitted: 3/16/2026

Tourism Management Board Application

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Jacob Zook, Economic Development Specialist
jacob.zook@cogs.us
970-384-6465



Thank you for your interest in serving your community. Please answer all questions on this application.

Membership Qualifications*

You must qualify with one of the options below to be eligible to serve on the Tourism Management Board. Please select the option that applies to you.

- ☐ Two (2) representatives from tourism-related businesses located within the City
- ☐ Two (2) representatives from lodging businesses located within the City
- ☐ One (1) representative from restaurant businesses located within the City
- ☐ One (1) representative from the Chamber Resort Association
- ☒ Three (3) citizens who are residents of the City, that may have a financial interest in a tourism-related business.
- ☐ Youth resident (under the age of 18) within the 81601 zip code or attending school within city limits.

Please select today's date*

3/16/2026

Personal Information

First Name*

Munro

Last Name*

Wilcox

Occupation*

Retired

Home Address*

City*

Glenwood Springs

State*

CO

Zip Code*

81601

Mobile Phone Number*

Email Address*

Home Phone Number

Work Phone Number

Mailing Address (If different than home address)

City

State

Zip Code

Personal and Professional Interests

Why are you interested in serving on the Tourism Management Board?*

Spent most of my working life in tourism. I consider tourists my favorite type of people. I love what GWS can offer tourists and see a bright future for our city with a growing tourist industry

What do you view as the role of a Tourism Management Board member?*

To bring ideas to help us grow tourism and to enhance the tourist experience. Prior to living here, I was a Denver resident for 22 years. I think Denver and all of the front range is our easiest and best market to exploit. We can continue to draw more tourists from there.

Do you have marketing, advertising, or public relations experience or skills?*

Not really any marketing experience. I have held many customer and tourist facing positions, over the years, and believe I can offer exceptional customer service, leading to customer satisfaction.

Do you have tourism industry experience or skills?*

I have a bachelor's degree in Hospitality and Tourism Management. I completed the ITT Sheraton Management Training program back in the 1980s. My last two jobs with ITT Sheraton were in managing their Guest Satisfaction System for the world and then assisting in the rolling out of their automated system wide reservation system,"Reservatron IV", in the 1990s

Can you describe an experience making a decision that made people unhappy?*

Not sure if I make people unhappy. I am, however, comfortable offering a contrary opinion to the opinions of people around me. I do respect a majority though and beyond making my arguments will be fine to go along with any majority decisions.

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

Yes, I believe I can represent the fair and equitable opinions which are not just personal

Do you have any existing time commitments that will hamper your ability to serve?*

Really just my numerous "retired person" vacation plans.

What experience do you have working with people on a board, commission, or committee?*

Two successive terms on the Financial Advisory board

Have you previously served on the Tourism Management Board?*

No

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?

Have you served two full successive terms on the Tourism Management Board?

-- Select One --

Powers and Duties of the Tourism Management Board

(as defined in Title 020 of the Glenwood Springs Municipal Code; (m) Powers and Duties of Tourism Management Board)

The powers and duties of the Tourism Management Board shall be:

1. To investigate, study and report to the City Council:
 - All matters concerning tourism marketing and promotion that pertain to the benefit of Glenwood Springs and the area within the 81601 postal zip code, and
 - Other matters concerning the subject of tourism marketing and promotion which may be pertinent to the benefit of the City and the area within the 81601 postal zip code.
 2. To coordinate with City Staff, Community Organizations, Community Businesses, and other Boards and commissions, when applicable to efficiently market and promote tourism to the benefit of Glenwood Springs and the area within the 81601 postal zip code.
 3. To, at its discretion, and in addition to initiatives that directly market and promote features and attractions within the City and the area within the 81601 postal zip code, market and promote the geographical proximity of Glenwood Springs to other features and attractions outside of the 81601 postal zip code in ways that could reasonably be expected to benefit the City.
 4. To establish rules of procedure and order for the Board to follow.
 5. To review tourism marketing plans; to set tourism marketing goals, to determine the methods to accomplish and measure success in accomplishing those goals; to determine the appropriate staff and marketing contractor(s)/vendor(s) resources needed; to recommend to the City Council an annual tourism marketing budget; to recommend, to the City Council, award of contract(s) for the best candidate for contract staff and marketing contractor(s)/vendor(s) ,deemed necessary, based upon an approved Request for Proposal, Request for Qualification or other process; and to provide oversight of performance of contract staff and marketing vendor(s)/contractor(s) contract terms to ensure the efficient and effective implementation of the marketing goals and to report problems with performance to City Council.
 6. To meet with the City Council on an annual basis, or as often as requested by the City Council, to identify marketing priorities of the City.
 7. To complete all other duties as may be directed by City Council.
-

Appointment, Removal, Term, and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

1. February:

Planning and Zoning Commission;
Finance Advisory Board;
Tourism Management Board;
Building Board of Appeals.

2. March:

Transportation Commission;
Arts and Culture Board;
Parks and Recreation Commission;
Airport Board;
River Commission.

3. April:

Local Liquor Licensing Authority;
Victim's Witnesses Assistance and Law Enforcement Board;
Historic Preservation Commission;
Workforce Housing Fund Advisory Board;
Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item: Planning and Zoning Commission Appointment

Action Requested: Action 1 — Appoint Alternate Member Kyle Jones as a full member to replace Gregory Cowan who recently resigned.

Department: City Clerk

Presented By: Trent Hyatt

Strategic Goals: Provide Efficient and Responsive City Government
Preserve and Improve Infrastructure

Background Info: **Composition of the Planning and Zoning Commission**
Seven (7) citizens who are residents of the city.

Applicants

- Kyle Jones, a city resident, was interviewed by council and appointed to an alternate seat in February 2026. Gregory Cowan has since stepped down from his seat. Economic and Community Development Director Trent Hyatt has recommended Kyle be moved to regular member for a three-year term ending in February 2030.

Municipal Code

According to the Municipal Code, appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Council may appoint up to three alternate members of a board or commission.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: Staff recommends approval.

[Print](#)**Planning and Zoning Commission Application - Submission #3361****Date Submitted: 8/14/2025****Planning and Zoning Commission Application**

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Hannah Klausman; Director, Economic and Community Development
hannah.klausman@cogs.us
970-384-6407



Thank you for your interest in serving your community. Please answer all questions on this application.

Please note that appointments can be for a regular seat or an alternate seat.

Membership Qualifications*

Are you a resident of Glenwood Springs within city limits? You must be a resident within city limits to qualify.

Please select today's date***Personal Information****First Name*****Last Name*****Occupation*****Home Address*****City*****State***

Zip Code*

81601

Mobile Phone Number***Email Address*****Home Phone Number****Work Phone Number****Mailing Address (If different than home address)****City**

Glenwood Springs

State

CO

Zip Code

81601

Personal and Professional Interests**Why are you interested in serving on the Planning and Zoning Commission?***

Interested in the direction of Glenwood Springs and all of its potential. Want to guide growth and not react to growth. Interested in learning more about local government

What do you view as the role of a Planning and Zoning Commission member?*

Helping to guide the city council in balancing the needs of the community both of long time locals, new transplants, and tourists to make the city the best it can be.

What experience have you had in the land use approval process?*

None.

Do you have any particular areas of interest or a particular perspective relating to land use development in Glenwood Springs?*

Interested in park space and performance space.

Are you aware of and understand the quasi-judicial function of the Planning and Zoning Commission?*

Yes

Can you describe an experience making a decision that made people unhappy?*

Although I've never been in a particular position of power, I am comfortable with decisions that make people unhappy. As a teacher in a classroom I would disappoint students in some of my decisions but am able to articulate clearly and logically my decision making process to bring them along. I believe that my involvement in political organizations has also lended to my ability to clearly articulate my thoughts and educate others on issues.

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

Yes

The Planning and Zoning Commission members generally attend one to two meetings a month and can have extensive packet materials to review in preparation for meetings. Do you have any existing time commitments that will hamper your ability to serve?*

No

What experience do you have working with people on a board, commission, or committee?*

I have served on the city's arts and culture board for multiple years and currently serve. I have also served on the board of multiple non profits including as president of the board for a local arts education non profit.

Have you previously served on the Planning and Zoning Commission?*

No

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?**Have you served two full successive terms on the Planning and Zoning Commission?**

-- Select One --

Powers and Duties of the Planning and Zoning Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code); f. Powers and Duties of the Planning and Zoning Commission

The powers and duties of the Planning and Zoning Commission shall be:

1. To develop and recommend a master plan subject to the approval of the City Council and its environ in accordance with the provisions of this Code and the laws of the State.
2. To recommend to the City Council boundaries of zone districts and regulations to be enforced therein, in accordance with the provisions of this Code and the laws of the State.
3. To review proposals relating to subdivision, development and use of land and make decisions or recommendations on such proposals, in accordance with the procedures and provisions set forth in this Code.
4. To hear and decide appeals wherein there is a question of interpretation of the zone district map, the master plan or related documents and similar questions as they may arise in the administration of this Code.
5. The Planning and Zoning Commission shall have the duty and power to act on appeals with regard to matters arising from enforcement of provisions of Title 070 of this Code, including:
 - Review of administrative decisions. To hear and decide appeals where it is alleged there is error in any action, including any order, interpretation, requirement, decision or determination made by an administrative official of the city in the enforcement of Title 070 of this Code.
 - Variances. To hear and decide requests for variances from the zoning provisions and sign regulation provisions where there are unique, unnecessary and unreasonable hardships in the way of carrying out the strict letter of said provisions; and to hear and decide requests for variances to allow deviations from restrictions upon the construction and placement of buildings and other structures on site. Examples of such variances include, but are not limited to, modifications of minimum area requirements, building coverage and setback restrictions. Variances from permitted and special review uses in zone district text shall not be considered.
6. To perform such other functions as required by the provisions of Title 070.
7. To service as the Building Board of Appeals.

(as defined in Title 020 of the Glenwood Springs Municipal Code); c. Powers and Duties of Building Board of Appeals.

The powers and duties of the Building Board of Appeals shall be:

1. To hear appeals in accordance with the International Building Code, International Residential Code, International Fire Code, and the other adopted codes from the International Code Council, as adopted or amended by Title 060 of this Code. Such power shall not include matters of interpretation arising under the Code.
-

Appointment, Removal, Term, and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

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Tourism Management Board;
Building Board of Appeals.

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Transportation Commission;
Arts and Culture Board;
Parks and Recreation Commission;
Airport Board;
River Commission.

3. April:

Local Liquor Licensing Authority;
Victim's Witnesses Assistance and Law Enforcement Board;
Historic Preservation Commission;
Workforce Housing Fund Advisory Board;
Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

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(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item: Proclamation Designating May as Historic Preservation Month

Action Requested: Recognition of May as Historic Preservation Month as part of National Preservation Month.

Department: City Clerk

Presented By: Emery Ellingson

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: National Preservation Month, celebrated every May and established in 1972 by the National Trust for Historic Preservation highlights the importance of protecting historic places, supporting heritage tourism, and showcasing the economic and social benefits of preservation.

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



A PROCLAMATION FOR HISTORIC PRESERVATION MONTH MAY 2026

WHEREAS, the National Trust for Historic Preservation established May as Historic Preservation Month in 1973 as a way to promote historic places for the purpose of instilling community pride, and showing the social and economic benefits of historic preservation; and

WHEREAS, Historic Preservation Month can instill awareness of the local historically significant buildings and landmarks to the residents of Glenwood Springs; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped our community; and

WHEREAS, the Glenwood Springs community continues to demonstrate its commitment through historic surveys, the nomination of cultural resources as local landmarks, the protection of its resources both built and natural, and the recognition, rehabilitation, and restoration of historic properties;

NOW, THEREFORE, I, Marco Dehm, Mayor of the City of Glenwood Springs, do hereby proclaim May 2026 as National Preservation month and call upon the City of Glenwood Springs to join their fellow citizens across the country in recognizing and participating in this special observance.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Glenwood Springs, Colorado to be affixed, this 7th day of May, in the year 2026.

Marco Dehm, Mayor
City of Glenwood Springs



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item:	Officially Recognize Structures of Merit and Preservation Awards
Action Requested:	Recognition of structures of merit and preservation awards. A structure of merit is a building which has historic or architectural merit that has not been officially designated as a landmark. The designation of a building as a structure of merit is merely honorific and does not come with any of the requirements of local landmark designation. The Historic Preservation Commission may add to this list to help recognize and encourage the protection, enhancement, and use of historic structures. In addition to the recognition of structures of merit, the Historic Preservation Commission would also like to present a preservation award to 309 8th Street Bier Spa project for rehabilitation and remodel of a historic structure.
Department:	Economic and Community Development
Presented By:	Emery Ellingson
Strategic Goals:	Protect and Preserve our Quality of Life
Background Info:	The Historic Preservation Commission has identified several properties deemed eligible for the Structure of Merit designation. These properties are 1008 Colorado Avenue, 829 Pitkin Avenue, 926 Bennett Avenue, 1002 Bennett Avenue, and 930 Bennett Avenue. These structures are not currently local landmarks. However, they all exhibit both historic and architectural significance that helps contribute to the historic and cultural heritage of the community. The Historic Preservation Commission maintains a list of structures of merit which would be eligible candidates for land marking. Any structure on this list is not required to comply with any of the requirements of local land marking nor are they eligible for any of the benefits associated with such designation. The structure of merit designation does not require Council approval. However, the Historic Preservation Commission thought officially recognizing these structures of merit at a public meeting aligned with the goals of the proclamation of May as Preservation Month.
Issues:	Only properties which consented to the structure of merit designation are being recognized.
Fiscal Impact:	None
Legal Review:	N/A
Staff Recommendation:	The Historic Preservation Commission approved the designation of these structures of merit at their February 2, 2026 meeting. Minutes are included in the packet.



MINUTES
Glenwood Springs Historic Preservation Commission
Regular Meeting
Place: City Council Chambers
Date: February 2, 2025
5:15 p.m.

<u>Members Present</u>	<u>Members Absent</u>	<u>Others in Attendance</u>
Carolyn Cipperly	Charlotte Brooks	Emery Ellingson, Staff Liaison
Sophie Erdman	Melissa Jones	Mark Jensen, Museum Director
Eric Hand	James Larson	Candace Whipple
Marianne Ackerman		Chip Whipple
Marianne Ackerman		

Chair Cipperly called the meeting to order at 5:15 PM.

CONFLICTS OF INTEREST

None

PUBLIC COMMENT

None

ANNOUNCEMENTS

Commissioner Cipperly provided an announcement about the upcoming Saving Places conference in January and February.

Commissioner Cipperly also provided the Commission an update on the status of the greenhouse removal and relocation associated with the GLENwood Springs Botanic Garden project.

MINUTES

Minutes were continued for lack of Commissioners that were in attendance for the January minutes.

NEW ITEMS

Land Use Referral

Staff explained that the Commission had been referred a land use referral for a Minor Site and Architectural Plan application for construction of a new mixed-use building on 8th Street. Staff explained that this review was not required and that the intent of the referral was for comment and questions. The applicants, Chip Whipple and Candace Whipple, had previously worked with the Historic Preservation Commission on the remodel of the Western Hotel. The applicants gave a brief presentation. Commissioner discussion and questions included the following topics:

- Lighting in the alley
- Use of CMU on west side of building
- Proposed height compared to neighboring buildings
- Proposed uses for the ground floor commercial spaces
- Lighting in the alley
- Exterior materials on the alley side
- Mechanical systems layout
- Proposed material for the cornice
- Reconstruction of sidewalk on north side of the building

Staff explained that HPC comments and questions would be included in the staff report for Planning and Zoning Commission at their February 24th meeting.

State Wildfire Resiliency Code

Staff provided a brief overview of the new State Wildfire Resiliency Code and its impact on preservation. Future discussion and action items which were identified are as follows:

- Develop a map showing national register eligible properties
- Identify properties within the hazard zones
- Develop a priority list for the Fire Department

CONTINUED ITEMS

Structures of Merit

The Commission has reviewed the following five structures for possible designation as structures of merit: 829 Pitkin Avenue, 1008 Colorado Avenue, 926 Bennett, 930 Bennett,

and 1002 Bennett Avenue. Staff explained that structure of merit would not come with any requirements for Landmark Alteration Certificates and that the title was mostly honorific. Commissioner Ackerman made a motion to approve the five buildings as structures of merit. Commissioner Dufresne seconded the motion. Commissioner Cipperly called the question and the motion carried unanimously 5-0.

Preservation Month Planning

The Commission discussed ideas for preservation month, which included the following:

- Conversation about preservation awards and possible awards for the Bier Spa project as well as 1108 Colorado Avenue.
- Requesting that Council make a proclamation for May as preservation month
- Setting up posters and exhibit at the Public Library for the month of May.

Commissioner Comments and Other Business

Commissioner briefly discussed the Bier Spa project and other upcoming community events.

Adjournment

At 6:32 PM, Commission Hand made a motion to adjourn, seconded by Commissioner Erdman. Meeting was adjourned.



Historic Preservation Award

This 7th day of May 2026

The Glenwood Springs Historic Preservation Commission

Recognizes

309 8th Street

for

Rehabilitation and Remodel



Historic Preservation Award

This 7th day of May 2026

The Glenwood Springs Historic Preservation Commission

Recognizes

1008 Colorado Avenue

As a

Structure of Merit



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item: Ruedi Water and Power Authority (RWAPA) Presentation on Invasive Species

Action Requested: RWAPA is going to give a presentation on the Zebra Mussels and New Zealand Mud Snails, two aquatic nuisance species.

Department: City Administration

Presented By: Steve Boyd

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: Council heard a brief presentation on aquatic nuisance species from the Colorado Parks and Wildlife. This is an opportunity to hear from an organization with whom are a member speak about the issue and answer questions from Council.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA



Presentation to Glenwood Springs City Council: May 7, 2026

Introduction and 2026 Project and Planning Outline

Paula Stepp, Executive Director

April Long, previous Executive Director

About RWAPA

The Ruedi Water and Power Authority (RWAPA) is a consortium of local governments in the Roaring Fork Watershed, a key headwater to the Colorado River.

RWAPA was founded in 1981 by the City of Aspen and Pitkin County to pursue hydropower development at Ruedi Reservoir. While Aspen and Pitkin County ultimately completed the hydropower development, RWAPA's collaborative framework endured. Member entities continue to work together to represent local-government interests related to Ruedi Reservoir and the watershed's rivers and tributaries.

RWAPA addresses water, power, recreation, environmental, and land issues, with a primary focus on Ruedi Reservoir and local water resources.

Governance and Staffing

RWAPA's board includes elected officials from Aspen, Carbondale, Basalt, Glenwood Springs, Snowmass Village, Pitkin County, and Eagle County. Operations are supported by a part-time director who implements board policies and delivers board-directed projects.

2026 Priorities

1. Drought conditions, worsened by low winter snowpack, and the resulting need to prioritize available water across municipal, agricultural, industrial, recreational, and environmental uses.
2. Coordination with local governments, HOAs, and other contracted-water holders to determine whether Ruedi supplies are needed to mitigate drought impacts in the Roaring Fork River. RWAPA is also coordinating with the Colorado River District, which is addressing the 2026 snowpack shortfall regionally across Western Slope reservoirs.
3. RWAPA partner funding supports the ANS boat inspection station at Ruedi Reservoir; the inspection program was fully implemented in 2018, when sufficient funding was secured to staff the ramp for all operating hours. The recent discovery of Aquatic Nuisance Species (ANS) infestations in the Colorado and Roaring Fork rivers has brought together a number of watershed partners in this last year to expand public awareness of Colorado Parks and Wildlife's Clean, Drain, Dry campaign.



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item:	Cavern Springs Mobile Home Park Funding Request
Action Requested:	<u>Action 1</u> - Consideration of a \$500,000 forgivable loan to the West Mountain Regional Housing Coalition (WMRHC) to help the residents of Cavern Springs Mobile Home Park purchase their park and convert it to resident ownership.
Department:	Economic and Community Development
Presented By:	Watkins Fulk-Gray, Trent Hyatt
Strategic Goals:	Provide Efficient and Responsive City Government Preserve and Improve Infrastructure Protect and Preserve our Quality of Life
Background Info:	Cavern Springs Mobile Home Park is a 98-home, 300-person, community in unincorporated Garfield County near the Thunder River cluster of development. The park was listed for sale by the current owners in 2025, and a coalition of residents, the Sopris Mountain Collective (Collective), has come to agreement to buy the mobile home park for \$23 million (with a target of \$24 million to provide ample reserves). To navigate the significant challenge of raising money, making an offer, and creating the framework for what comes after the sale, the Collective has engaged with West Mountain Regional Housing Coalition and Thistle ROC, a nonprofit specializing in helping residents of mobile home parks (MHPs) purchase and convert their parks to resident-owned cooperatives (ROCs). Like most MHPs, residents at Cavern Springs own their homes but do not own the land under their homes, so they pay monthly lot rent to the park owners. Currently, lot rent is \$1,025 per space monthly. If the park sells to outside investors, lot rent will almost certainly increase every year and may displace residents. New owners could also choose to discontinue use of the land as MHP and redevelop the land. The ROC model of MHP ownership is admired for the affordability and independence it offers residents, who are in charge of setting their own lot rents at a level necessary only to maintain the park's infrastructure, reserves, and other costs. In 2025 City Council approved a contribution of \$1.5 million toward a MHP inside Glenwood to help its residents purchase their park, and contributed \$100,000 toward the successful regional effort for the residents of two upvalley mobile home parks to purchase their parks. In exchange, an affordable housing covenant was placed on the Glen Valley Coop in Glenwood and similar restrictions were placed on the two upvalley MHPs. In Glenwood, Mountain MHP is now known as the Glen Valley Coop. Residents of the two upvalley parks faced the daunting prospect of raising \$42 million to buy their park. They fell short of their full fundraising goal but managed to purchase their parks with a higher proportion of debt. Currently, Aspen has agreed to contribute \$2 million, Snowmass Village \$600,000, and Carbondale \$500,000. Snowmass Village has also made an important in-kind contribution of paying for the participation of an affordable housing expert and their city attorney.
Issues:	Cavern Springs MHP is a source of naturally-occurring affordable housing, meaning it is affordable for residents and it exists that way free from any governmental subsidy or requirements. However, in recent years mobile home parks have become a lucrative target for investors, including large financial institutions. The purchase of MHPs by their residents and conversion to resident ownership requires significant public investment, lots of work by all people involved, and commitment by elected officials, but it has proven to be a successful way to preserve affordable housing and community stability, all in a "development neutral" way (meaning that no new development is required). The strategy pioneered by WMRHC is a regional effort in which local governments in the Roaring Fork Valley have contributed funding and resources, with the understanding that workers from MHPs are employed throughout the

valley and that the displacement of MHP residents can have far-reaching effects.

While Cavern Springs is outside Glenwood's boundaries (located approximately 2.5 miles south), impacts to its residents have an effect on Glenwood Springs workforce. A survey of the park residents found that 60 children live in the park, so it is likely they attend Riverview School and Glenwood Springs High School. If the park were bought by an outside investor and residents were gradually displaced, many of the residents would seek housing in Glenwood or downvalley of Glenwood. This would place additional pressure on Glenwood's existing affordable housing. Based on Placer.ai data, approximately 36% of the park's residents work in the 81601 zip code, though this is less than the estimated 54% of Glenwood Springs-proper MHP residents that work within 81601. Large-scale displacement of residents at Cavern Springs would likely disperse many residents to communities downvalley of Glenwood and add to the traffic passing through Glenwood toward their places of employment upvalley. If this happens, the vehicle miles traveled by residents pushed further downvalley would increase and consequently contribute more emissions from vehicles and wear and tear to roads. In the worst-case scenario, the abandonment of the mobile home park would displace residents and also result in mobile homes being disposed of in the City's or the County's landfills. Caverns Springs residents are members of Glenwood's workforce and schools, so the displacement of residents at the park would impact Glenwood's labor market, schools, housing market, and contribute to traffic, vehicle emissions, landfill, and Highway 82's maintenance needs.

The preservation of mobile home parks is a goal of the Strategic Housing Plan, Comprehensive Plan, and the Workforce Housing Financial Advisory Board (WHFAB) 2024-2027 Implementation Plan.

Fiscal Impact:

The Workforce Housing Fund (WHF) has the funding available for the requested \$500,000 forgivable loan. Accounting for all budgeted contributions so far approved in 2026, the WHF is projected to have a balance of more than \$900,000 at the end of this year. This includes \$250,000 budgeted for the rental assistance program, which is likely to spend much less than \$250,000. If City Council approves this request and the residents manage to purchase their park, the City's contribution would amount to funding of \$5,102 per unit. This cost is orders of magnitude less than the cost of building a new affordable housing unit.

If the request is approved, the funds will be contributed from the WHF. The WHF can only be used for the development or preservation of affordable housing, so this forgivable loan would not impact the general fund or any other City activities besides other affordable housing projects or programs.

A decision to contribute funding will be dependent on the deal being finalized. If the purchase falls through, the \$500,000 would be de-obligated.

Legal Review:

Legal has not reviewed the request at this time, but if Council approves the request and the residents are successful in their offer, Legal will review various documents to ensure the City's money is properly spent.

Staff Recommendation:

Staff recommends approval of the forgivable loan request following the WHFAB's unanimous vote (7-0) recommending approval.

Recommended findings, if Council moves to approve the request:

1. The requested forgivable loan contribution will preserve the supply of workforce housing for employees of Glenwood Springs businesses.
2. The requested forgivable loan contribution will constitute a partnership to preserve workforce housing.

WEST MOUNTAIN REGIONAL HOUSING COALITION

PITKIN COUNTY | ASPEN | | SNOWMASS VILLAGE | BASALT | CARBONDALE | GLENWOOD SPRINGS | EAGLE COUNTY
COLORADO MOUNTAIN COLLEGE | ROARING FORK TRANSPORTATION AUTHORITY

Working together to increase the availability and accessibility of affordable community housing within the Roaring Fork and Colorado River valleys.

MEMO

From: April Long, Executive Director, West Mountain Regional Housing Coalition
To: Glenwood Springs City Council
Re: Cavern Springs Mobile Home Park Resident Purchase and Preservation Effort
Date: April 23, 2026

REQUEST: West Mountain Regional Housing Coalition (WMRHC or the Housing Coalition), in partnership with Sopris Mountain Collective and Mountain Voices Project, requests support from the Glenwood Springs City Council to pursue City funding for the acquisition and permanent preservation of Cavern Springs mobile home park as workforce housing.

DISCUSSION: The current owner of the land under Cavern Springs Mobile Home Park is interested in selling the property, and, through discussions with the park residents and Colorado law that allows residents the right to make an offer, has come to an agreement to sell the property to the owners for the settled price of \$23 million.

Cavern Springs is home to 300 people, many of whom earn below 80% of the area median income and have lived in the park for decades. They are essential workers and community members – from construction and service industry employees to school staff, veterans, children, and retirees – who have suffered the stress of housing insecurity and rent increases for years. This park represents some of the last remaining affordable housing options that are close to schools and transit and within commuting distance of job hubs like Aspen, Snowmass, Basalt, and Glenwood Springs. If rents increase and residents are displaced, the impacts will ripple across local schools, businesses, traffic patterns, and community cohesion.

In an attempt to secure their housing and their community, and in order to make the offer and afford the seller's \$23 million price, the residents of Cavern Springs have:

- formed a not-for-profit C-Corporation – Sopris Mountain Collective – which serves as the Board for park residents and unit owners,
- engaged with Thistle ROC, a Colorado nonprofit that specializes in helping mobile home parks become resident-owned communities (ROCs), providing technical assistance, process management, property management, and partnership with a CDFI lender, ROC Capital USA
- need a below market rate/low-interest loan for at least \$14 million and a forgivable loan (subsidy) of \$10 million (this total includes estimated capital improvements of \$1 million that is anticipated to be required by the lender) and
- are requesting assistance from local governments, organizations, employers, donors, and community members in providing that \$10 million subsidy.

WEST MOUNTAIN REGIONAL HOUSING COALITION

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Cavern Springs MHP Snapshot:

- Homes/Community
 - Size: 98 homes, 300 residents, 60 children
 - Location: Unincorporated Garfield County
 - Work Location: Pitkin, Eagle, and Garfield Counties
 - Structure: Residents own homes but rent land under the home
- Rents:
 - Current Average Rent: ~ \$1,025/month
 - Projected Rents with ROC model: ~ \$1,400/month
 - Projected Rents with Private Equity Buyer: ~ >\$2000/month - *anticipated based on projected mortgage debt service payments and experience with similarly-priced parks in resort communities.*
- Proposed/Pursued Financing Structure
 - Purchase Price: \$23 million (agreed to by seller)
 - Acquisition Price: \$24 million (subject to change based on capital improvement needs)
 - ROC USA Primary Loan: \$6,000,000 @ 7%
 - Colorado Impact Development Fund Loan: \$2,000,000 @ 3%
 - Local Government Forgivable Loan goal: \$6,000,000
 - Private Donations and/or Low Interest Community Loan: \$10,000,000

Cavern Springs Location just off Highway 82 between Carbondale & Glenwood



WEST MOUNTAIN REGIONAL HOUSING COALITION

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Working together to increase the availability and accessibility of affordable community housing within the Roaring Fork and Colorado River valleys.

Recognizing that preservation is much more economical and efficient than building new, and that this project has one of the greatest returns on investment in terms of affordable housing, the following local governments have submitted letters of intent to support this effort:

- Town of Carbondale - \$500,000
- Town of Snowmass Village - \$600,000
- City of Aspen - \$2,000,000
- Pitkin County is currently considering contributions.

As with recent mobile home park preservation efforts, WMRHC will provide the structure necessary to receive the funding committed by local governments, businesses, family foundations, and private donors; deploy that funding during closing as a “forgivable” loan that will not require repayment unless and until the residents ever sold the park to a private entity; and own, manage, enforce compliance, and provide reporting on a deed restriction or restrictive covenant that requires the park to be maintained as an affordable option for local workforce. Key points anticipated to be in the deed restriction/restrictive covenants will include:

- Homes must be sold to buyers who are both part of (or retired from) the local workforce and income-qualified.
- Homes must be owner-occupied.
- Short-term Rentals are not permitted.
- The property can only be subdivided if approved, and only if it preserves or enhances affordable housing.
- The covenant runs with the land for 99 years, automatically renewing for successive 10-year periods.
- West Mountain Regional Housing Coalition will enforce the covenant, with Pitkin County as backup.

REQUEST: We understand that the City’s financial participation in helping to turn this property into a Resident Owned Community (ROC) might limit the City’s ability to support other affordable housing projects. However, the return on investment specifically to the City of Glenwood Springs has the potential to be quite high, where 35% of working residents are employed in Garfield County, the cost to build affordable housing is quite high (~\$500K/unit), and the opportunity to build affordable housing is quite low. For instance, if the City gave \$500,000 toward the effort to preserve 98 units, that would amount to \$5,100 per unit. If only those employed within Garfield County were calculated/considered, it would be about \$15,000 per unit.

Measure 2C was intentionally written to give the City the ability to respond to real housing needs as they arise - not just to build new units, but to ensure that workforce housing exists and remains available. Preserving Cavern Springs is exactly the type of outcome voters intended when they approved this funding. We ask that you seize

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Working together to increase the availability and accessibility of affordable community housing within the Roaring Fork and Colorado River valleys.

this opportunity to help hundreds of workers stay in their homes and approve funding of \$500,000 towards this critically important project to the Glenwood Springs City Council.



Cavern Springs MHP Funding Request

May 7, 2026 City Council Meeting

Watkins Fulk-Gray & Trent Hyatt, Community Development Department

Cavern Springs Mobile Home Park (MHP) background

- Park listed for sale by owner in 2025
- Located in unincorporated Garfield County near Thunder River and the Restore
- 98 homes, ~ 300 people, 60 children
- Residents own or finance homes, pay monthly lot rent to owner
- Current lot rent is \$1,025
- Average household income is \$73,800
- Approx 36% of residents work in Glenwood, based on cell phone data



Location



Resident ownership of MHPs and key players

- Joint ownership among park residents – “ROC” – resident-owned cooperative
 - Example – Glen Valley Coop in Glenwood or Woody Creek MHP
- In a ROC, residents in charge of park maintenance and setting rents
- Sopris Mountain Collective – resident organization
- Mountain Voices Project – nonprofit group of community leaders assisting residents to organize and raise funds
- Thistle ROC – nonprofit technical assistance provider from purchase process through at least 10 years
- West Mountain Regional Housing Coalition (“Housing Coalition”) – regional org helping to coordinate response and support of governments and private donors in the RFV to assist residents raising funds for the purchase



Funding Request

- Forgivable loan of \$500,000
- In exchange, an affordability covenant requiring owners to be in local workforce, income-qualified, and owner occupancy
- If ROC effort not successful, funds would be de-obligated and not spent
- If ROC effort not successful, corporate investor is believed to have an offer ready
- Other local government commitments:
 - City of Aspen - \$2 million
 - Snowmass Village \$1 million
 - Carbondale - \$500,000



Financial Implications

- Including all currently-approved expenditures, Workforce Housing Fund (“2C fund”) projected to have ~ \$900,000 at year end
- WHF can only be used for affordable housing development, preservation, and partnerships
- Funding requested averages to \$5,102 per home
- WHF funding outside city limits allowed with proper Council findings



Pros and Cons

Cons:

- Park is outside City limits (though contribution still allowable)
- Limits future and unknown funding requests

Pros:

- Helps Glenwood workers (36% work in 81601)
- Preservation would avoid additional pressure on Glenwood's housing market
- Preservation would avoid creating additional traffic in and through Glenwood
- Avoid greater greenhouse gas emissions from commuting
- Keeps children in school district (Riverview and Glenwood Springs High School)
- Avoids possibility of mobile homes going to City's landfill
- Preserves affordability and is development neutral



WHFAB Recommendation

- Members of Workforce Housing Fund Advisory Board (WHFAB) voted 7-0 to recommend full funding of the request on April 14th.



Glenwood's long-range plans

- Comprehensive Plan goals: Promote long-term sustainable, and diverse economic development.
- Strategic Housing Plan: Prioritize the preservation of mobile home parks.
- WHFAB 2024-2027 Implementation Plan: Establish property acquisition pilot program to facilitate purchase of existing properties (**i.e. mobile home parks**) for affordable housing preservation.



Findings and Motion for approval

Recommended findings:

1. The requested forgivable loan contribution will preserve the supply of workforce housing for employees of Glenwood Springs businesses.
2. The requested forgivable loan contribution will constitute a partnership to preserve workforce housing.

Recommended motion:

I move to approve the forgivable loan request from West Mountain Regional Housing Coalition for Cavern Springs Mobile Home Park with an affordability covenant upon the mobile home park property.



Motion for denial

- Recommended motion: I move to deny the funding request from West Mountain Regional Housing Coalition.



Questions



**CAVERN SPRINGS
MOBILE HOME PARK
IS FOR SALE**



May 1, 2026

To the Members of the Glenwood Springs City Council,

It is my pleasure to offer this letter of support for Cavern Springs Mobile Home Park. I was pleased to see the 2C Finance Advisory Committee is bringing forth a strong and timely recommendation of \$500,000 for the Cavern Springs Mobile Home Park for consideration at your May 7th Council meeting. As a member of the 2022 inaugural Glenwood Springs Ad Hoc Housing Committee, I understand the work it took to secure 2C funds that established a full-time housing position, built genuine partnerships across different sectors including the business community, non-profit organizations, schools, advocates and more to address workforce housing affordability. As the GWS Ad Hoc Housing Committee we made a unanimous recommendation to the Glenwood City Council centering the preservation of Mobile Home Parks as one of the remaining affordable housing options in our region. The work has already begun, and you are already having a significant impact on workforce housing. Congratulations!

What I have come to understand is that Cavern Springs Mobile Home Park is a true community, a neighborhood, a collection of hard-working families dedicated to their community. As you will see from the video presentation on May 7th, the Cavern Springs community has worked tirelessly to bring resources together to save their homes. They are doing the work and just like the original goal of 2C they are bringing private and public partnerships and funding to ensure the sacred right of housing is possible for working families. We are not asking for a handout, but rather a portion of funding dedicated to workforce housing.

This work is part of the best work we as a united community get the privilege to do. Every day seeking to truly see our neighbors. I know you take this responsibility seriously and know you will consider this request. It is my hope you again lean on the strong recommendation of the 2C Finance Advisory Committee.

Sincerely,

Maria Tarajano Rodman

Member of the Inaugural GWS Ad Hoc Housing Committee



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item: Right of Way and Grading Permits

Action Requested: Staff requests council approve the grading and ROW permits

Department: Engineering

Presented By: Ryan Gordon

Strategic Goals: Provide Efficient and Responsive City Government
Preserve and Improve Infrastructure
Protect and Preserve our Quality of Life
Generate Sustainable Economic Development
Ensure Public Safety

Background Info: Council requested that staff revisit the grading permit. Staff has reviewed the permit requirements, applicability and enforcement and has modified the permit as follows:

1. If an applicant is adding impervious areas equal or greater than 200 SQFT, a permit will be required. This is the same requirement as the current permit.
2. If an applicant is changing pervious areas (i.e. replacing lawn with a flower bed), a permit is required if the area is equal to or greater than 500 SQFT. The current threshold is 200 SQFT.
3. The permit has explicit language that no water from ones private property is allowed to flow and impact an adjacent property. It is the responsibility of the applicant to ensure that criteria is met.
4. Language has been added to the permit that allows for the engineering department to have discretion as related to enforcement and/or assessing penalties.

Council asked if the ROW permit could be modified to ensure that the negative effects of construction work in the downtown core is minimized. We believe that the revised ROW permit will allow staff to accomplish this goal by:

1. The ROW permit has a 6-month expiration date which will allow staff the time to assess the impacts of the project and make the appropriate changes if needed.
2. Projects are reviewed by the engineering department, which assesses the impact on the surrounding area. The ROW permit includes the approved impacts by the engineering department.
3. The ROW has new penalties as well as the stipulation that repeat offenders will have the permit suspended.

Issues: NA

Fiscal Impact: The permits fees are much simpler to calculate. The grading permit fees are less or flat for small and medium projects; larger projects that disturb more area will be charged more. The ROW permit fees include a greater cost to obstruct the ROW particularly in the downtown core where parking is at a premium. Staff will present several examples to demonstrate how the fees for a project are changing.

Legal Review: Legal has reviewed the permits

Staff Recommendation: Staff recommends council adopt the grading and ROW permit changes

Grading Permit Requirements

FAILURE TO OBTAIN:

This permit is required for **any** Grading over 200 SF within City of Glenwood Springs or any utility work involving connection to City mains within utility easements.

If no permit is approved, you will receive a stop work order with a **\$150.00 fine for every day** you are working without an approved Grading Permit.

Failure to correct unsatisfactory items within Construction Management Plan, after City notification will result in a stop work order and a **\$100 fine for everyday that is not corrected.**

Submittal Checklist (Application is incomplete without the following information):

- ☐ Contact Colorado 811 (1-800-922-1987) a minimum of forty-eight 48 hours in advance of grading.
- ☐ Attach a plan. Plan must include a north arrow, scale, street labels, address, dimensions and location of the disturbed areas (tied to permanent structure, property corner, or street corner), and location of all utilities.
- ☐ Drainage Report or Letter (see Chapter 4 of Engineering Standards for Drainage Requirements)
- ☐ Geotechnical Report (if required)
- ☐ Geohazard Report or Exemption (if required)
- ☐ Grading Permit Base Fee: (see fee schedule below for additional fees)
- ☐ As-Built Plans are required prior to permit closeout.
- ☐ Construction Management Plan (see CMP checklist).
- ☐ CDPHE Permit is Required with the State of Colorado if Grading is over (1) acre.

Grading Permit General Requirements:

1. Refer to the City of Glenwood Springs Municipal Code and Engineering Standards for design and code requirements. Neglecting to read the requirements of these documents does not preclude the fulfillment of said requirements.
2. Refer to the Engineering Standards Chapter 4 – Stormwater for Minor and Major Grading and Drainage Plan and Reports requirements.
3. All construction and backfilling will be done to City Standards.
4. It will be the contractor's responsibility to notify all utility companies (1-800-922-1987) 48 hours in advance of grading.
5. Repairs to damaged existing utilities will be back charged to the contractor doing the excavation.
6. This permit shall be kept available on the job site for the duration of the work.
7. Work shall not be accepted by the City until all provisions are met by the contractor.
8. Contractors are required to maintain a current City license with proof of workman's compensation and public liability and property damage insurance.
9. Excavations on private property shall comply with the International Plumbing Code and Chapter 18 and Appendix J of the International Building Code.
10. The permittee should contact all property owners that will be affected by construction and keep them apprised of schedule and progress.
11. If it is determined at a later date that the building will not be constructed, the applicant shall backfill, grade and revegetate the site prior to expiration of the permit (See IBC section 105.5 for expiration date).
12. If at any time it is determined the disturbance area must extend into the public right-of-way, the Engineering Department will be contacted at (970) 384-6435 to secure the appropriate permit and approval.
13. If permit violations persist, the City at its discretion may cancel the permit until the project can demonstrate the ability to comply with the permit conditions.
14. The Engineering Department has the discretion to waive penalties for permit violations upon appeal.
15. At no time shall the grading result in run-off from the site entering or impacting adjacent properties.

Area	Base Fee	Review Fee		
200 SF to 1,000 SF ¹	\$ 125.00	\$ 0.00		
500 SF to 1,000 SF ²	\$ 125.00	\$0.00		
1,001 SF to 5,000 SF	\$ 150.00	\$ 150.00		
5,000 SF to 10,000 SF	\$ 200.00	\$ 250.00		
Over 10,000 SF	\$ 250.00	\$ 500.00	Every Additional 10,000 SF	\$ 750.00
Work without an Approved Permit			\$150/day	
Failure to correct unsatisfactory items in CMP			\$100/day	

1. Area calculation applies if adding impervious areas
2. Area calculation applies if grading pervious areas

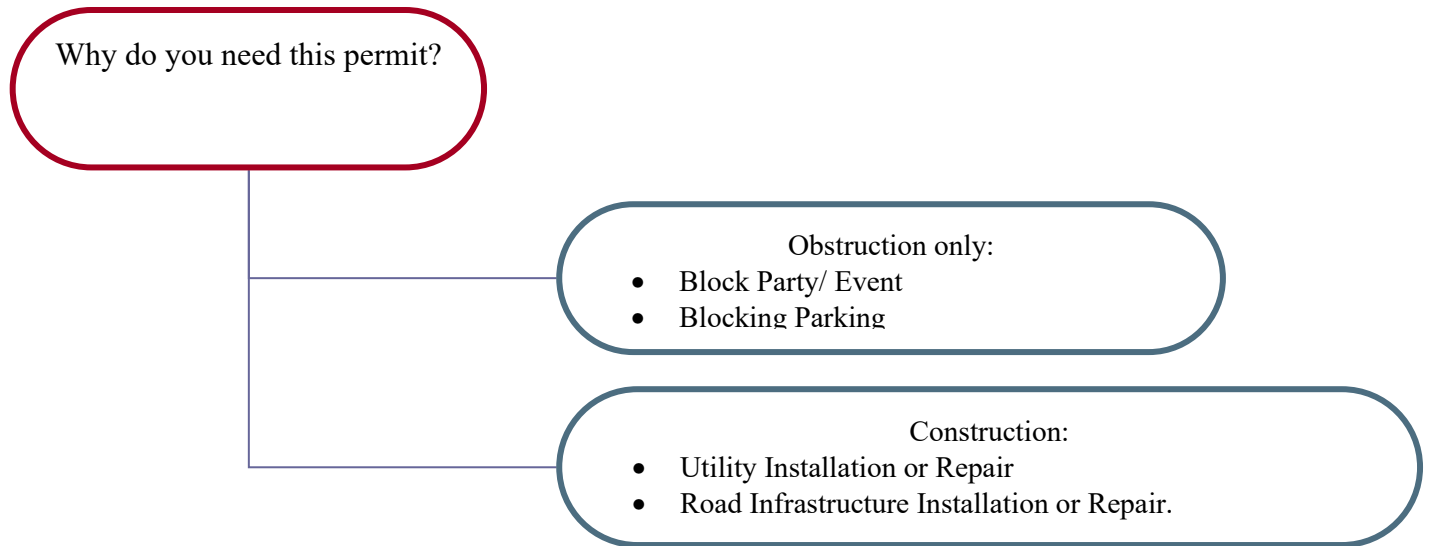
Right of Way Permit Requirements

FAILURE TO OBTAIN:

This permit is required for **any** work within City of Glenwood Springs Right of Way (ROW). If no permit is approved, you will receive a stop work order with a **\$250.00 fine for every day** you are working within the ROW, without a permit. Continued violations may result in suspension or revocation of Contractor' License.

Note: Work may also be subject to additional approval or permits. It is the responsibility of the contractor or owner to verify that all permitting necessary.

Application Instructions:



****Non-Profit Events:**

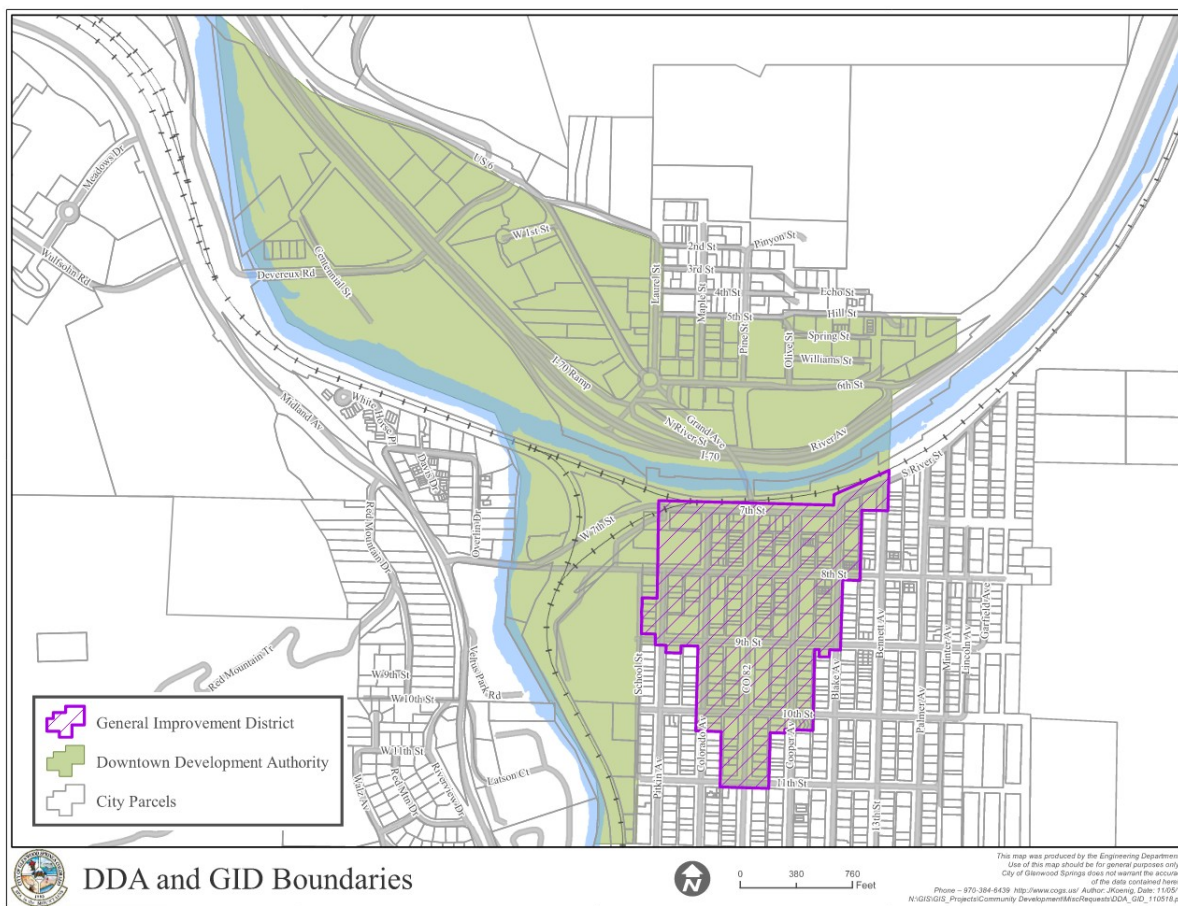
If this is an event sponsored by a non-profit organization, the applicant may request the use of traffic control devices if the following conditions are met:

1. The right of way permit and request shall be submitted a minimum of one (1) month in advance of the proposed event. Any permit submitted less than one (1) month from the event will be responsible for their own traffic control devices.
2. Documentation of a 501(c)(3) non-profit registration status must be submitted with the permit if a request for devices is being made.
3. Submit a Traffic Control Plan completed by a Certified Traffic Control Supervisor.
4. The applicant should make the request, in writing, specifying the exact quantity of all devices.
5. The applicant is responsible for the set up and tear down of all traffic control per the plan submitted.
6. **Approval of the use of the City's traffic control devices may be allowed and is based on availability and is at the discretion of the Streets Superintendent. The City has a limited supply and equipment is dedicated to City Projects first and foremost.**

7th Street permitting is completed through the Parks Department. Traffic Control is provided by the City.

Obstruction Requirements:

1. Refer to the City of Glenwood Springs Municipal Code and Engineering Standards for design and code requirements. Neglecting to read the requirements of these documents does not preclude the fulfillment of said requirements. Work that does not meet Engineering Standards shall submit a Variance Request to be review and subject to approval by the City Engineer.
2. Construction equipment, trash, dumpsters, or materials, etc., **shall not** be stored in the City of Glenwood Springs Right of Way.
3. This Permit Approval is subject to the City of Glenwood Springs Noise Ordinance set forth in Section 100.070.030. Any work or activities that violate this ordinance will need prior approvals by the City Manager with a Noise Regulation Exemption Request.
4. The permittee is responsible for all traffic control on site. All signage should be placed per the approved traffic control plan (TCP) submitted. The traffic control supervisor (TCS) should review the location of the traffic control placement and be on site at all times to verify that the devices remain in place. The permittee is responsible for all cleanup.
5. Parking Spaces will be billed on a monthly basis for obstruction. The fees for parking obstruction are as follows:
\$250.00 Per Space, per month within the General Improvement District



All other ROW parking spaces will be \$50.00 per month per space.

Construction Requirements:

Anyone completing work within the City of Glenwood Springs Right of Way must be a contractor licensed with the City of Glenwood Springs. It is the applicant's responsibility to ensure all contractors involved on the project are updated in licensing. Unlicensed or expired licensed contractors on City ROW will result in work being stopped until license(s) are processed and work delayed at the applicant's expense.

- ☐ Contact Colorado 811 a minimum of seventy-two (72) hours prior to excavation start date.

Senate Bill 18- 167 took effect in August of 2018 and excavations in public right of way that meet the following four requirements are required to complete Subsurface Utility Engineering (SUE).

- ☐ YES* ☐ NO Does your project involve a construction contract with a public entity?

*The requirement of this permit is a contract with a public entity.

- ☐ YES ☐ NO Does your project involve primarily horizontal construction and does not involve primarily the construction of buildings?

- ☐ YES ☐ NO Does your project require the design services of a licensed Professional Engineer?

- ☐ Attach a plan. Plan must include a north arrow, scale, street labels, address, dimensions and location of the excavation (tied to permanent structure, property corner, or street corner), location of all utilities, and the utility type, size, and material that is being connected or repaired (if applicable).
- ☐ If your project includes a utility bore, a plan and profile of the proposed bore path **shall** be included with this application and be stamped by a licensed engineer in the state of Colorado.
- ☐ A surveyed As-Built plan is required to be submitted to the City within two (2) weeks of completion of new utility or service installations. New utilities and services must also be installed with tracer tape or wire for future location.
- ☐ Geotechnical testing reports shall be submitted after excavation completion.

****The City reserves the right to deny any excavations within roadways less than 5 years old.***

1. All right of way obstruction requirements also applies to excavation permitting.
2. The Twenty-four (24) month warranty period for work completed in the City of Glenwood Spring Right of Way begins from the date of work acceptance. Work is not accepted until all geotechnical reports and As-Built survey are submitted and accepted by the City of Glenwood Springs.
 - a. Failure to provide proper documentation may result in removal and repair or replacement of the cut and backfill material.
3. If a final surface cannot be installed, a temporary surface must be installed and maintained by the contractor until the time a permanent surface can be installed. The warranty period will not begin until the final surfacing is installed and accepted.
 - a. If a temporary patch is not being maintained, the City may elect to complete the maintenance themselves and bill the contractor at two (2) times the rate of the cost of the City's work. Contractor will also be barred from future permitting if temporary patching is not maintained or final surfacing is not scheduled and completed.
 - b. Gravel is not an acceptable temporary surface.
4. Any pothole or borehole repairs made in the City right of way must be re-cut to maintain clean lines per the Engineering Standards.

5. All trenching in older asphalt requires "T" patching (2' overcut of the asphalt beyond the trench edge on each side) to maintain the integrity of the roadway. Overcut may be greater per road conditions at the engineering staff's discretion.
6. All excavations within the City Right of Way are subject to comply with OSHA's "Construction Industry Standards" as well as all applicable federal and state regulations.
7. This permit includes one (1) inspection limited to two (2) hours. If additional visits or time is required, the contractor may be billed for additional inspections per the fee schedule below.

Inspection Type/Personnel	Fee/Hour
Engineering Inspector	\$50
City Engineer/Asst Engineer	\$50
Water/Waste-water Inspector	\$75
Electrical Inspector	\$110

8. Additional Fees and Fines Schedule

RIGHT OF WAY PERMIT FEES & FINES

ROW Permit Fee	\$ 250.00	
ROW Permit Boring Fee (0-200 LF)	\$ 200.00	
ROW Permit Boring Fee (200 LF to 1,000 LF)	\$ 500.00	\$0.50/LF beyond 1,000 LF
Obstruction Fee (Parking in GID)	\$ 250.00	per space/month
Obstruction Fee (Parking outside GID)	\$ 50.00	per space/month
Operating without Permit	\$ 250.00	per Day
Failure to Provide Approved Traffic Control	\$ 250.00	per Day
Street Open by 7PM	\$ 100.00	per Hour

9. If permit violations persist, the City at its discretion may cancel the permit until the project can demonstrate the ability to comply with the permit conditions.
10. All ROW permits expire 6 months from the date of issuance. If additional time is required to complete the project, the applicant shall submit for another ROW permit.



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item:	Ordinance 2026-07; An Ordinance of the City of Glenwood Springs, Colorado, Rezoning Seven Parcels Totaling 20.84 Acres from Glenwood Springs Mall Planned Unit Development (PUD) to Mixed-Use Corridor (M1) District. Second Reading
Action Requested:	Action Item 1 - Consideration of approval on second reading of Ordinance 2026-07, for a Rezoning application of Seven Parcels Totaling 20.84 Acres from Glenwood Springs Mall Planned Unit Development (PUD) to Mixed-Use Corridor (M1) District
Department:	Economic and Community Development
Presented By:	Jim Hardcastle
Strategic Goals:	Generate Sustainable Economic Development Protect and Preserve our Quality of Life
Background Info:	On October 16, 2025, City Council approved an application (Planning File 48-25) for the rezoning of the subject seven properties, generally referred to as the Glenwood Springs Mall from Glenwood Springs Mall Planned Unit Development (PUD) to Mixed-Use Corridor (M1) District. An ordinance was not provided by staff at that time as required by Section 070.040.060(a)(3)g.2 of <i>Glenwood Springs Municipal Code</i> . This action item is required to formalize the rezoning approved by City Council.
Issues:	Staff has not identified any issues.
Fiscal Impact:	Not applicable at this time.
Legal Review:	The City Attorney has reviewed the draft ordinance.
Staff Recommendation:	Staff recommends approval on second reading of Ordinance No. 7, Series of 2026 as outlined in the suggested motion below. <u>Suggested Motion</u> I move to approve on second reading Ordinance No. 7, Series of 2026, an ordinance of the City of Glenwood Springs, Colorado, rezoning seven parcels totaling 20.84 acres from Glenwood Springs Mall Planned Unit Development (PUD) to Mixed-Use Corridor (M1) District.

ORDINANCE NO. 7
Series of 2026

**AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS,
COLORADO, REZONING SEVEN PARCELS TOTALING 20.84 ACRES
FROM GLENWOOD SPRINGS MALL PLANNED UNIT DEVELOPMENT
(PUD) TO MIXED-USE CORRIDOR (M1) DISTRICT**

WHEREAS, the City of Glenwood Springs (“Glenwood Springs”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, Section 070.060.040(a) of the *Glenwood Springs Municipal Code* (the “Code”) establishes a rezoning procedure for an amendment to the Official Zoning Map of the City of Glenwood Springs; and

WHEREAS, the subject properties associated with the rezoning application are seven parcels located at 51027 Highway 6 & 24 in the City, identified as parcel nos. 2185-061-06-002 (*Tract A*), 2185-061-06-003 (*Tract B*), 2185-061-06-004 (*Tract C*), 2185-061-06-005 (*Tract D*), 2185-061-06-008 (*Tract E*), 2185-061-06-009 (*Tract F*), and 2185-061-06-010 (*Tract G*), and further described in **Exhibit A** attached hereto; and

WHEREAS, Section 070.060.040(a)(3)e.1. of the Code establishes that public noticing shall be in accordance with Section 070.060.030(f); and

WHEREAS, notice regarding the consideration of the application by the Glenwood Springs Planning and Zoning Commission (the “Commission”) on August 26, 2025, was published in the *Glenwood Springs Post Independent* on August 13 and August 20, 2025; and

WHEREAS, the Commission at its August 26, 2025, regular meeting, recommended approval of the rezoning application; and

WHEREAS, notice regarding consideration of the rezoning application by the Glenwood Springs City Council at its October 16, 2025, regular meeting was published in the *Glenwood Springs Post Independent* on October 6 and October 13, 2025; and

WHEREAS, City Council considered the recommendation at its regular meeting on October 16, 2025, and affirmed the findings of the Commission and approved the rezoning, finding that it is consistent with the approval criteria outlined in Section 070.060.040(a)(3)f.3 of the Code and is proper and necessary to advance the public health, safety, and welfare of the City’s residents; and

WHEREAS, Section 070.060.040(a)(3)g.2. of Code requires that an ordinance be enacted to effectuate the rezoning, as granted.

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, THAT:

Section 1. The recitals above are hereby adopted as findings.

Section 2. The seven (7) parcels totaling 20.84 acres on and legally described in Exhibit A, are hereby rezoned from Glenwood Springs Planned Unit Development (“PUD”) to Mixed Use Corridor (M1) District.

Section 3. Promptly following adoption of this Ordinance, the City Clerk shall cause the terms of this Ordinance to be incorporated into the Zone District Map of the City of Glenwood Springs as required by the Code.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED PUBLISHED BY
TITLE ONLY THIS 16th DAY OF APRIL 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

Marco Dehm, Mayor

ATTEST:

Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, AND ORDERED PUBLISHED BY
TITLE ONLY TO BE EFFECTIVE TEN DAYS FOLLOWING THE DATE OF SECOND
PUBLICATION THIS 7TH DAY OF MAY 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

Marco Dehm, Mayor

ATTEST:

Ryan Muse, City Clerk

EXHIBIT A

TRACT A

A PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING THE SOUTHEAST CORNER OF TRACT A OF THE RE-SUBDIVISION OF THE GLENWOOD SPRINGS MALL SUBDIVISION RECORDED JANUARY 18, 1983 AS RECEPTION NO. 336102 IN THE GARFIELD COUNTY RECORDS; THENCE N87°18'08"W A DISTANCE OF 115.00 FEET; THENCE N02°41'52"E A DISTANCE OF 120.00 FEET; THENCE S87°18'08"E A DISTANCE OF 115.00 FEET; THENCE S02°41'52"W A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 0.317 ACRES, MORE OR LESS.

TRACT B

A PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING THE SOUTHEAST CORNER OF TRACT B OF THE RE-SUBDIVISION OF THE GLENWOOD SPRINGS MALL SUBDIVISION RECORDED JANUARY 18, 1983 AS RECEPTION NO. 336102 IN THE GARFIELD COUNTY RECORDS; THENCE N87°18'08"W A DISTANCE OF 120.11 FEET; THENCE N02°41'52"E A DISTANCE OF 120.00 FEET; THENCE S87°18'08"E A DISTANCE OF 120.19 FEET; THENCE S02°44'13"W A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 0.331 ACRES, MORE OR LESS.

TRACT C

A PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING THE SOUTHEAST CORNER OF TRACT C OF THE RE-SUBDIVISION OF THE GLENWOOD SPRINGS MALL SUBDIVISION RECORDED JANUARY 18, 1983 AS RECEPTION NO. 336102 IN THE GARFIELD COUNTY RECORDS; THENCE N87°18'00"W A DISTANCE OF 165.17 FEET; THENCE N02°53'27"E A DISTANCE OF 119.18 FEET; THENCE S87°20'00"E A DISTANCE OF 164.77 FEET; THENCE S02°40'12"W A DISTANCE OF 119.49 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 0.452 ACRES, MORE OR LESS.

TRACT D

A PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING THE SOUTHEAST CORNER OF TRACT D OF THE RE-SUBDIVISION OF THE GLENWOOD SPRINGS MALL SUBDIVISION RECORDED JANUARY 18, 1983 AS RECEPTION NO. 336102 IN THE GARFIELD COUNTY RECORDS; THENCE N87°18'00"W A DISTANCE OF 174.00 FEET; THENCE N02°40'12"E A DISTANCE OF 119.49 FEET; THENCE S87°20'00"E A DISTANCE OF 174.23 FEET; THENCE S02°48'28"W A DISTANCE OF 119.60 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 0.478 ACRES, MORE OR LESS.

TRACT E

A PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING THE NORTHWEST CORNER OF TRACT E OF THE AMENDED FINAL PLAT OF TRACTS E & F, GLENWOOD SPRINGS MALL SUBDIVISION RECORDED JANUARY 28, 2025 AS RECEPTION NO. 1003807 IN THE GARFIELD COUNTY RECORDS; THENCE S87°25'47"E A DISTANCE OF 415.26 FEET; THENCE S02°37'06"W A DISTANCE OF 718.18 FEET TO THE NORTH LINE OF HIGHWAY 6 & 24; THENCE N87°24'55"W ALONG SAID NORTH LINE A DISTANCE OF 141.62 FEET; THENCE LEAVING SAID NORTH LINE, N02°44'13"E A DISTANCE OF 120.00 FEET; THENCE N87°18'08"W A DISTANCE OF 275.19 FEET TO THE EAST LINE OF STORM KING ROAD; THENCE N02°41'52"E ALONG SAID EAST LINE A DISTANCE OF 597.53 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 6.11 ACRES, MORE OR LESS.

TRACT F

A PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING THE NORTHWEST CORNER OF TRACT F OF THE AMENDED FINAL PLAT OF TRACTS E & F, GLENWOOD SPRINGS MALL SUBDIVISION RECORDED JANUARY 28, 2025 AS RECEPTION NO. 1003807 IN THE GARFIELD COUNTY RECORDS; THENCE S87°25'47"E A DISTANCE OF 61.55 FEET; THENCE N47°37'15"E A DISTANCE OF 125.01 FEET; THENCE S87°19'59"E A DISTANCE OF 615.45 FEET; THENCE S01°55'22"W A DISTANCE OF 183.95 FEET; THENCE S01°50'52"W A DISTANCE OF 623.25 FEET TO A POINT ON THE NORTH LINE OF HIGHWAY 6 & 24; THENCE N87°18'00"W ALONG SAID NORTH LINE A DISTANCE OF 297.75 FEET; THENCE LEAVING SAID NORTH LINE, N02°48'28"E A DISTANCE OF 119.60 FEET; THENCE N87°20'00"W A DISTANCE OF

339.00 FEET; THENCE S02°53'27"W A DISTANCE OF 119.18 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF SAID HIGHWAY 6 & 24; THENCE N87°24'55"W ALONG SAID NORTH LINE A DISTANCE OF 139.10 FEET; THENCE LEAVING SAID NORTH LINE, N02°37'06"E A DISTANCE OF 718.18 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINS 13.13 ACRES, MORE OR LESS.

TRACT G

A PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING THE SOUTHEAST CORNER OF TRACT G OF THE RE-SUBDIVISION OF THE GLENWOOD SPRINGS MALL SUBDIVISION RECORDED JANUARY 18, 1983 AS RECEPTION NO. 336102 IN THE GARFIELD COUNTY RECORDS; THENCE N87°18'08"W A DISTANCE OF 40.10 FEET TO A POINT ON THE EAST LINE OF STORM KING ROAD; THENCE N02°44'13"E ALONG SAID EAST LINE A DISTANCE OF 120.00 FEET; THENCE LEAVING SAID EAST LINE, S87°18'08"E A DISTANCE OF 40.00 FEET; THENCE S02°41'52"W A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 0.110 ACRES, MORE OR LESS.

Planning and Zoning Commission Report

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

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

ACTION ITEM

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

(1) Purpose.

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

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

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

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

The staff recommendation is as follows:

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

Staff recommendation: Staff recommends **APPROVAL** of the of the Rezoning request with findings and conditions on pages 9-10 of the staff report.

BACKGROUND

Proposal

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



Figure 1. Vicinity map for the rezoning request.

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

Municipal Code

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

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

Table 020.11: M1 District, Dimensional Standards

Lot Standards, Minimum

A	Lot area (sq ft)	
None		
	Landscaped area (%)	15

Setbacks, Minimum

B	Front, min (ft)	5
	Front, max (from arterials) (ft)	60
	Front, max (from other streets) (ft)	25
C	Side, min (ft)	5
D	Rear, with alley, min (ft)	10
	Rear, without alley, min (ft)	

7.5

Building Standards, Maximum

E	Building height (ft)	40
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Figure 2. Above are the proposed dimensional standards which apply to the M1 Zone District.

Proposed Allowed Uses

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

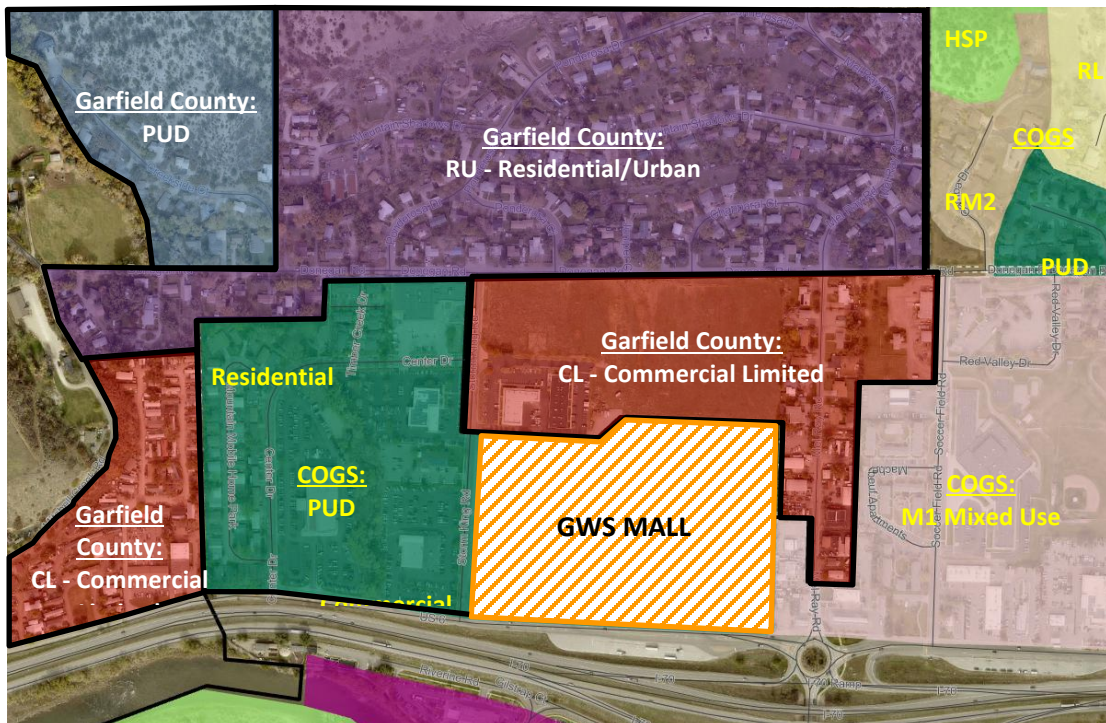


Figure 3. Subject Property to be rezoned (orange stripe polygon), with a mixture of zoning districts: City in YELLOW and Garfield County in WHITE font.

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

Existing Allowed Uses and history of PUD Development

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

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

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

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

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

Parking

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

ORIGINAL MALL CONFIGURATION - PUD aligns with City Parking demand standards

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

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

Phase I - Lot Line Adjustment/Rezoning to M1

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

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

Figure 4. Parking analysis table.

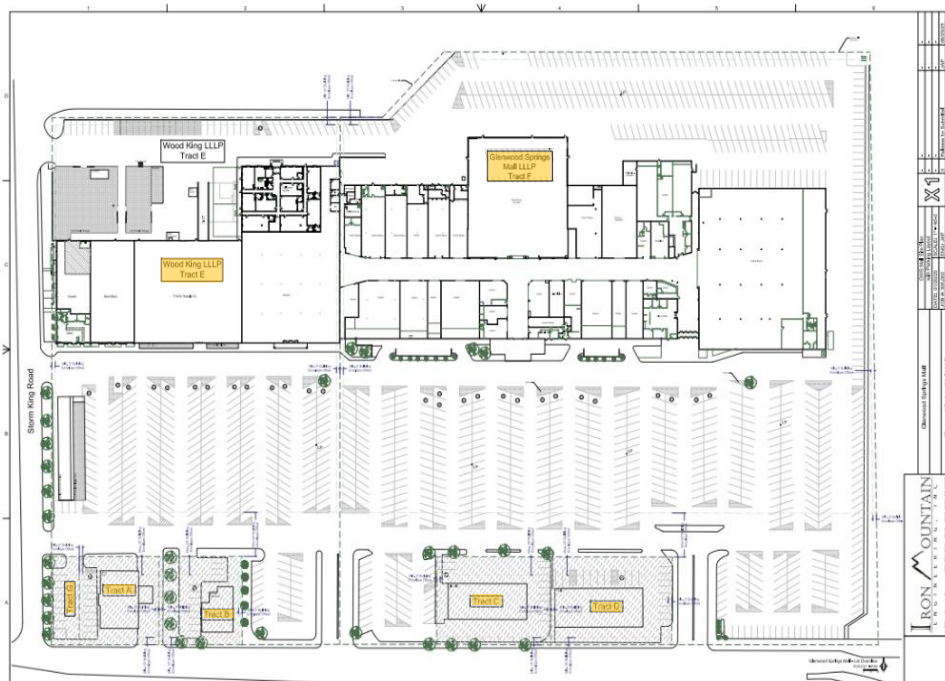


Figure 5. Parking analysis site plan.

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

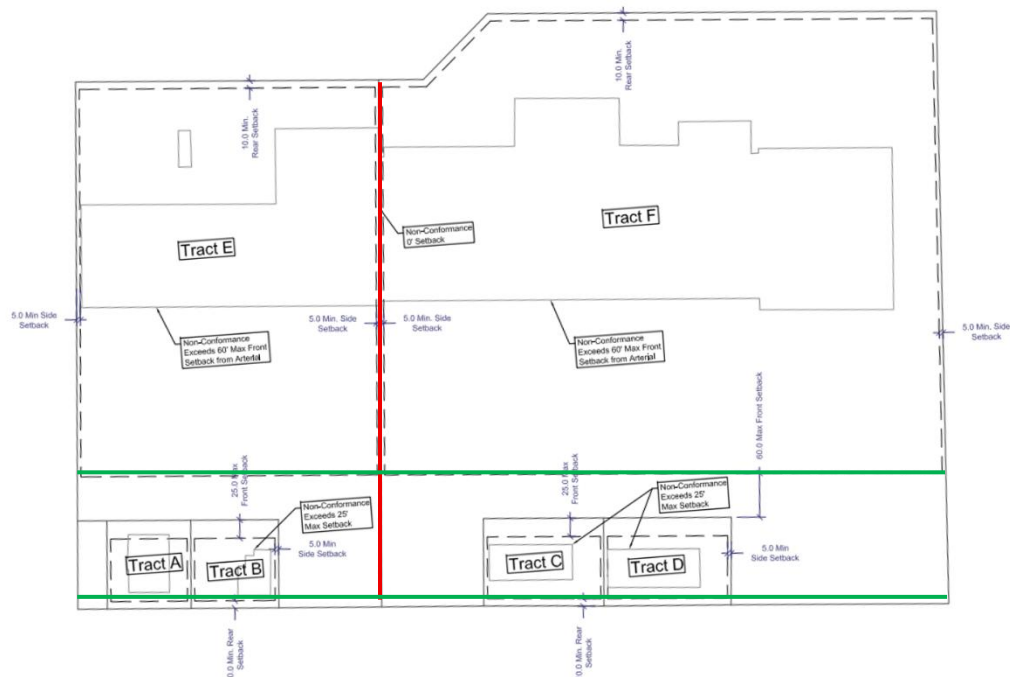


Figure 6. Subject property Tracts to be rezoned; red line - boundary of Tracts E & F, green lines - building setbacks 5' & 60'.

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

Non-Conforming Site Elements

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

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

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

Comprehensive Plan

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

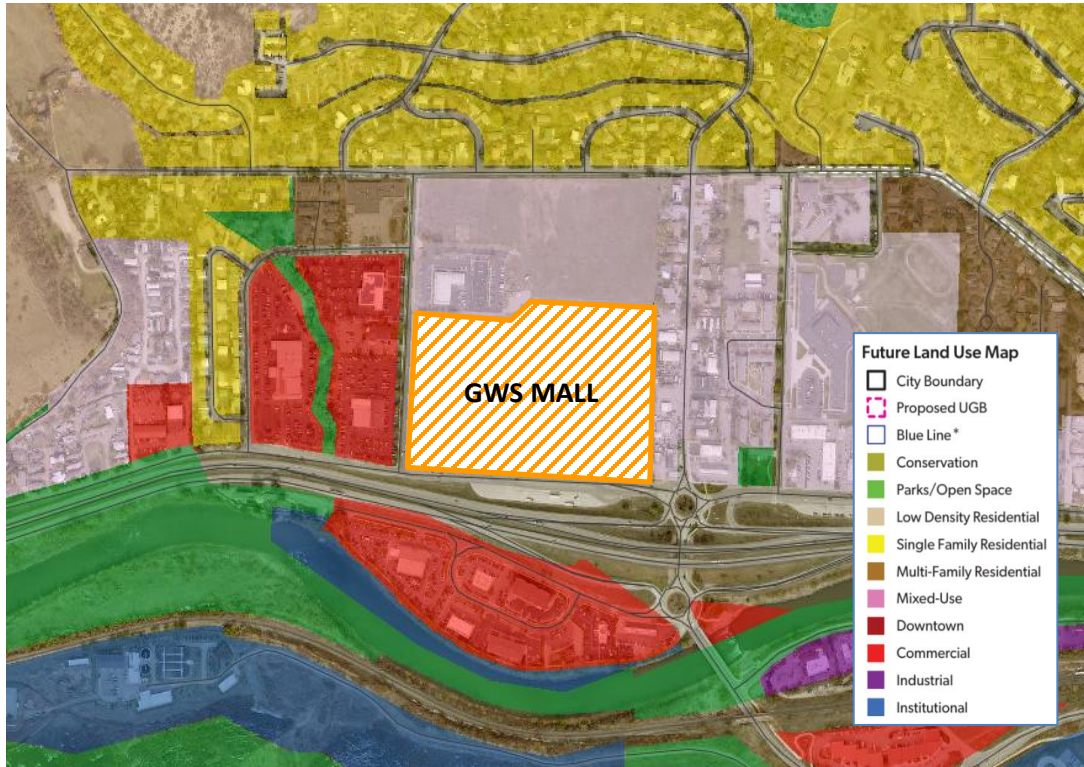


Figure 8. Future Land Use Map (FLUM), City of Glenwood Springs, Comprehensive Plan 2023, site: (orange stripe polygon).

Project History

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

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

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

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

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

REZONING CRITERIA

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

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

The proposed rezoning generally meets the Vision and Goals established by the Comprehensive Plan 2023, supports the Future Land Use Map, while meeting the intent of many aspects of the plan framework, and meeting the intent of the Municipal Code.

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

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

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

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

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

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

REVIEWING AGENCY COMMENTS

No agencies have provided written comments.

PUBLIC COMMENT

No public comment has been received.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

Section 070.060.030(g)(1)d outlines the review and decision procedures for applications being considered by the Planning and Zoning Commission and/or City Council. The Commission may approve, approve with conditions, or deny the application based on the applicable approval criteria listed in the application-specific procedures. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Municipal Code and city goals and policies.

ACTION ITEM 1

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

Staff recommends **APPROVAL** of the proposed rezoning with the following suggested findings and conditions.

Recommended Findings:

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

Suggested Conditions for Approval

1. Applicant shall comply with all verbal representations made in the public hearing, as outlined in all application materials, and/or revised conditions herein and approved by the Community Development Director.
2. The applicant shall provide a recorded copy of updated Covenants for Operation,

Maintenance and Reciprocal Easements, previously established in Reception# 898752 10/13/2017.

3. Any future development as a result of subdivision within the proposed rezoning area covered in this application shall comply with all requirements contained within ARTICLE 070.040 - DEVELOPMENT STANDARDS, as applicable.

Suggested Findings for Action Item 1

ALTERNATIVE MOTION TO DENY

Action Item 1

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

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



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item: Ordinance 2026-08; An Ordinance of the City of Glenwood Springs, Colorado, Amending the Glenwood Springs Municipal Code Regarding the Regulation and Permitting of Exterior Lighting and Signage, Planning File CDA000027-2026. Second Reading

Action Requested: Consideration of approval on second reading of Ordinance 2026-08 regarding a revision to Section 070.040.100 Exterior Lighting and Section 070.040.110 Signage concerning exterior lighting and signage.

Department: Economic and Community Development

Presented By: Emery Ellingson

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

Background Info: Please see attached staff report.

Issues: Please see attached staff report

Fiscal Impact:

Legal Review:

Staff Recommendation: Please see attached staff report.



City Council Staff Report

Date	April 16, 2026
Planning File Number	CDA-000027-2026
Request	Consideration of a Code Amendment application and approval on second reading of Ordinance 2026-08 regarding a revision to Section 070.040.100 Exterior Lighting and Section
Applicant	City of Glenwood Springs
Owner	Not applicable (N/A)
Location	Applies citywide
Zone	Applies to all zone districts
Staff	Emery Ellingson, Senior Planner, Community and Economic Development

ACTION ITEM

According to Section 070.060.040(c)(1), the Code Amendment process allows for the review and approval of changes to the text of Title 070 of the *Glenwood Springs Municipal Code* (GSMC or Code) to respond to “...*changed conditions or changes in public policy, or to advance the general welfare of the City.*” Per Section 070.060.040(c)(3)d, the Planning and Zoning Commission (Commission) “...*shall review the Code Amendment application and recommend approval, approval with conditions, or denial to City Council.*”

Action 1 Code Amendment – Consideration of a Code Amendment application and approval on second reading of Ordinance 2026-08 regarding a revision to Section 070.040.100 Exterior Lighting and Section 070.040.110 Signage concerning exterior lighting and signage.

Staff Recommendation: Staff recommends approval of the Code Amendment with the findings and conditions described on pages 12-13 of the staff report.

BACKGROUND

Per Section 070.040.100 of the Code, the purpose of regulating exterior lighting and signage is to address negative impacts such as glare, spillover, and light pollution from light sources while still allowing individual property owners to illuminate and advertise on their property. Recently, there has been an increase in community concerns related to light pollution and Glenwood Springs is not alone in this concern as communities across the United States and the world have recognized detrimental impacts of light pollution on human health, wildlife, and quality of life. For this reason, the Planning and Zoning Commission held a work session on these topics at their January 27, 2026, meeting. Discussion topics included variable controls for parking lot lighting, lighting curfews, City lighting policies, lighting and safety, community comparisons, and regulation of color temperature. The Commission then considered the items described further in this report at their March 24, 2026, Planning and Zoning Commission meeting.

The following staff report provides suggested changes to code and analysis of the City of Glenwood Springs standards in comparison to the following communities.

COMMUNITY	POPULATION[^]	SQUARE MILES[^]	POPULATION DENSITY
Town of Breckenridge, Colorado*	5,078	6.0	846.3 persons per square mile
City of Flagstaff, Arizona*	76,831	66.0	1,164.1 persons per square mile
City of Moab, Utah*	5,366	4.8	1,117.9 persons per square mile
Town of Nucla, Colorado*	585	0.7	835.7 persons per square mile
City of Glenwood Springs, Colorado	9,963	5.8	1,717.8 persons per square mile

*Dark Sky International Community

[^]Based on 2020 US Census data

These communities were selected to provide a range of community sizes and types, including several designated International Dark Sky Communities. Dark Sky Communities are those which have received official designation by Dark Sky International, a global advocacy group which promotes dark sky preservation. Dark Sky certification is a commendable goal but is not prerequisite for a community looking to improve their lighting standards. The proposed code amendments align with the Dark Sky International's five lighting principles for responsible outdoor lighting which are described in the image below.

Five Lighting Principles for Responsible Outdoor Lighting



DarkSky



Illuminating
ENGINEERING SOCIETY

Responsible outdoor lighting is

1 Useful

Use light only if it is needed

All light should have a clear purpose. Consider how the use of light will impact the area, including wildlife and their habitats.



2 Targeted

Direct light so it falls only where it is needed

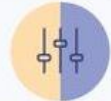
Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.



3 Low Level

Light should be no brighter than necessary

Use the lowest light level required. Be mindful of surface conditions, as some surfaces may reflect more light into the night sky than intended.



4 Controlled

Use light only when it is needed

Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.



5 Warm-colored

Use warmer color lights where possible

Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.



Rev. 09/2023

ANALYSIS AND APROVAL CRITERIA

The following section summarizes related aspects of exterior lighting and signage associated with the proposed code amendments.

Color Temperature

Color temperature is an important aspect in lighting design and has an impact on how brightness is perceived by the human eye. Color temperature is measured in kelvins (or K) by measuring the amount of electromagnetic radiation emitted from a black body. Lower kelvin values are considered warm lighting while higher kelvin values are considered cool lighting.



The relationship of color temperature to light pollution is that generally, the “cooler” or

“bluer” a light source is, the more it contributes to light pollution and sky glow. For this reason, Dark Sky International recommends that light fixtures have a correlated color temperature (CCT) of no higher than 3000K.

Correlated Color Temperature (CCT Comparisons	
City of Glenwood Springs, Colorado	<i>No regulation of CCT for fixtures</i>
City of Flagstaff, Arizona	<i>Maximum of 2,700 K for Class 1 Lighting which includes signage lighting, outdoor lighting, and recreational areas.</i>
Town of Breckenridge, Colorado	<i>Maximum of 3,000 K for all fixtures</i>
City of Moab, Utah	<i>Maximum of 3,000 K for all outdoor lighting</i>
Town of Nucla, Colorado	<i>Maximum of 2,700K for all fixtures</i>

Currently, the City of Glenwood Springs does not regulate color temperature of exterior lighting fixtures. Staff has recommended that the City adopt a CCT maximum of 3,000 K for all exterior lighting fixtures across all Lighting Districts as shown in the proposed changes to *Section 070.040.100(f)(2)*

(f) *General Lighting Requirements for All Lighting Districts.*

(1) *On-Site Lighting Level.* Maximum on-site illumination, including spillage from doorways, signs, and windows, shall not exceed ten (10) foot-candles, unless otherwise allowed in this Code.

(2) *Correlated Color Temperature* Correlated color temperature (CCT) of all fixtures is limited to no more than 3,000 kelvins per fixture.

~~(2)~~ (3) *Light Trespass.*

a. *Maximum Allowed.* The maximum measured light levels shall not exceed those provided in Table 040.10:

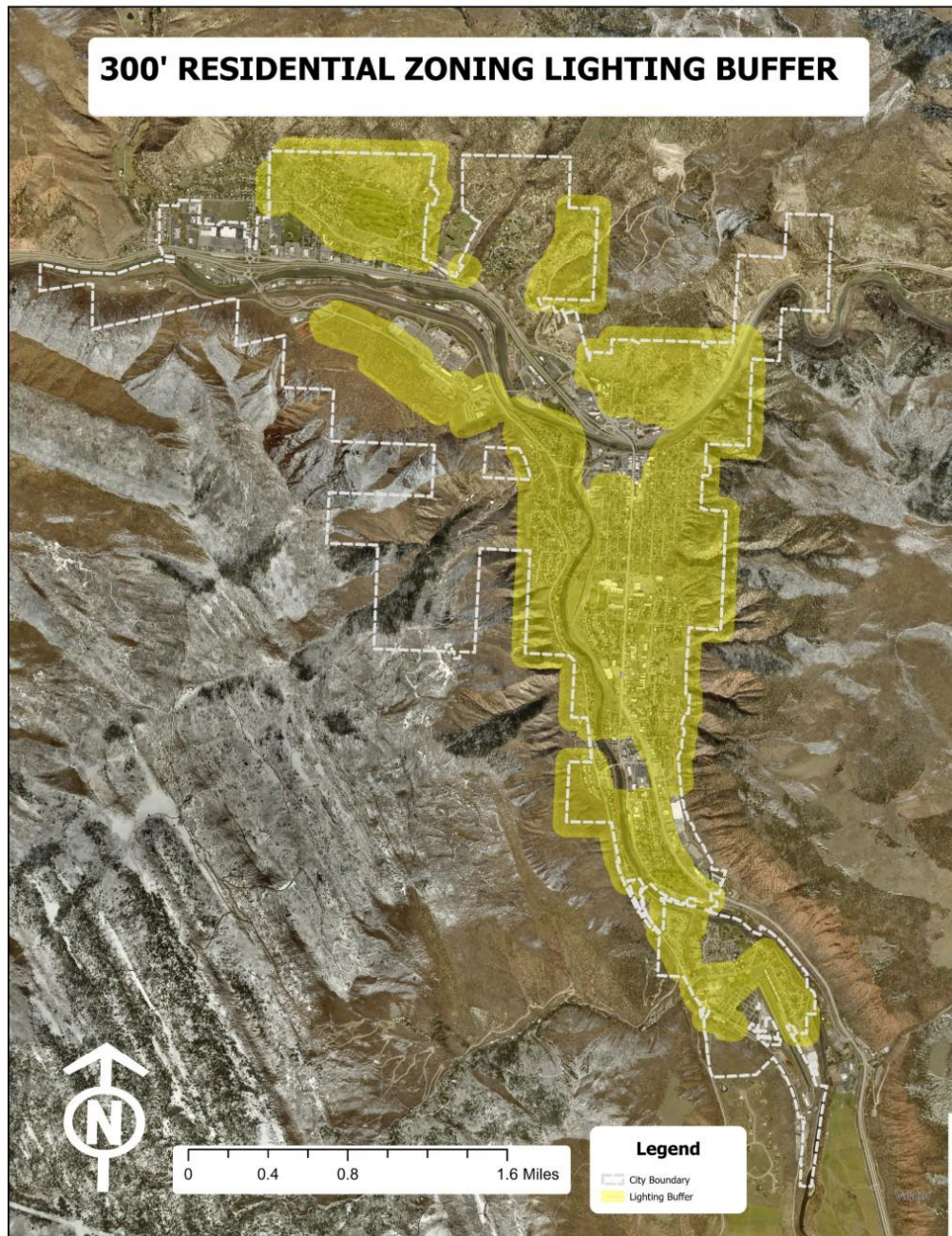
Illuminated Signage Curfew

Another source of light in a community is illuminated signage. Illuminated signs can either be externally illuminated by an external light source such as a downward directed lamp or internally illuminated by light sources within the sign. In either case, illuminated signs can have a significant impact on neighboring properties and many communities, including Glenwood Springs have established time limitations on these types of signs in order to mitigate any negative impacts to neighbors. An example of this is requiring a shut off time for illuminated signs for a specific point in the evening or a given time after a business closes. The intent of this regulation is to discourage signage which is illuminated at non-business hours which helps to reduce both light pollution and energy consumption.

Illuminated Sign Regulations	
City of Glenwood Springs, Colorado	<i>Illuminated signs prohibited in residential zoning district.</i>

	• <i>Interior illuminated signs prohibited in the Downtown Core</i> • <i>Any illuminated sign visible from and located within 300' of any lot in a residential zoning district shall be turned off no later than 10:00 PM or 1 hour after the close of business, whichever later.</i>
City of Flagstaff, Arizona	• <i>All signs within Lighting Zone 1 turned off by 9:00 PM or when the business closes, whichever later.</i> • <i>All signs in Lighting Zones 2 or 3 or when the business closes, whichever later.</i>
Town of Breckenridge, Colorado	• <i>1 hour after sunset or ½ hour after end of normal business hours, whichever later.</i>
City of Moab, Utah	• <i>Commercial businesses in C-3, C-4, and RC zones may leave all compliant outdoor lighting on until 10:00 PM or until one hour after close of business. All other businesses shall turn off illuminated signs one hour after business close and shall remain off until business open.</i> • <i>Recreational lighting shall be turned off by 10 PM except to conclude a specific sporting event</i> • <i>All legal nonconforming lighting on residential properties shall be turned off by 10 PM unless exempted elsewhere in Code.</i>
Town of Nucla, Colorado	• <i>Light sources shall be extinguished completely after 11:00 PM or at the end of normal business hours whichever later and remain off until one hour before sunrise.</i>

The City of Glenwood Springs, in comparison to these other communities, does not as strictly regulate the illumination of signs. If a sign is more than 300' from a residential zoning district, it may remain illuminated at all times. This leaves no incentive for signs located more than 300' from a residential zoning district to turn off their lights outside of business hours nor is there any regulation to protect residences that are located in commercial and mixed-use zoning districts from constantly illuminated signs. The map below shows all areas which are already within 300' of a residential zoning district that have to extinguish their illuminated signage after 10 PM or 1 hour after close of business. All other areas have no time limits for illumination.



For this reason, staff has proposed that all illuminated signage be turned off at 10:00 PM or 1 hour after close of business, whichever later regardless of distance from a residential zoning district. This still allows businesses with late operating hours such as a bar or restaurant to stay open later as well as businesses with 24 hours service like a hotel or laundromat to keep an illuminated sign but also help to reduce the number of lights being left illuminated all night. It would also reduce the negative impacts felt by residences which are located within commercial and mixed-use zoning districts.

The Commission recommended language be added to the Code Amendment to require that signs remain off until the business reopens. Below is the proposed Code language change to *Section 070.040.110(g)(4)(a)(5)*.

(4) Illumination.

- a. *Generally.* Illuminated signs are allowed pursuant to the following:
 1. Illumination sources are shielded so as not to shine onto surrounding areas.
 2. Illumination on the surface of an illuminated sign, measured at the brightest point ten (10) feet from the surface of the sign, shall not exceed five (5) foot-candles.
 3. No illumination source shall create a traffic hazard or distraction to operators of motor vehicles on public streets.
 4. Illuminated signs shall be prohibited in residential zoning districts.
 5. Any All illuminated signs visible from and located within three hundred (300) feet of any lot in a residential zoning district shall be turned off no later than 10:00 p.m., or one (1) hour after the close of business, whichever is later and remain off until the business reopens the next day. All illuminated signs within Glenwood Springs shall comply with this time limit by January 1, 2032.

Gas Station Canopy Lighting

Gas station canopy lighting can be another source of excessive illumination in a community. It is important that gas stations feel safe and secure for their customers, however, in many cases gas stations are very brightly illuminated and can result in excessive light. The Illuminating Engineering Society (IES), a professional organization for the lighting industry, recommends that lighting beneath gas station canopies be in the range of 10–15-foot candles

Gas Station Canopy Lighting	
City of Glenwood Springs, Colorado	• <i>Minimum illumination of 5 foot-candles underneath canopy</i> • <i>Maximum illumination of 25 foot-candles underneath canopy</i>
City of Flagstaff, Arizona	• <i>Shall not exceed 30 lumens per square foot in Lighting Zone 2</i> • <i>Shall not exceed 15 lumens per square foot in Lighting Zone 1</i>
Town of Breckenridge, Colorado	• <i>Maximum illumination of 20 foot-candles beneath the canopy</i>
City of Moab, Utah	• <i>No specific illumination limits as long as development does not exceed maximum lumens per developed acres limit.</i>
Town of Nucla, Colorado	• <i>Maximum of 15 foot-candles as recommended</i>

	<i>by Illuminated Engineering Society</i>
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Staff finds that the current maximum foot-candles allowed for a gas station could be slightly reduced from the current allowance and still exceed the lower amounts recommended. Therefore, staff recommends a slight reduction in maximum allowed foot-candles for gas station canopy lighting from 25 foot-candles to 20 foot-candles as seen in proposed revision below to *Section 070.040.100(f)(8) Canopy Lighting for Automotive Fuel and Sales and Service Station*.

~~(8)~~ (9) *Canopy Lighting for Automotive Fuel Sales and Service Station*. Canopies shall be illuminated so that the minimum horizontal illuminance at grade level is at least five (5) foot-candles. The maximum horizontal illuminance under canopies shall be ~~twenty-five (25)~~ twenty (20) foot-candles.

- a. Light fixtures mounted on canopies shall be installed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or the fixture.
- b. Lights shall not be mounted on the top or sides of the canopy. The sides (fascias) of the canopy shall not be illuminated for any purpose, with the exception of internally illuminated signage which shall comply with Subsection 070.040.110(g)(4)c., Internally Illuminated Signs.

Legal Nonconforming Lighting and Signage

When codes are changed and updated, it can result in situations where something that had been approved under previous regulations, no longer meets Code. This is considered a legal, non-conformity. Legal in the sense that had originally gone through some sort of approval process and nonconforming due to no longer conforming with Code. In some cases, legal nonconforming uses are allowed to remain in place and only need to be upgraded when a level of development triggers it. In other cases, communities may pursue amortization which is a process used to describe where a compliance date is set for the end of a nonconforming use. For example, in 2007, the Town of Breckenridge adopted a 15-year amortization period for all exterior lighting in their efforts to support Dark Sky International Community Certification. This meant that starting in 2007, all property owners with nonconforming lighting had 15 years to upgrade their lighting to meet standards. This 15-year period was recently extended out to 2033. Below is analysis of the different communities' policies on legal non-conformities.

Legal Nonconforming Lighting and Signage	
City of Flagstaff, Arizona	<i>No modifications or replacements can be made to legal nonconforming fixtures without updating it.</i>
Town of Breckenridge, Colorado	<i>All legal nonconforming fixtures to be brought into compliance by February</i>

	13, 2033.
City of Moab, Utah	• All legal nonconforming lighting to be brought into conformance by January 1, 2029
Town of Nucla, Colorado	• Building permit, conditional use, change of use, renovation exceed 20% of assessed value, when determined a public hazard, or any replacement of an entire lighting fixture.

As outlined above, the Commission recommends an amortization program specific to the lighting curfew, requiring all illuminated signs to be brought into compliance within five years, which would be January 1, 2032.

Legal, nonconforming exterior lighting

Lighting nonconformities are addressed in Section 070.010.070(f)(3) of the Code which requires compliance in the following circumstances:

“a. A structural addition that increases the total gross floor area of all existing structures by more than five hundred (500) square feet or twenty (20) percent, whichever is less.

b. Building elevation changes involving fifty (50) percent or more of the exterior walls of a roofed structure on the property within a two-year period, excluding minor cosmetic maintenance such as painting, replacing lighting fixtures, or replacing awnings or signs.

c. Any tenant change of a stand-alone nonresidential structure that also involves substantial building elevation changes as determined by the Director, excluding cosmetic maintenance such as painting, replacing lighting fixtures, or replacing awnings or signs.

d. Any tenant change of a nonresidential structure that is the anchor tenant of the property that also involves substantial building elevation changes as determined by the Director, excluding minor cosmetic maintenance such as painting, replacing lighting fixtures, or replacing awnings or signs.

- *e. Expansion of outdoor operations, storage, or display areas on a site containing nonconforming buffers or screening that increases the gross square footage of such areas by a certain percentage shall require upgrading to offset a corresponding buffer or screening nonconformity.”*

Legal, nonconforming signage

Per Sections 070.010.070(g) and 070.040.110(m) of the Code, nonconforming signage is allowed to remain until such sign is replaced, altered, or renovated. As long as there is no change to placement, size, lighting, or height the sign is allowed to remain. However, per

the recommendation of the Commission, any legal non-conforming illuminated signage left on after 10:00 PM or 1 hour later than close of business will not be allowed to continue after January 1, 2032.

Section 070.060.040(c)(3)d.3 of the Code, outlines the approval criteria (listed in *italics* below) the Commission and City Council shall consider in the review of a Code Amendment application. Staff analysis of these criteria follows.

Maximum Mounting Height

A clarification of maximum mounting height for parking lot fixtures has been added to *Table 040.11 Parking Area Lighting Standards*.

Table 040.11: Parking Area Lighting Standards			
Lighting District	Maximum Mounting Height	Minimum light level at grade (foot-candles)	Maximum light level at grade (foot-candles)
District 1	35 feet	0.7	7
District 2	20 feet	0.3	3
District 3	Not allowed. Public or quasi-public facilities shall comply with the district 2 standards.		

Approval Criteria GSMC 070.060.040(c)(3)d.3.i	Compliance Yes
<i>i. Is consistent with the Comprehensive Plan and other City policies;</i> Analysis: Numerous policies/actions outlined in the <i>2023 Glenwood Springs Comprehensive Plan Update (Comp Plan)</i> and the <i>2024 Energy and Climate Action Plan</i> outlined below address are directly or indirectly related to the Code Amendment. Land Use and Future Growth 1.8 Reduce light pollution 1.8.A Establish and enforce a citywide Dark Sky Ordinance to reduce light pollution Climate and Hazards 10.4 Increase energy efficiency Strategy E.3.1. Work across customer sectors to promote conservation (to use less) and efficiency (to use wisely). Finding: Staff finds that the Code Amendment application is consistent with the Comp Plan goals to pursue Dark Sky standards related to exterior lighting and reduce light pollution. It is also consistent with goals of the 2024 Energy and Climate Action Plan to promote conservation of energy, which can be achieved by turning off illuminated signs	

outside of business hours.

Approval Criteria 070.060.040(c)(3)d.3.ii	Compliance Yes
<i>ii. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;</i> Analysis: The proposed amendments align with existing provisions as Code already regulates these items and the proposed amendments are either revisions or additions to existing regulations. Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.ii of the Code as it does not conflict with the provisions thereof.	

Approval Criteria 070.060.040(c)(3)d.3.iii	Compliance Yes
<i>iii. Is necessary to address a demonstrated community need;</i> Analysis: As the purpose of Section 070.040.100 Exterior Lighting states, the intent of the regulation is intended to decrease light pollution, increase energy efficiency, and promote high quality lighting design, all of which are demonstrated community needs. These proposed revisions are necessary to address these needs and concerns brought forth by the community. Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.iii of the Code by addressing a demonstrated community need.	

Approval Criteria 070.060.040(c)(3)d.3.iv	Compliance Yes
<i>iv. Is necessary to respond to substantial changes in conditions and/or policy; and</i> Analysis: These code amendments are necessary to respond to substantial changes in conditions and or/policy. As Glenwood has continued to grow, the amount of illumination in the City has increased and these revisions seek to counteract this increase in illumination. The addition of regulation of correlated color temperature is also a response to best practices in lighting standards which was not included with the original adoption of Section 070.040.100 Exterior Lighting. Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.iv of the Code as it responds to the substanstainal changes in conditiosn.	

Approval Criteria 070.060.040(c)(3)d.3.v	Compliance Yes
<i>v. Is consistent with the general purpose and intent of this Code.</i> Analysis: Staff finds that this Code Amendment is consistent with of the Code per Section 070.010.030 “...to protect the public health, safety, and welfare of the City and to implement the policies, goals, and strategies adopted by the City of Glenwood Springs, including those set forth in the Glenwood Springs Comprehensive Plan.” The proposal implements specific policies outlined in the Comp Plan while being directly related to the safety and general welfare of the City and intent of the Code to regulate “...the development and use of land based upon the impact of such development or use on surrounding areas or the City.” Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.v as it consistent with the purpose and intent of the Code.	

PUBLIC COMMENT

The Code Amendment was noticed in the *Glenwood Springs Post Independent* on April 3 and 10, 2026 per the requirements of Section 070.060.030. To date, no public comment has been received.

ACTION ALTERNATIVES AND RECOMMENDATION

City Council may approve, approve with additional conditions, or deny the Code Amendment. Council may also continue the hearing with a request for specific information necessary to determine compliance with the Code and city goals and policies.

Action 1 – Code Amendment – Consideration of a Code Amendment application and approval on second reading of Ordinance 2026-08 regarding a revision to Section 070.040.100 Exterior Lighting and Section 070.040.110 Signage concerning exterior lighting and signage.

Planning and Zoning Commission Recommendation

The Commission unanimously recommended approval of the application by a vote of 6-0 with the findings recommended by staff with the following changes:

- Establishment of a 10:00 PM sign curfew or one hour after closing, whichever is later, with signs to remain off until reopening of business.
- Signs shall remain off until business reopens.
- Adding a 5-year amortization period for existing illuminated signs to comply with lighting curfew by January 1, 2032.

- Recommend that the City conduct a public education campaign regarding Dark Sky values and lighting practices.

Staff has reviewed the Code Amendment application and find that it complies with the approval criteria outlined in Section 070.060.040(c)(3)d.3 of the Code. Therefore, we recommend approval thereof as outlined in the suggested motion below.

Suggested Motion to Approve

I move to approve Planning File CDA-000027-2026 and Ordinance 2026-08 upon second reading, incorporating staff's findings, because the application meets the approval criteria for a Code Amendment.

Suggested Findings:

1. Is consistent with the Comprehensive Plan and other City policies;
2. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
3. Is necessary to address a demonstrated community need;
4. Is necessary to respond to substantial changes in conditions and/or policy; and
5. Is consistent with the general purpose and intent of this Code.

Suggested Conditions:

None.

Alternative Motion to Deny

Any motion to deny the application shall include findings explaining which approval criteria have not been met. An example motion for denial is provided below.

*I move to **deny** of Planning File CDA-000027-2026 because the application does not meet the approval criteria for a Code Amendment specifically [ENTER APPLICABLE APPROVAL CRITERIA HERE].*

Motion to Continue

I move to continue consideration of Planning File CDA-000027-2026, to [ENTER SPECIFIC MEETING DATE HERE] to gather additional information necessary for a decision.

ORDINANCE NO. 8

SERIES OF 2026

**AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO,
AMENDING THE GLENWOOD SPRINGS MUNICIPAL CODE REGARDING THE
REGULATION AND PERMITTING OF EXTERIOR LIGHTING AND SIGNAGE**

WHEREAS, the City of Glenwood Springs (the “City”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter (the “Charter”) and Municipal Code (the “Code”); and

WHEREAS, Title 070 of the Municipal Code serves as the Development Code for the City; and

WHEREAS, Section 070.060.040(c) of the Code establishes a procedure for an amendment to the text of the Development Code; and

WHEREAS, in keeping with the goal of the City’s Comprehensive Plan to reduce light pollution and establish and enforce a citywide dark sky ordinance to reduce light pollution; and

WHEREAS, Section 070.060.040(c)(3)e.1. of the Code establishes that public noticing shall be in accordance with Section 070.060.030(f)(3)a.1 and 2; and

WHEREAS, notice regarding the consideration of the application by the Glenwood Springs Planning and Zoning Commission (the “Commission”) on March 24, 2026 was published in the *Glenwood Springs Post Independent* on March 13 and March 20, 2026; and

WHEREAS, at its regular meeting on March 24, 2026, the Commission recommended approval of the Code Amendment to the Development Code as set forth in **Exhibit A**; and

WHEREAS, at its regular meetings on April 16, 2026, City Council received and considered the recommendations of the Planning and Zoning Commission, comments and recommendations from City staff, and testimony from the public; and

WHEREAS, the City Council desires to amend Section 070.040.100 Exterior Lighting and Section 070.040.110 Sign with the intent to promote energy conservation and reduce light pollution; and

WHEREAS, the City Council finds and declares that the amendments to the Municipal Code as set forth in **Exhibit A** are proper in light of the needs and desires of the City, are consistent with the approval criteria outlined in Section 070.060.040(c)(3)d.3 of the Code and in the promotion of the public health, safety and welfare of the City’s residents and visitors.

NOW THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, THAT:

Section 1. The recitals hereinabove are hereby adopted as findings and incorporated herein.

Section 2. Section 070.040.100 Exterior Lighting and Section 070.040.110 Signs of the Glenwood Springs Municipal Code are hereby amended as set forth in Exhibit A attached hereto.

Section 3.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED PUBLISHED BY
TITLE ONLY THIS ____ DAY OF _____ 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

ATTEST:

Marco Dehm, Mayor

Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, AND ORDERED PUBLISHED BY
TITLE ONLY TO BE EFFECTIVE TEN DAYS FOLLOWING THE DATE OF SECOND
PUBLICATION THIS 7th DAY OF MAY 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

ATTEST:

Marco Dehm, Mayor

Ryan Muse, City Clerk

Exhibit A

Language which is ~~struck through~~ is proposed to be removed

Language which is underlined is proposed to be added.

070.040.100 Exterior Lighting.

- (a) *Purpose.* The purpose of this Section is to provide for exterior lighting that enhances safety, preserves the City's nighttime character, and improves the ability to view the nighttime sky from within the City. This Section is intended to decrease light pollution, increase energy efficiency, and promote high quality lighting design as it relates to the built environment. The lighting regulations are also intended to:
 - (1) Ensure that parking areas, public gathering places, and other public places have adequate outdoor illumination;
 - (2) Ensure that light levels are uniform to enhance night vision and security;
 - (3) Minimize adverse impacts on public safety and neighborhood enjoyment due to excessive glare;
 - (4) Minimize spillover of light onto adjacent or nearby properties; and
 - (5) Minimize the effects of skyglow.
- (b) *Applicability.*
 - (1) *General.* All exterior lighting devices shall be installed in conformance with this Section 070.040.100, the building code, the electrical code, and other applicable City codes under appropriate permit and inspection.
 - (2) *Exemptions.* The following types of exterior lighting are exempt from the requirements of this Section 070.040.100, provided they shall not create glare to motorists or result in light trespass onto adjacent properties:
 - a. Holiday lighting;
 - b. Twinkle lighting located on trees, bushes, or landscape features in the commercial zone district;
 - c. Bistro lighting located in a commercial zone district; and
 - d. Special events that have been issued a temporary use permit.
- (c) *Lighting Districts Established.* The City is divided into the following three (3) lighting districts within which specific standards and limitations are indicated throughout this Section:
 - (1) *Lighting District 1.* The standards for this lighting district shall apply to the CO, M1, M3, I1, I2, and IN zoning districts.
 - (2) *Lighting District 2.* The standards for this lighting district shall apply to the RH, RT, M2, and RE zoning districts.
 - (3) *Lighting District 3.* The standards for this lighting district shall apply to the RR, RL, RM1, RM2, and HP zoning districts.
- (d) *Demonstration of Compliance.*

-
- (1) *Lighting Plan Required.* Unless expressly exempt from the lighting plan requirement in Paragraph (2), all new multifamily, mixed-use, or nonresidential developments shall provide a lighting plan with the applicable land use application and/or building permit.
 - (2) *Exempt from Lighting Plan Requirement.* Properties in Lighting District 3 are exempt from the lighting plan requirement, provided:
 - a. No more than one (1) freestanding lighting fixture (not attached to a building or structure) shall be installed; and
 - b. Installed lighting meets the remaining standards of this Section.
 - (e) *Prohibited Lighting Types.* The following types of exterior lighting are prohibited unless allowed elsewhere in this Code:
 - (1) Unshielded lights, lamps, or floodlights that produce glare and light trespass in excess of that allowed in Table 040.10;
 - (2) Lights affixed to the top of a roof, except where required by building code;
 - (3) Lights that flash, move, revolve, blink, flicker, vary in intensity, change color, or use intermittent electrical pulsation, except for holiday lighting pursuant to Subsection 070.040.100(b)(2)a;
 - (4) Mercury vapor and low-pressure sodium lighting;
 - (5) Linear lighting as defined in Article 070.070: Rules of Construction and Definitions; and
 - (6) Upward directed lighting that allows spillage into the sky.
 - (f) *General Lighting Requirements for All Lighting Districts.*
 - (1) *On-Site Lighting Level.* Maximum on-site illumination, including spillage from doorways, signs, and windows, shall not exceed ten (10) foot-candles, unless otherwise allowed in this Code.
 - (2) *Correlated Color Temperature* Correlated color temperature (CCT) of all fixtures is limited to no more than 3,000 kelvins per fixture.
 - ~~(2)~~ (3) *Light Trespass.*
 - a. *Maximum Allowed.* The maximum measured light levels shall not exceed those provided in Table 040.10:

Table 040.10: Maximum Lighting Trespass Levels		
Lighting District	Point A (foot-candles)	Point B (foot-candles)
District 1	5.0	3.0
District 2	0.5	0.2
District 3	0.3	0.1

- b. *Measurement.*
 - 1. *Methodology.*
 - i. Light trespass shall be measured at grade level unless otherwise noted. Two (2) measurements shall be taken: one (1) at any point along the property line (point A), and one (1) taken ten (10) feet (measured perpendicular to property line) onto the property being trespassed (point B). Where grade changes or

obstructions prohibit measurements at the same grade level, measurements shall be taken on the same horizontal plane.

- ii. Lighting measurements shall be taken under normal conditions. Measurements to determine compliance shall not be taken when conditions are present that will influence the outcome of measurements including snow, snowpack, rain, fog, or other influences.
2. *Cumulative Light Readings.* Light sources from a property shall be measured as cumulative of all sources on the subject property, except for internally illuminated signs.
 3. *Transitions between Lighting Districts.*
 - i. Where properties in District 1 are separated by City streets in District 2, the trespass levels shown in Table 040.10 may be exceeded on streets in the M2 zoning district only. Where M2 zoning is across the street from other zoning or lighting districts, the levels in Table 040.10 shall apply at the center line of the street.
 - ii. The maximum light level for light trespass in any lighting district that borders a different lighting district shall be the lower of the two (2), along that border only. Where separated by a public street or right-of-way, the levels shall apply at the center line of the street adjacent to the light source.

~~(3)~~(4) Lighting Controls.

- a. *Extinguish Lighting at Night.* All exterior lighting, except lighting specifically exempted in Subsection 070.040.100(b)(2), Exemptions, and security lighting as provided for in Subsection 070.040.100(f)(5) below shall be extinguished one (1) hour after close of business, or 10:00 p.m., whichever is later.
- b. *Motion Sensors.* Motion sensors may be used where the sensor is triggered by activity within the property lines and shall only be used with incandescent, fluorescent, LED lighting, or halogen lamps.
- c. *Timer/Photocell Combinations.* Timer/Photocell combinations that activate the light source at dusk and turn off lighting at a specific time may be used at front entries for nonresidential uses.

~~(4)~~ (5) Surface Parking Area Lighting.

- a. *Fixtures.* All lighting for surface parking lots and upper uncovered decks of parking structures shall be full cut-off fixtures.
- b. *Standards.* Parking area lighting shall comply with the standards in Table 040.11: Parking Area Lighting Standards:

Table 040.11: Parking Area Lighting Standards			
Lighting District	Maximum Mounting Height	Minimum light level at grade (foot-candles)	Maximum light level at grade (foot-candles)
District 1	35 feet	0.7	7
District 2	20 feet	0.3	3
District 3	Not allowed. Public or quasi-public facilities shall comply with the district 2 standards.		

-
1. *Parking Area Lighting in Lighting District 3.* Parking area lighting shall be prohibited except for public or quasi-public facilities requiring exterior parking lot illumination. Such facilities shall comply with the parking area lighting standards for district 2 as indicated in Table 040.11: Parking Area Lighting Standards.
 2. *Parking Areas Bordering Districts 2 and 3.* Where a parking lot is located on a property in district 1 and shares a common lot line with a property located in districts 2 or 3, parking area lighting shall comply with specifications for light levels and pole heights for district 2 as indicated in Table 040.11: Parking Area Lighting Standards.

~~{5}~~ (6) Security Lighting.

- a. *Applicability.* Security lighting shall be allowed in all lighting districts. The need for security lighting shall be demonstrated as part of any development permit application package.
- b. *Standards.*
 1. *Examples of Appropriate Security Lighting Techniques.*
 - i. Recessed lights under a canopy.
 - ii. Full cut-off fixtures on parking lot poles.
 - iii. Fully shielded wall packs or other fixtures.
 - iv. Floodlights that are down-directed, fully shielded, and are controlled by motion sensors.
 2. *Fixtures.*
 - i. Security lighting fixtures shall be fully shielded and directed only to the designated area.
 - ii. Security lighting shall not be directed above a horizontal plane through the top of the lighting fixture.
 - iii. Security lighting fixtures shall include shields that prevent the light source from being visible from adjacent properties and roadways to the maximum extent practicable.
 3. *Light Levels.*
 - i. Security lighting may illuminate ingresses and egresses of buildings up to a level eight (8) feet above grade or the bottom of doorways, windows, or entries, whichever is greater.
 - ii. Security lighting on a parcel in district 1 that shares a common lot line with a parcel located in districts 2 or 3 shall comply with specifications for light levels and maximum mounting heights as noted in district 2.
 - iii. Security lighting for entrances, stairways and loading docks shall not exceed five (5) foot-candles at the designated area illuminated. Parking lot lighting used for after-hours security shall not exceed three (3) foot-candles at the designated area illuminated.

~~{6}~~ (7) Building Façade Lighting

- a. *Applicability.*
 1. *Lighting District 1.* In lighting district 1, building façades may be illuminated if the illumination is part of the overall design of the building, adds to the visual quality of the

surrounding neighborhood, and does not produce glare or illumination of nearby streets or properties. Building façades that face districts 2 and 3 that do not have a primary public entrance shall not be illuminated.

2. *Lighting Districts 2 and 3.* In lighting districts 2 and 3 building façades and roofs shall not be illuminated except for those structures having exceptional symbolic or historic significance in the community or buildings in the M2 zoning district pursuant to Paragraph 3. below. Existing lighting on structures that are listed in the National Register of Historic Places are exempt from this Subsection.

3. *Building Lighting in the Downtown Core.* In the Downtown Core, lighting shall be used as it was used historically in the area as follows:

- i. Low-scale, decorative lighting may be used to accent architectural details or building entries.
- ii. Lights shall not be focused upward to light the façade or used to dominate a façade or the street.

- b. *Standards.* A design for the illumination of a building shall be submitted with the lighting plan as part of the applicable development application and shall comply with the following:

1. Lighting fixtures shall be carefully located, directed, and shielded so that light is directed only onto the building façade.
2. Lighting fixtures shall not be directed towards streets or roads, other properties, or the sky.

~~(7)~~ (8) *Lighting of Walkways and Common Areas.* Lighting for walkways, parks, and other common areas shall be illuminated to a minimum of two-tenths (2/10) of a foot-candle and a maximum of three (3) foot-candles. Such lighting shall be down-directed. Such lighting shall be included with the lighting plan submitted with an applicable development permit application.

~~(8)~~ (9) *Canopy Lighting for Automotive Fuel Sales and Service Station.* Canopies shall be illuminated so that the minimum horizontal illuminance at grade level is at least five (5) foot-candles. The maximum horizontal illuminance under canopies shall be ~~twenty-five (25)~~ twenty (20) foot-candles.

- a. Light fixtures mounted on canopies shall be installed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or the fixture.
- b. Lights shall not be mounted on the top or sides of the canopy. The sides (fascias) of the canopy shall not be illuminated for any purpose, with the exception of internally illuminated signage which shall comply with Subsection 070.040.110(g)(4)c., Internally Illuminated Signs.

~~(9)~~ (10) *Lighting of Outdoor Recreation and Entertainment Facilities.*

- a. *Hours of Operation.* Exterior lighting of recreation or entertainment event facilities shall be turned off no later than one (1) hour after the end of the event.
- b. *Illumination Standards.* Where outdoor recreation and/or entertainment areas are to be illuminated, lighting fixtures shall be mounted and directed no higher than sixty-two (62) degrees up from vertical so that no direct illumination extends off the site.

~~(10)~~ (11) *Street Lighting.*

- a. *Applicability.*
 1. Street lighting associated with a development application submitted pursuant to Article 070.060: Administration and Procedures, shall be provided by the applicant or developer

and approved by the Electric Department Superintendent or the Director of the Public Works Department before installation.

2. Street lights on private streets are required to be part of an overall lighting plan that is subject to the approval of the Electric Department Superintendent or the Director of the Public Works Department. If the Superintendent or Director determines that the expertise of a professional lighting consultant/engineer is required to determine compliance with this Subsection, the City shall have the option of hiring a professional lighting consultant, selected by the City, funded by the applicant or developer.

b. *Standards.*

1. *IES Guidelines.*

- i. Street lighting shall conform to the guidelines as published by the Illuminating Engineering Society (IES), provided that lighting levels do not exceed levels specified in the guidelines by more than two-tenths (2/10) of a foot-candle.
- ii. Uniformity ratios shall not exceed that suggested by the IES guidelines.
- iii. The lighting plan submitted with the applicable development permit shall include a street lighting plan that demonstrates compliance with IES standards for fixtures to be used; the type and wattage of lamps (bulbs); the proposed mounting heights; and spacing.
- iv. All street lighting fixtures shall be full cut-off fixtures.
- v. Bistro lighting shall not be allowed as street lighting for purposes of this Subsection.

2. *Mounting Height.* Mounting heights shall not exceed sixteen (16) feet for fixtures that do not protrude over streets and thirty (30) feet for fixtures that do protrude over the street.

3. *Location.*

- i. Street lights shall be located in the public right-of-way, except for street lights provided along private streets.
- ii. Streets with a sidewalk along only one (1) side of the street shall have street lights located on the same side of the street with the sidewalk.

~~(11)~~ (12) *Installation and Maintenance.*

- a. *Compliance with Building Code and other Applicable Codes.* Exterior lighting fixtures shall comply with the building code and other applicable codes as adopted by the City.
- b. *Maintenance.* Exterior lighting shall be maintained in good structural condition at all times.
- c. *Electrical Service Underground.* New electrical service required for exterior lighting shall be located underground unless the fixtures are directly mounted on utility poles.

(g) *Supplemental Lighting Standards—District 1.* The following supplemental standards shall apply to Lighting District 1:

(1) *Fixtures.*

- a. *Shielding.* Fixtures shall be full cut-off.
- b. *Decorative Fixtures.* Low-wattage landscape lighting, bollards, and other hidden light sources that create hidden effects may be allowed as background lighting and in certain applications pursuant to Subsection 070.040.100(f)(7).

-
- (2) *Height.* Exterior lighting shall not exceed a maximum height of twelve (12) feet unless such lighting is:
- a. Street lighting provided by the City and/or a public entity;
 - b. Used for parking and vehicle circulation areas, outdoor sales/display areas, security, or other types of lighting addressed elsewhere in this Section;
 - c. Building-mounted lighting directed downward at a sign or building façade; or
 - d. Fully shielded lighting on above-grade decks or balconies.
- (h) *Supplemental Lighting Standards—Districts 2 and 3.* The following supplemental standards shall apply to Lighting Districts 2 and 3:
- (1) *Fixture Shielding.*
- a. Freestanding fixtures shall be full cut-off.
 - b. Floodlight fixtures and lamps shall be focused on the task, fully shielded, down-directed, and screened from adjacent properties to prevent glare and trespass pursuant to Table 040.10. Floodlight intensity shall not exceed two thousand (2,000) lumens per bulb and shall not exceed four thousand (4,000) lumens per fixture, with a maximum of two (2) bulbs per fixture.
 - c. All other exterior fixtures shall be fully shielded or shall comply with the following:
 1. A fixture that allows light to escape above the horizontal (ninety (90) degrees from vertical) shall have frosted lenses or lamps and the total light output shall not exceed five hundred five (505) lumens.
 2. A fixture that does not allow light to escape above the horizontal shall have frosted lenses or lamps and the total light output shall not exceed seven hundred fifty (750) lumens.
- (2) *Height.* Freestanding exterior lighting shall not exceed twelve (12) feet in height. Parking lot lighting shall comply with Subsection 070.040.100(f)(4).
- (3) *Common Area Entrances.* Photocells may be used at entrances to common areas on multifamily residential properties.

(Ord. No. 19-2018, § 2(Exh. A), 8-2-2018; Ord. No. 3-2019, § 2(Exh. A), 1-31-2019; Ord. No. 3-2021, § 2(Exh. A), 5-20-2021)

Exhibit A

Language which is ~~struck through~~ is proposed to be removed

Language which is underlined is proposed to be added.

070.040.110 Signs.

...

(4) *Illumination.*

- a. *Generally.* Illuminated signs are allowed pursuant to the following:
 1. Illumination sources are shielded so as not to shine onto surrounding areas.
 2. Illumination on the surface of an illuminated sign, measured at the brightest point ten (10) feet from the surface of the sign, shall not exceed five (5) foot-candles.
 3. No illumination source shall create a traffic hazard or distraction to operators of motor vehicles on public streets.
 4. Illuminated signs shall be prohibited in residential zoning districts.
 5. Any All illuminated signs visible from and located within three hundred (300) feet of any lot in a residential zoning district shall be turned off no later than 10:00 p.m., or one (1) hour after the close of business, whichever is later and remain off until the business reopens the next day. All illuminated signs within Glenwood Springs shall comply with this time limit by January 1, 2032.
 6. Pole signs adjacent to Highways 6 and 82 shall not illuminate any sign face directed away from Highways 6 and 82.
- b. *Externally Illuminated Signs.* To the maximum extent practicable, fixtures used to illuminate signs shall be top-mounted and directed downward onto the sign surface and the light source shall not be directly visible from adjacent properties or the public right-of-way.
- c. *Internally Illuminated Signs.*
 1. For internally illuminated signs, dark background colors with light lettering shall be used.
 2. For internally illuminated awning/canopy/marquee signs, such illumination shall not exceed five (5) foot-candles when measured six (6) inches from the awning/canopy/marquee.
 3. Internally illuminated awning/canopy/marquee signs shall be prohibited in the Downtown Core.
- d. *Electronic Message Signs.* Illumination of electronic message signs shall comply with Subsection 070.040.110(h)(3)b., Electronic Message Signs.

...

(Ord. No. 19-2018, § 2(Exh. A), 8-2-2018; Ord. No. 3-2019, § 2(Exh. A), 1-31-2019; Ord. No. 16-2019, § 2(Exh. A), 9-5-2019; Ord. No. 15-2020, § 2(Exh. A), 7-2-2020; Ord. No. 3-2021, § 2(Exh. A), 5-20-2021; Ord. No. 28-2022, § 2(Exh. A) 12-1-2022; Ord. No. 9-2023, § 2, 10-26-2023)



Planning File CDA-000027-2026

Code Text Amendments

Section 070.040.100 Exterior Lighting

Section 070.040.110 Signs

April 16, 2024 City Council Meeting

Emery Ellingson, Community Development

Planning File CDA-000027-2026

Topic for tonight:

- Consideration for potential code text amendments to Section *070.040.100 Exterior Lighting* and Section *070.040.110 Signs*



Background

- Planning and Zoning Commission and Council Joint Session on November 6, 2025.
- Planning and Zoning Commission Work Session on January 27, 2026
- Planning and Zoning Commission Regular Meeting on March 24, 2026



Background

- Identified Changes
 - Color Temperature
 - Illuminated Sign Curfew
 - Gas Station Canopy Lighting
- Comparison Communities
 - Town of Breckenridge, Colorado
 - City of Flagstaff, Arizona
 - City of Moab, Utah
 - Town of Nucla, Colorado



Comparison Communities



Comparison Communities

COMMUNITY	POPULATION^	SQUARE MILES^	POPULATION DENSITY
Town of Breckenridge, Colorado*	5,078	6.0	846.3 persons per square mile
City of Flagstaff, Arizona*	76,831	66.0	1,164.1 persons per square mile
City of Moab, Utah*	5,366	4.8	1,117.9 persons per square mile
Town of Nucla, Colorado*	585	0.7	835.7 persons per square mile
City of Glenwood Springs, Colorado	9,963	5.8	1,717.8 persons per square mile

*Dark Sky International Community

^Based on 2020 US Census data





DarkSky

- Dark Sky Places
 - Dark Sky Sanctuary
 - Dark Sky Park
 - Dark Sky Reserve
 - Dark Sky Community
 - Urban Night Sky Places



Five Lighting Principles for Responsible Outdoor Lighting



Responsible outdoor lighting is

1 Useful

Use light only if it is needed

All light should have a clear purpose. Consider how the use of light will impact the area, including wildlife and their habitats.



2 Targeted

Direct light so it falls only where it is needed

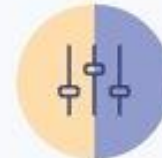
Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.



3 Low Level

Light should be no brighter than necessary

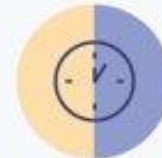
Use the lowest light level required. Be mindful of surface conditions, as some surfaces may reflect more light into the night sky than intended.



4 Controlled

Use light only when it is needed

Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.



5 Warm-colored

Use warmer color lights where possible

Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.



Rev: 08-2023



Correlated Color Temperature



Correlated Color Temperature



Correlated Color Temperature

Correlated Color Temperature (CCT Comparisons)	
City of Glenwood Springs, Colorado	<i>No regulation of CCT for fixtures</i>
City of Flagstaff, Arizona	<i>Maximum of 2,700 K for Class 1 Lighting which includes signage lighting, outdoor lighting, and recreational areas.</i>
Town of Breckenridge, Colorado	<i>Maximum of 3,000 K for all fixtures</i>
City of Moab, Utah	<i>Maximum of 3,000 K for all outdoor lighting</i>
Town of Nucla, Colorado	<i>Maximum of 2,700K for all fixtures</i>



Correlated Color Temperature

(f) *General Lighting Requirements for All Lighting Districts.*

(1) *On-Site Lighting Level.* Maximum on-site illumination, including spillage from doorways, signs, and windows, shall not exceed ten (10) foot-candles, unless otherwise allowed in this Code.

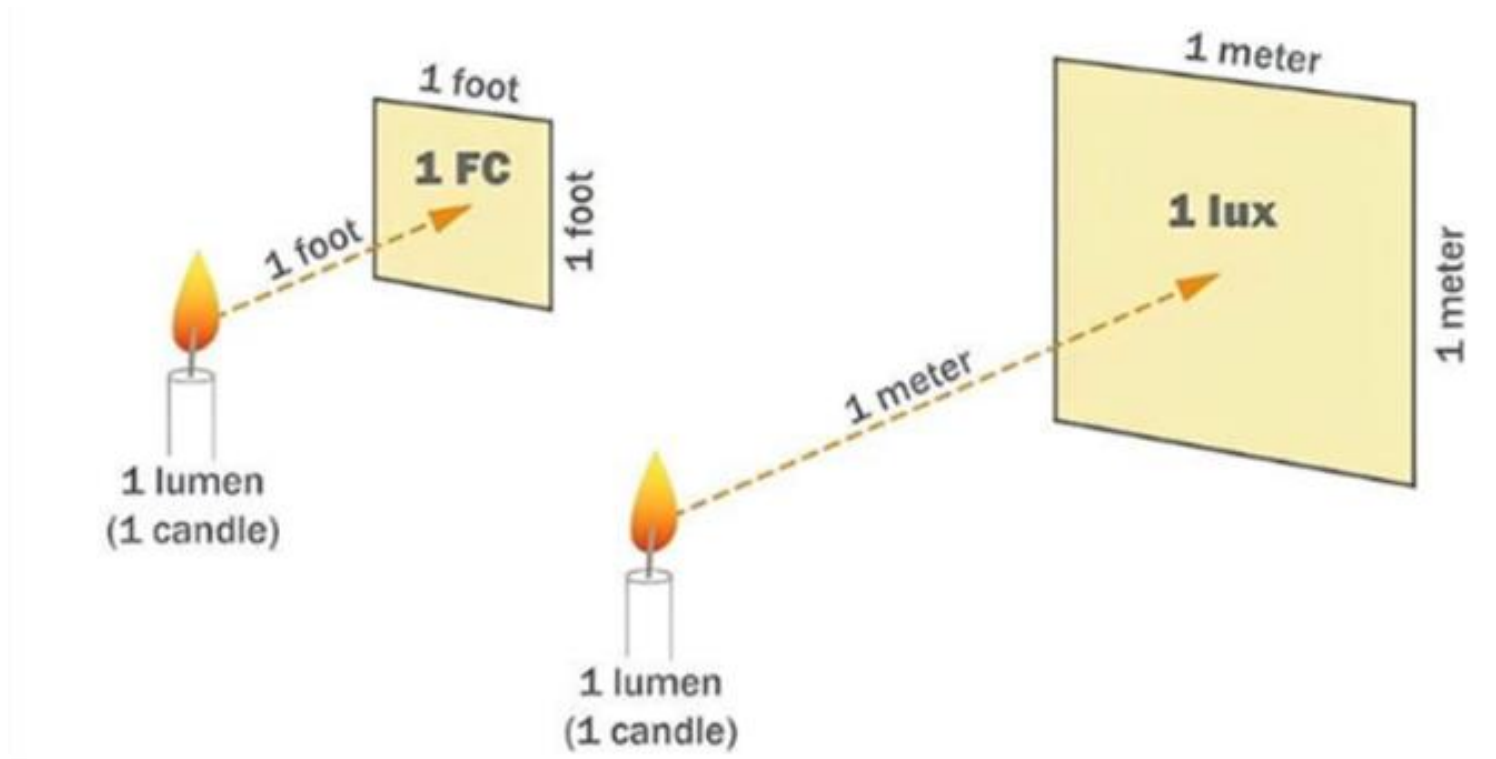
(2) *Correlated Color Temperature* Correlated color temperature (CCT) of all fixtures is limited to no more than 3,000 kelvins per fixture.



Gas Station Canopy Lighting



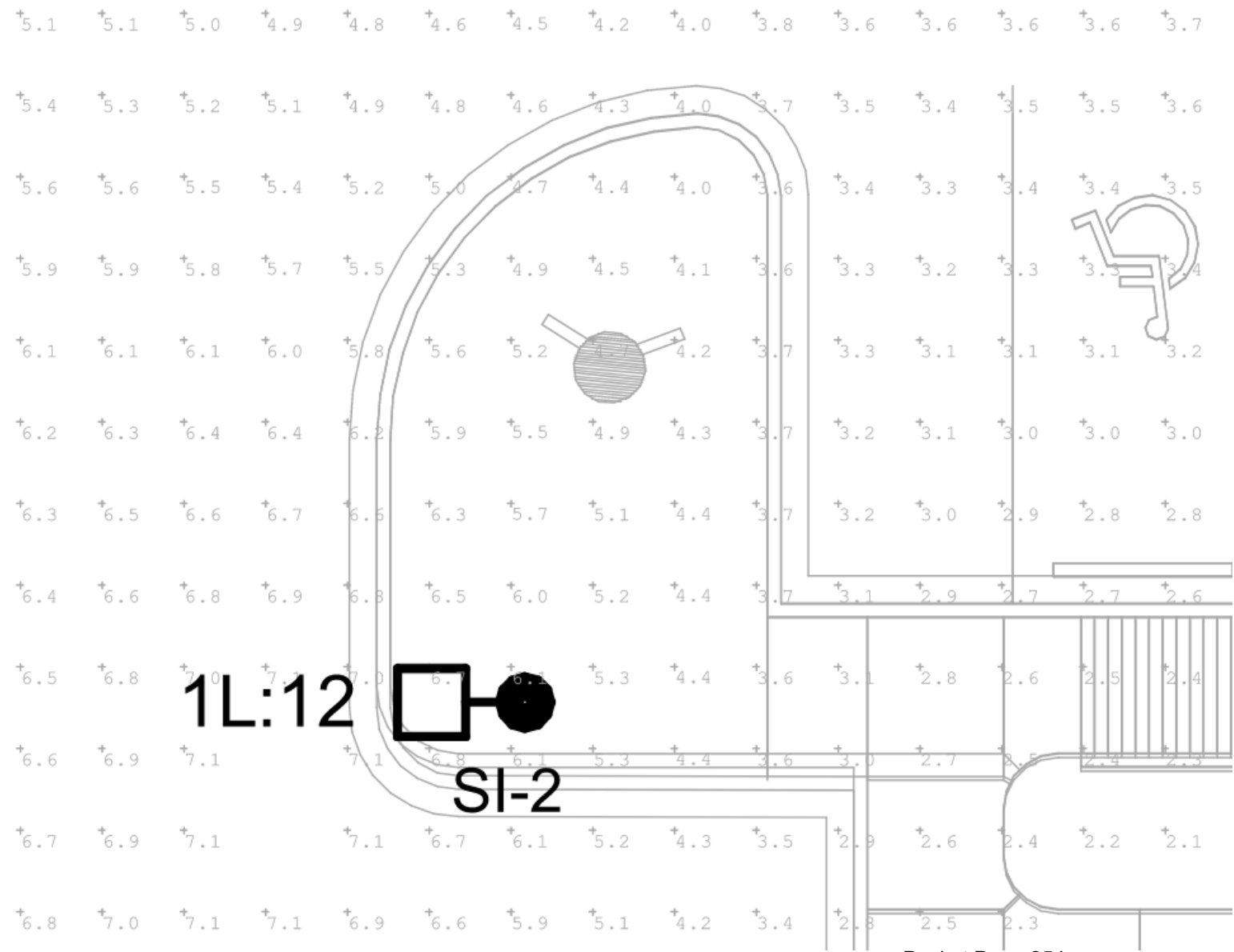
Measuring Light



LUMEN = POWER OF LIGHT SOURCE

FOOT CANDLE/LUX = ILLUMINATION CREATED

Measuring Light



Gas Station Canopy Lighting

Gas Station Canopy Lighting	
City of Glenwood Springs, Colorado	• <i>Minimum illumination of 5 foot-candles underneath canopy</i> • <i>Maximum illumination of 25 foot-candles underneath canopy</i>
City of Flagstaff, Arizona	• <i>Shall not exceed 30 lumens per square foot in Lighting Zone 2</i> • <i>Shall not exceed 15 lumens per square foot in Lighting Zone 1</i>
Town of Breckenridge, Colorado	• <i>Maximum illumination of 20 foot-candles beneath the canopy</i>
City of Moab, Utah	• <i>No specific illumination limits as long as development does not exceed maximum lumens per developed acres limit.</i>
Town of Nucla, Colorado	• <i>Maximum of 15 foot-candles as recommended by Illuminated Engineering Society</i>



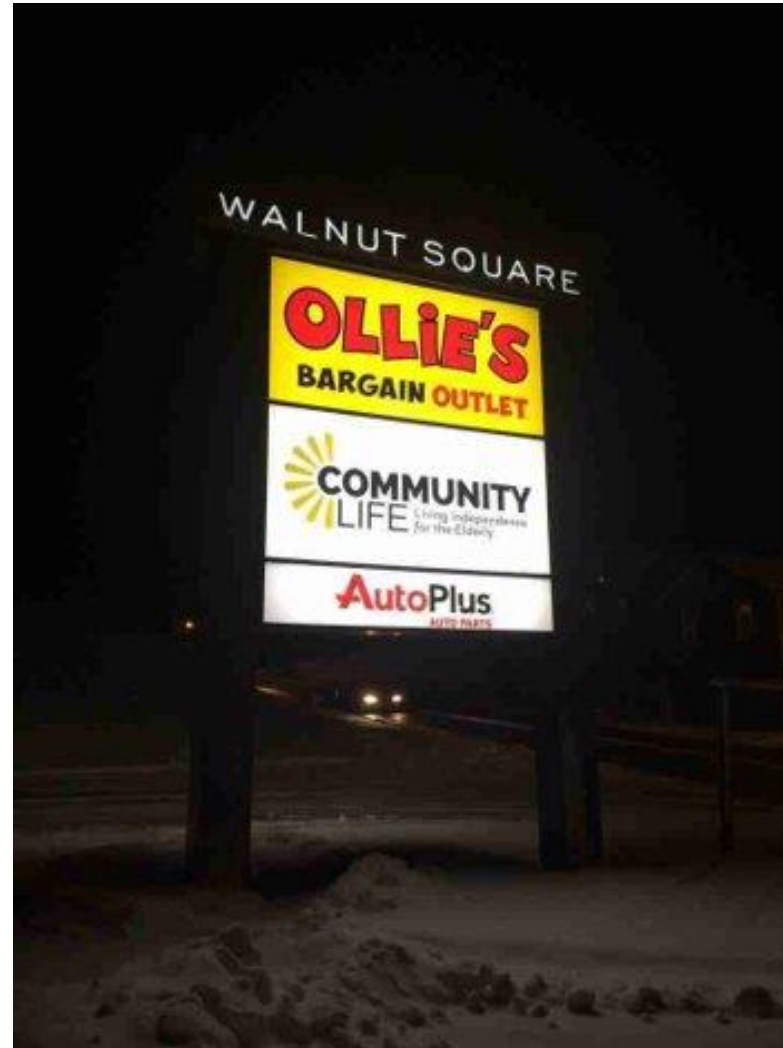
Gas Station Canopy Lighting

~~(8)~~ (9) Canopy Lighting for Automotive Fuel Sales and Service Station. Canopies shall be illuminated so that the minimum horizontal illuminance at grade level is at least five (5) foot-candles. The maximum horizontal illuminance under canopies shall be ~~twenty-five (25)~~ twenty (20) foot-candles.

- a. Light fixtures mounted on canopies shall be installed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or the fixture.
- b. Lights shall not be mounted on the top or sides of the canopy. The sides (fascias) of the canopy shall not be illuminated for any purpose, with the exception of internally illuminated signage which shall comply with Subsection 070.040.110(g)(4)c., Internally Illuminated Signs.



Illuminated Signage Curfew



Illuminated Signage Curfew

Illuminated Sign Regulations	
City of Glenwood Springs, Colorado	<i>Illuminated signs prohibited in residential zoning district.</i> <i>Interior illuminated signs prohibited in the Downtown Core</i> <i>Any illuminated sign visible from and located within 300’ of any lot in a residential zoning district shall be turned off no later than 10:00 PM or 1 hour after the close of business, whichever later.</i>
City of Flagstaff, Arizona	<i>All signs within Lighting Zone 1 turned off by 9:00 PM or when the business closes, whichever is later</i> <i>All signs in Lighting Zones 2 or 3 by 11:00 PM or when the business closes, whichever later.</i>
Town of Breckenridge, Colorado	<i>1 hour after sunset or ½ hour after end of normal business hours, whichever later.</i>
City of Moab, Utah	<i>Commercial businesses in C-3, C-4, and RC zones may leave all compliant outdoor lighting on until 10:00 PM or until one hour after close of business. All other businesses shall turn off illuminated signs one hour after business close and shall remain off until business open.</i> <i>Recreational lighting shall be turned off by 10 PM except to conclude a specific sporting event</i> <i>All legal non-conforming lighting on residential properties shall be turned off by 10 PM unless exempted elsewhere in Code.</i>
Town of Nucla, Colorado	<i>Light sources shall be extinguished completely after 11:00 PM or at the end of normal business hours whichever later and remain off until one hour before sunrise.</i>



300' RESIDENTIAL ZONING LIGHTING BUFFER



Illuminated Signage Curfew

(4) *Illumination.*

a. *Generally.* Illuminated signs are allowed pursuant to the following:

1. Illumination sources are shielded so as not to shine onto surrounding areas.
2. Illumination on the surface of an illuminated sign, measured at the brightest point ten (10) feet from the surface of the sign, shall not exceed five (5) foot-candles.
3. No illumination source shall create a traffic hazard or distraction to operators of motor vehicles on public streets.
4. Illuminated signs shall be prohibited in residential zoning districts.
5. ~~Any~~ All illuminated signs visible from and located within three hundred (300) feet of any lot in a residential zoning district shall be turned off no later than 10:00 p.m., or one (1) hour after the close of business, whichever is later and remain off until the business reopens the next day. All illuminated signs within Glenwood Springs shall comply with this time limit by January 1, 2032.
6. Pole signs adjacent to Highways 6 and 82 shall not illuminate any sign face directed away from Highways 6 and 82.



Criteria for Text Amendment to Code

1. The proposed amendment is consistent with the Comprehensive Plan and other City policies;
2. The proposed amendment does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
3. The proposed amendment is necessary to address a demonstrated community need;
4. The proposed amendment is necessary to respond to substantial changes in conditions and/or policy;
5. The proposed amendment is consistent with the general purpose and intent of this Code.



Criteria for Text Amendment to Code

1. Is Consistent with the Comprehensive Plan and other City policies:

Comprehensive Plan

- **Action 1.8** Reduce light pollution
- **Action 1.8.A** Establish and enforce a citywide Dark Sky Ordinance to reduce light pollution
- **Action 10.4** Increase Energy Efficiency

2024 Energy and Climate Action Plan

- **Strategy E.3.1.** Work across customer sectors to promote conservation (to use less) and efficiency (to use wisely)



Criteria for Text Amendment to Code

2. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code

- Code already regulates illuminated signage time limits and gas station canopy illumination limits.
- Regulation of correlated color temperature aligns with intent of Section 070.040.100 Exterior Lighting.



Criteria for Text Amendment to Code

3. Is necessary to address a demonstrated community need

- Small steps to decrease light pollution, increase energy efficiency and conservation, and promote better quality lighting design.
- Proposed revisions are addressing needs and concerns brought forth by the community.



Criteria for Text Amendment to Code

4. Is necessary to respond to substantial changes in conditions and/or policy

- Regulation of correlated color temperature (CCT) is best practice for lighting standards
- Intended to respond to conditions of growth in the community and diminished ability to see the night sky.



Criteria for Text Amendment to Code

5. Is consistent with the general purpose and intent of this Code.

- Modifications to existing regulations.
- Mitigate negative impacts from development



SUGGESTED MOTION

“I move to recommend approval of Planning File CDA-000027-2026, to City Council, incorporating staff’s findings, because the application meets the approval criteria for a Code Amendment with finding and conditions of the staff report”



ALTERNATIVE MOTION

“I move to recommend denial of Planning File CDA-000027-2026, to City Council, incorporating staff’s findings, because the application meets the approval criteria for a Code Amendment with finding and conditions (ADD FINDINGS)



MOTION TO CONTINUE

“I move to continue consideration of Planning File CDA-000027-2026 to (DATE) to gather additional information necessary for a decision”



Questions
Public Comment
Discussion
Motion



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Planning and Zoning Commission Staff Report

Date	March 24, 2026
Planning File Number	CDA-000027-2026
Request	Consideration of a Code Amendment application regarding Section 070.040.100 Exterior Lighting and Section 070.040.110 Signs
Applicant	City of Glenwood Springs
Owner	Not applicable (N/A)
Location	Applies citywide
Zone	Applies to all zone districts
Staff	Emery Ellingson, Senior Planner, Community and Economic Development Trent L. Hyatt, Director of Economic and Community Development

ACTION ITEM

According to Section 070.060.040(c)(1), the Code Amendment process allows for the review and approval of changes to the text of Title 070 of the *Glenwood Springs Municipal Code* (GSMC or Code) to respond to “...*changed conditions or changes in public policy, or to advance the general welfare of the City.*” Per Section 070.060.040(c)(3)d, the Planning and Zoning Commission (Commission) “...*shall review the Code Amendment application and recommend approval, approval with conditions, or denial to City Council.*”

Action 1 Code Amendment – Consideration of a Code Amendment application regarding a revision to Section 070.040.100 Exterior Lighting and Section 070.040.110 Signage concerning exterior lighting and signage.

Staff Recommendation: Staff recommends approval of the Code Amendment with the findings outlined on page 12 of the staff report.

BACKGROUND

Per Section 070.040.100 of the Code, the purpose of regulating exterior lighting and signage is to address negative impacts such as glare, spillover, and light pollution from light sources while still allowing individual property owners to illuminate and advertise on their property. Recently, there has been an increase in community concerns related to light pollution and Glenwood Springs is not alone in this concern as communities across the United States and the world have recognized detrimental impacts of light pollution on human health, wildlife, and quality of life. For this reason, Planning and Zoning Commission had a work session on these topics at their January 27, 2026 meeting. Discussion topics included variable controls for parking lot lighting, lighting curfews, City lighting policies, lighting and safety, community comparisons, and regulation of color temperature.

The following staff report provides suggested code changes and analysis of the City of Glenwood Springs standards in comparison to the following communities.

COMMUNITY	POPULATION[^]	SQUARE MILES[^]	POPULATION DENSITY
Town of Breckenridge, Colorado*	5,078	6.0	846.3 persons per square mile
City of Flagstaff, Arizona*	76,831	66.0	1,164.1 persons per square mile
City of Moab, Utah*	5,366	4.8	1,117.9 persons per square mile
Town of Nucla, Colorado*	585	0.7	835.7 persons per square mile
City of Glenwood Springs, Colorado	9,963	5.8	1,717.8 persons per square mile

**Dark Sky International Community*

[^]Based on 2020 US Census data

These communities were selected to provide a range of community sizes and types, including several designated International Dark Sky Communities. Dark Sky Communities are those which have received official designation by Dark Sky International, a global advocacy group which promotes dark sky preservation. Dark Sky certification is a commendable goal but is not prerequisite for a community looking to improve their lighting standards.

ANALYSIS

The following section summarizes related aspects of exterior lighting and signage associated with the proposed code amendments.

Color Temperature

Color temperature is an important aspect in lighting design and has an impact on how brightness is perceived by the human eye. Color temperature is measured in kelvins (or K) by measuring the amount of electromagnetic radiation emitted from a black body. Lower kelvin values are considered warm lighting while higher kelvin values are considered cool lighting.



The relationship of color temperature to light pollution is that generally, the “cooler” or “more blue” a light source is, the more it contributes to light pollution and sky glow. For this reason, Dark Sky International recommends that light fixtures have a correlated color temperature (CCT) of no higher than 3000K.

Correlated Color Temperature (CCT Comparisons)	
City of Glenwood Springs, Colorado	No regulation of CCT for fixtures
City of Flagstaff, Arizona	Maximum of 2,700 K for Class 1 Lighting which includes signage lighting, outdoor lighting, and recreational areas.
Town of Breckenridge, Colorado	Maximum of 3,000 K for all fixtures
City of Moab, Utah	Maximum of 3,000 K for all outdoor lighting
Town of Nucla, Colorado	Maximum of 2,700K for all fixtures

Currently, the City of Glenwood Springs does not regulate color temperature of exterior lighting fixtures. Staff has recommended that the City adopt a CCT maximum of 3,000 K for all exterior lighting fixtures across all Lighting Districts as shown in the proposed changes to *Section 070.040.100(g)(1)* and *Section 070.040.100(h)*

- (g) *Supplemental Lighting Standards—District 1.* The following supplemental standards shall apply to Lighting District 1:
- (1) *Fixtures.*
- a. *Shielding.* Fixtures shall be full cut-off.
 - b. *Decorative Fixtures.* Low-wattage landscape lighting, bollards, and other hidden light sources that create hidden effects may be allowed as background lighting and in certain applications pursuant to Subsection 070.040.100(f)(7).
 - c. *Correlated Color Temperature* Correlated color temperature (CCT) of all fixtures is limited to no more than 3,000 kelvin per fixture.
- (h) *Supplemental Lighting Standards—Districts 2 and 3.* The following supplemental standards shall apply to Lighting Districts 2 and 3:
- (1) *Fixture Shielding.*
- a. Freestanding fixtures shall be full cut-off.
 - b. Floodlight fixtures and lamps shall be focused on the task, fully shielded, down-directed, and screened from adjacent properties to prevent glare and trespass pursuant to Table 040.10. Floodlight intensity shall not exceed two thousand (2,000) lumens per bulb and shall not exceed four thousand (4,000) lumens per fixture, with a maximum of two (2) bulbs per fixture.
 - c. All other exterior fixtures shall be fully shielded or shall comply with the following:
 1. A fixture that allows light to escape above the horizontal (ninety (90) degrees from vertical) shall have frosted lenses or lamps and the total light output shall not exceed five hundred five (505) lumens.
 2. A fixture that does not allow light to escape above the horizontal shall have frosted lenses or lamps and the total light output shall not exceed seven hundred fifty (750) lumens.
- (2) *Height.* Freestanding exterior lighting shall not exceed twelve (12) feet in height. Parking lot lighting shall comply with Subsection 070.040.100(f)(4).
- (3) *Common Area Entrances.* Photocells may be used at entrances to common areas on multifamily residential properties.
- (4) *Correlated Color Temperature.* Correlated color temperature (CCT) of all fixtures is limited to no more than 3,000 kelvin per fixture.

Illuminated Signage Curfew

Another source of light in a community is illuminated signage. Illuminated signs can either be externally illuminated by an external light source such as a downward directed lamp or internally illuminated by light sources within the sign. In either case, illuminated signs can have a significant impact on neighboring properties and many communities, including Glenwood Springs have established time limitations on these types of signs in order to mitigate any negative impacts to neighbors. An example of this is requiring a shut off time for illuminated signs for a specific point in the evening or a given time after a business closes. The intent of this regulation is to discourage signage which is illuminated at non-business hours which helps to reduce both light pollution and energy consumption.

Illuminated Sign Regulations	
City of Glenwood Springs, Colorado	• <i>Illuminated signs prohibited in residential zoning district.</i> • <i>Interior illuminated signs prohibited in the Downtown Core</i> • <i>Any illuminated sign visible from and located within 300' of any lot in a residential zoning district shall be turned off no later than 10:00 PM or 1 hour after the close of business, whichever later.</i>
City of Flagstaff, Arizona	• <i>All signs within Lighting Zone 1 turned off by 9:00 PM or 1 hour after close of business, whichever later.</i> • <i>All signs in Lighting Zones 2 or 3 or 1 hour after close of business, whichever later.</i>
Town of Breckenridge, Colorado	• <i>1 hour after sunset or ½ hour after end of normal business hours, whichever later.</i>
City of Moab, Utah	• <i>Commercial businesses in C-3, C-4, and RC zones may leave all compliant outdoor lighting on until 10:00 PM or until one hour after close of business. All other businesses shall turn off illuminated signs one hour after business close and shall remain off until business open.</i> • <i>Recreational lighting shall be turned off by 10 PM except to conclude a specific sporting event</i> • <i>All legal nonconforming lighting on residential properties shall be turned off by 10 PM unless exempted elsewhere in Code.</i>
Town of Nucla, Colorado	• <i>Light sources shall be extinguished completely after 11:00 PM or at the end of normal business hours whichever later and remain off until one hour before sunrise.</i>

The City of Glenwood Springs, in comparison to these other communities, does not as strictly regulate the illumination of signs. If a sign is more than 300' from a residential zoning district, it may remain illuminated at all times. This leaves no incentive for signs located more than 300' from a residential zoning district to turn off their lights outside of business hours nor is there any regulation to protect residences that are located in commercial and mixed-use zoning districts from constantly illuminated signs. The map below shows areas which are within 300' of a residential zoning district that have to extinguish their illuminated signage after 10 PM or 1 hour after close of business. All other areas have no time limits for illumination.



For this reason, staff has proposed that all illuminated signage be turned off at 10:00 PM or 1 hour after close of business, whichever later regardless of distance from a residential zoning district. This still allows businesses with late operating hours such as a bar or restaurant to stay open later as well as businesses with 24 hours service like a hotel or laundromat to keep an illuminated sign but also help to reduce the number of lights being left illuminated all night. It would also reduce the negative impacts felt by residences which are located within commercial and mixed-use zoning districts. Below is the proposed Code language change to *Section 070.040.110(g)(4)(a)(5)*

(4) *Illumination.*

- a. *Generally.* Illuminated signs are allowed pursuant to the following:
 1. Illumination sources are shielded so as not to shine onto surrounding areas.
 2. Illumination on the surface of an illuminated sign, measured at the brightest point ten (10) feet from the surface of the sign, shall not exceed five (5) foot-candles.
 3. No illumination source shall create a traffic hazard or distraction to operators of motor vehicles on public streets.
 4. Illuminated signs shall be prohibited in residential zoning districts.
 5. ~~Any illuminated sign visible from and located within three hundred (300) feet of any lot in a residential zoning district~~ shall be turned off no later than 10:00 p.m., or one (1) hour after the close of business, whichever is later.
 6. Pole signs adjacent to Highways 6 and 82 shall not illuminate any sign face directed away from Highways 6 and 82.

Gas Station Canopy Lighting

Gas station canopy lighting can be another source of excessive illumination in a community. It is important that gas stations feel safe and secure for their customers, however, in many cases gas stations are very brightly illuminated and can result in excessive light. The Illuminating Engineering Society (IES), a professional organization for the lighting industry, recommends that lighting beneath gas station canopies be in the range of 10–15-foot candles

Gas Station Canopy Lighting	
City of Glenwood Springs, Colorado	• <i>Minimum illumination of 5 foot-candles underneath canopy</i> • <i>Maximum illumination of 25 foot-candles underneath canopy</i>
City of Flagstaff, Arizona	• <i>Shall not exceed 30 lumens per square foot in Lighting Zone 2</i> • <i>Shall not exceed 15 lumens per square foot in Lighting Zone 1</i>
Town of Breckenridge, Colorado	• <i>Maximum illumination of 20 foot-</i>

	<i>candles beneath the canopy</i>
City of Moab, Utah	• <i>No specific illumination limits as long as development does not exceed maximum lumens per developed acres limit.</i>
Town of Nucla, Colorado	• <i>Maximum of 15 foot-candles as recommended by Illuminated Engineering Society</i>

Staff finds that the current maximum foot-candles allowed for a gas station could be slightly reduced from the current allowance and still exceed the lower amounts recommended. Therefore, staff recommends a slight reduction in maximum allowed foot-candles for gas station canopy lighting from 25 foot-candles to 20 foot-candles as seen in proposed revision below to *Section 070.040.100(f)(8) Canopy Lighting for Automotive Fuel and Sales and Service Station.*

- (8) *Canopy Lighting for Automotive Fuel Sales and Service Station.* Canopies shall be illuminated so that the minimum horizontal illuminance at grade level is at least five (5) foot-candles. The maximum horizontal illuminance under canopies shall be ~~twenty-five (25)~~ twenty (20) foot-candles.
- Light fixtures mounted on canopies shall be installed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or the fixture.
 - Lights shall not be mounted on the top or sides of the canopy. The sides (fascias) of the canopy shall not be illuminated for any purpose, with the exception of internally illuminated signage which shall comply with Subsection 070.040.110(g)(4)c., Internally Illuminated Signs.

Legal Nonconforming Lighting and Signage

When codes are changed and updated, it can result in situations where something that had been approved under previous regulations, no longer meets Code. This is considered a legal, non-conformity. Legal in the sense that had originally gone through some sort of approval process and nonconforming due to no longer conforming with Code. In some cases, legal nonconforming uses are allowed to remain in place and only need to be upgraded when a level of development triggers it. In other cases, communities may pursue amortization which is a process used to describe where a compliance date is set for the end of a nonconforming use. For example, in 2007, the Town of Breckenridge adopted a 15-year amortization period for all exterior lighting in their efforts to support Dark Sky International Community Certification. This meant that starting in 2007, all property owners with nonconforming lighting had 15 years to upgrade their lighting to meet standards. This 15-year period was recently extended out to 2033. Below is analysis of the different communities policies on legal non-conformities.

Legal Nonconforming Lighting and Signage	
City of Flagstaff, Arizona	• <i>No modifications or replacements can</i>

	<i>be made to legal nonconforming fixtures without updating it.</i>
Town of Breckenridge, Colorado	• <i>All legal nonconforming fixtures to be brought into compliance by February 13, 2033.</i>
City of Moab, Utah	• <i>All legal nonconforming lighting to be brought into conformance by January 1, 2029</i>
Town of Nucla, Colorado	• <i>Building permit, conditional use, change of use, renovation exceed 20% of assessed value, when determined a public hazard, or any replacement of an entire lighting fixture.</i>

Staff does not recommend a lighting amortization program at this time and recommends keeping the current standards regarding legal nonconforming signage and lighting as described below.

Legal, nonconforming exterior lighting

Lighting nonconformities are addressed in Section 070.010.070(f)(3) of the Code which requires compliance in the following circumstances:

- “a. A structural addition that increases the total gross floor area of all existing structures by more than five hundred (500) square feet or twenty (20) percent, whichever is less.*
- b. Building elevation changes involving fifty (50) percent or more of the exterior walls of a roofed structure on the property within a two-year period, excluding minor cosmetic maintenance such as painting, replacing lighting fixtures, or replacing awnings or signs.*
- c. Any tenant change of a stand-alone nonresidential structure that also involves substantial building elevation changes as determined by the Director, excluding cosmetic maintenance such as painting, replacing lighting fixtures, or replacing awnings or signs.*
- d. Any tenant change of a nonresidential structure that is the anchor tenant of the property that also involves substantial building elevation changes as determined by the Director, excluding minor cosmetic maintenance such as painting, replacing lighting fixtures, or replacing awnings or signs.*
- *e. Expansion of outdoor operations, storage, or display areas on a site containing nonconforming buffers or screening that increases the gross square footage of such areas by a certain percentage shall require upgrading to offset a corresponding buffer or screening nonconformity.”*

Legal, nonconforming signage

Per Sections 070.010.070(g) and 070.040.110(m) of the Code, nonconforming signage is allowed to remain until such sign is replaced, altered, or renovated. As long as there is no change to placement, size, lighting, or height the sign is allowed to remain. This means that any exterior lighting or signage that is legally existing and that is made nonconforming by enacting any of these code changes would be allowed to remain unless the development triggered any of the thresholds described above.

APPROVAL CRITERIA AND ANALYSIS

Section 070.060.040(c)(3)d.3 of the Code, outlines the approval criteria (listed in *italics* below) the Commission and City Council shall consider in the review of a Code Amendment application. Staff analysis of these criteria follows.

Approval Criteria GSMC 070.060.040(c)(3)d.3.i	Compliance Yes
<i>i. Is consistent with the Comprehensive Plan and other City policies;</i>	
Analysis: Numerous policies/actions outlined in the <i>2023 Glenwood Springs Comprehensive Plan Update</i> (Comp Plan) and the <i>2024 Energy and Climate Action Plan</i> outlined below address are directly or indirectly related to the Code Amendment.	
Land Use and Future Growth	
1.8 Reduce light pollution	
1.8.A Establish and enforce a citywide Dark Sky Ordinance to reduce light pollution	
Climate and Hazards	
10.4 Increase energy efficiency	
Strategy E.3.1. Work across customer sectors to promote conservation (to use less) and efficiency (to use wisely).	
Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.i of the Code as it is consistent with the Comp Plan goals to pursue Dark Sky standards related to exterior lighting and reduce light pollution. It is also consistent with goals of the 2024 Energy and Climate Action Plan to promote conservation of energy, which can be achieved by turning off illuminated signs outside of business hours.	
Approval Criteria 070.060.040(c)(3)d.3.ii	Compliance Yes

ii. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;

Analysis: The proposed amendments align with existing provisions as Code already regulates these items and the proposed amendments are either revisions or additions to existing regulations.

Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.ii of the Code as it does not conflict with the provisions thereof.

Approval Criteria 070.060.040(c)(3)d.3.iii	Compliance Yes
<i>iii. Is necessary to address a demonstrated community need;</i>	
Analysis: As the purpose of Section 070.040.100 Exterior Lighting states, the intent of the regulation is intended to decrease light pollution, increase energy efficiency, and promote high quality lighting design, all of which are demonstrated community needs. These proposed revisions are necessary to address these needs and concerns brought forth by the community.	
Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.iii of the Code by addressing a demonstrated community need.	

Approval Criteria 070.060.040(c)(3)d.3.iv	Compliance Yes
<i>iv. Is necessary to respond to substantial changes in conditions and/or policy; and</i>	
Analysis: These code amendments are necessary to respond to substantial changes in conditions and or/policy. As Glenwood has continued to grow, the amount of illumination in the City has increased and these revisions seek to counteract this increase in illumination. The addition of regulation of correlated color temperature is also a response to best practices in lighting standards which was not included with the original adoption of Section 070.040.100 Exterior Lighting.	
Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.iv of the Code as it responds to the substanstainal changes in conditiosn.	

Approval Criteria 070.060.040(c)(3)d.3.v	Compliance Yes
<i>v. Is consistent with the general purpose and intent of this Code.</i>	

Analysis: Staff finds that this Code Amendment is consistent with of the Code per Section 070.010.030 “...to protect the public health, safety, and welfare of the City and to implement the policies, goals, and strategies adopted by the City of Glenwood Springs, including those set forth in the Glenwood Springs Comprehensive Plan.” The proposal implements specific policies outlined in the Comp Plan while being directly related to the safety and general welfare of the City and intent of the Code to regulate “...the development and use of land based upon the impact of such development or use on surrounding areas or the City.”

Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.v as it consistent with the purpose and intent of the Code.

PUBLIC COMMENT

The Code Amendment was noticed in the *Glenwood Springs Post Independent* on March 13 and 20, 2026 per the requirements of Section 070.060.030. To date, no public comment had been received.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION

The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the Code Amendment to City Council. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Code and city goals and policies.

Action 1 – Code Amendment – consideration of a Code Amendment application regarding a revision to the fire and emergency services fee and the adoption of a police impact fee.

Staff Recommendation

Staff has reviewed the Code Amendment application and find that it complies with the approval criteria outlined in Section 070.060.040(c)(3)d.3 of the Code. Therefore, we recommend approval thereof as outlined in the suggested motion below.

Suggested Motion to Approve

I move to recommend approval of Planning File CDA-000027-2026, to City Council, incorporating staff’s findings, because the application meets the approval criteria for a Code Amendment.

Suggested Findings:

1. Is consistent with the Comprehensive Plan and other City policies;
2. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;

3. Is necessary to address a demonstrated community need;
4. Is necessary to respond to substantial changes in conditions and/or policy; and
5. Is consistent with the general purpose and intent of this Code.

Suggested Conditions:

None.

Alternative Motion to Deny

Any motion to deny the application shall include findings explaining which approval criteria have not been met. An example motion for denial is provided below.

*I move to recommend **denial** of Planning File CDA-000027-2026, to City Council, because the application does not meet the approval criteria for a Code Amendment specifically [ENTER APPLICABLE APPROVAL CRITERIA HERE].*

Motion to Continue

I move to continue consideration of Planning File CDA-000027-2026 to [ENTER SPECIFIC MEETING DATE HERE] to gather additional information necessary for a decision.

a. Planning File CDA-000027-2026 Code Amendment: Section 070.040.100 Exterior Lighting & Section 070.040.110 Signs

Presenter: Emery Ellingson, Senior Planner

Emery Ellingson presented updates to the lighting and signage standards, noting:

- Proposed regulation of correlated color temperature (CCT) for outdoor lighting, recommending a maximum of 3000K across all lighting districts.
- Clarification and expansion of rules for illuminated sign curfews, aligning Glenwood Springs with similar “dark sky-aligned” communities.
- Adjustments to gas station canopy lighting, reducing allowable maximum illumination from 25 foot-candles to 20.
- Comparisons made with Breckenridge, Flagstaff, Moab, and Nucla as examples of communities with strong dark-sky policies.

Commission Questions & Discussion Included:

- Discussion of legal nonconforming signs, noting that existing signs would remain allowed until replaced or modified.
- Safety vs. nuisance lighting concerns.
- Impacts on business owners and cost considerations.
- The need for shielding residential light fixtures and enforcement challenges.
- Desire for clear language on when signs may be turned back on (e.g., upon business opening).
- Public education as a tool to achieve voluntary compliance rather than strict regulation.
- Duration of amortization periods (initial proposal: 15 years; adjusted to 5 years after discussion).
- Whether changes position the city for potential Dark Sky certification (answer: not automatically).
- Interaction with public safety and existing city streetlighting (not part of this code change).

Public Comment:

No public comment received in person or online.

Motion:

Commissioner Connie Geiman moved to recommend **approval** of Planning File **CDA0000272026**, with the following additions:

1. Establish a **10:00 PM sign curfew** or one hour after closing, whichever is later.
2. Signs shall remain off **until business reopens**.
3. Add a **15year amortization period** for existing illuminated signs to comply.
4. Recommend that the City conduct a **public education campaign** regarding Dark Sky International values and lighting practices.

Commissioner John Houghton moved to **amend the approval to a 5-year amortization period** with Commissioner Connie Geiman approving the amended time frame.

Outcome:

Motion was seconded by Commissioner John Houghton and approved by hand vote unanimously (digital vote system malfunctioned).



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item:	Ordinance 2026-09; An Ordinance of the City of Glenwood Springs, Colorado, Amending the Glenwood Springs Municipal Code Regarding the Regulation and Permitting of Landscaping Screening and Fencing, Planning File CDA000026-2026. Second Reading
Action Requested:	Consideration of approval on second reading of Ordinance 2026-09 regarding a revision to Section 070.040.050 - Landscaping, Screening, and Fencing; concerning text errors and clarifications, water conservation, and wildfire resiliency.
Department:	Economic and Community Development
Presented By:	Jim Hardcastle
Strategic Goals:	Provide Efficient and Responsive City Government Preserve and Improve Infrastructure Protect and Preserve our Quality of Life
Background Info:	Please see the attached Staff Report.
Issues:	
Fiscal Impact:	
Legal Review:	
Staff Recommendation:	Please see the attached Staff Report.



City Council Staff Report

Date	April 16, 2026
Planning File #	CDA-000026-2026
Request	Consideration of a Code Amendment application and approval on second reading of Ordinance 2026-09 regarding a revision to Section 070.040.050 Landscaping, Screening, and Fencing concerning text errors and clarifications, water conservation, and wildfire resiliency.
Applicant	City of Glenwood Springs
Owner	Not applicable (N/A)
Location	Applies citywide
Zone	Applies to all zone districts
Staff	Jim Hardcastle, Long Range Principal Planner, Community and Economic Development

ACTION ITEM

According to Section 070.060.040(c)(1), the Code Amendment process allows for the review and approval of changes to the text of Title 070 of the *Glenwood Springs Municipal Code* (GSMC or Code) to respond to “...changed conditions or changes in public policy, or to advance the general welfare of the City.” Per Section 070.060.040(c)(3)d, the Planning and Zoning Commission (Commission) “...shall review the Code Amendment application and recommend approval, approval with conditions, or denial to City Council.”

Action 1 Code Amendment – Consideration of a Code Amendment application and approval on second reading of Ordinance 2026-09 regarding a revision to Section 070.040.050 Landscaping, Screening, and Fencing concerning text errors and clarifications, water conservation, and wildfire resiliency.

Staff Recommendation: Staff recommends approval of the Code Amendment with the findings outlined on pages 14 of this staff report.

BACKGROUND

Per Section 070.040.050 of the Code, the purpose of regulations concerning landscaping, screening, and fencing is to address: the visual appeal of Glenwood Springs, support high-quality development, improve air quality, lessen the negative impact from incompatible neighboring land uses, mitigate impacts of surface parking areas, protect residential and commercial property values, and extend water supply and water infrastructure by enhancing efficiency and eliminating outdoor water waste. The Code Amendment is intended to address the three issues outlined below.

1. Staff Initiated Changes (SIC)

Economic and Community Development Department staff assist the public daily by providing clear and concise interpretation of applicable regulations to applicants, contractors, planners, architects, engineers, realtors, and others. From time to time, inconsistencies in Municipal Code Section 070.040.050 - Landscaping, Screening, and Fencing have been identified, which are difficult to interpret or apply for several reasons and the proposed changes shown throughout this staff report will make the Code easier to use.

2. Colorado State Senate Bill 24-005 (SB5)

The passing of SB5 requires local compliance in reducing outdoor water demands for communities “without adversely impacting quality of life or landscape functionality.” These code changes are in response to SB5 to reduce water consumption and establish landscaping standards with lower water volumes and frequencies.

3. Colorado Wildfire Resiliency Code (CWRC)

The City is also responsible for implementation of this code to “significantly reduce risk to lives and property within the Wildland-Urban Interface (WUI). It mandates fire-resistant construction materials and defensible space, increasing home survival rates by 40% to 60% against wildfire and addressing the rising risk of catastrophic, wind-driven megafires.”

The City has initially responded by establishing Ordinance 2026-04; Planning File COMDEV 000015-2026, Colorado Wildfire Resiliency Code, adopted by City Council on March 19, 2024.

Additionally, in support of this stand-alone code, the City is modifying Title 70 of the Municipal Code where needed and shown throughout this staff report to establish new standards for landscaping that protect future development and redevelopment.

ANALYSIS

The following section summarizes related aspects of landscaping, screening, and fencing associated with the proposed Code Amendment. Groups 1-11 below show proposed redlined sections for consideration with additions underlined and deletions being struck through for 070.040.050 Landscaping, Screening, and Fencing.

Changes: Group 1

Changes include modifications to the Applicability section of this Code in general as detailed below.

Subsection a. Proposed changes intended to clarify the standards applicable to single- and two-family residential uses including water efficiency, streetscape, allowed and prohibited fencing materials, and retaining walls.

Subsection b. Changes clarify that the same four standards above apply to larger lot commercial development and redevelopment greater than five thousand (5,000) square feet.

Subsection c. Revisions clarify that the latter three subsections detailed above apply to smaller commercial expansions (less than 25 percent gross floor area).

(b) *Applicability.*

- (1) *New Development and Redevelopment.* These standards shall apply to all new development or redevelopment unless otherwise exempted by Paragraph (2).
- (2) *Exemptions.*
 - a. Single- and two-family residential uses shall be except from this section, Subsection 070.040.050(c)(3), Water Efficient Landscape Standards, Subsection 070.040.050(d) Streetscape Requirements, Subsection 070.040.050(f)(2), Fence Standards, and Subsection 070.040.050(f)(3), Retaining Wall Standards.
 - b. Mixed-use or nonresidential uses on a lot that is less than five thousand (5,000) square feet shall be exempt from this Section, except Subsection 070.040.050(c)(3) Water Efficient Landscape Standards, Subsection 070.040.050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.
 - c. Expansion of existing structures or uses by less than twenty-five (25) percent gross floor area shall be exempt from this section provided that any existing compliant landscaping remains unaltered, except Subsection 070.040.050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.
 - d. Accessory dwelling units.
 - i. Interior conversion ADU's shall be exempt from Subsection 070.040.050(c)(3), Water Efficient Landscape Standards.
 - ii. Detached or Expansion ADU's. Any new or revegetated landscaping proposed shall comply with Subsection 070.040.050(c)(3), Water Efficient Landscape Standards.

Changes: Group 2

As it exists today, this Code section concerning allowed plant materials generally supports the requirements of SB5. However, the use of artificial turf should be limited in order to situations where it can be established there is a functional use clearly demonstrated to benefit a greater number of organized sport users. Additionally, SB5 requires the establishment of a clear authority and management concerning a list of acceptable vegetative species that are drought tolerant and native and to limit noxious weeds.

(2) *Type and Amount of Plant Material.*

- a. Trees and other plant material shall be provided according to Table 040.5: Minimum Plant Material and Standards.
- b. Existing landscaping may be used to satisfy the landscaping requirements, except that preservation of existing trees shall comply with Subsection 070.040.050(c)(4).
- c. Artificial trees, shrubs, turf, or plants shall not be used to satisfy any of the requirements of this Section but artificial turf may be installed when the following is demonstrated:
 - i. Relevant activity type.
 - ii. Activity-appropriate dimensions.
 - iii. Number of persons served and frequency of use.
 - iv. Presence of facilities and/or other recreational amenities.
- d. Where fractional number results, the number of trees, shrubs, or perennials shall be rounded to the next highest whole number.
- e. Plants shall be selected from the Landscaping Species Guides produced by the Glenwood Springs, Parks and Recreation Department. Siberian and Chinese Elm, Russian Olive, Tamarisk, and other species that are listed on the Garfield County Vegetation Management Department's most current noxious weed list shall not be planted.

Changes: Group 3

These revisions intend to improve formatting and layout inconsistencies to allow for improved organization, clarity, and alignment of mulch standards, plant selection, and grouping. The introduction of a new section iii. is based on the CWRC and supports the elimination of organic mulch and highly flammable sources of fire transmission directly adjacent to buildings and structures.

- (3) *Water Efficient Landscape Standards:* The following standards shall apply to all required landscape areas:
- a. *Soil Amendment.*
 - i. Soil amendments for turf, shrubs, perennials and annuals shall be sandy loam to a depth of 6" containing at least five (5) percent organic matter by volume.
 - ii. Soil amendments for trees shall be sandy loam to a depth of thirty-six (36) inches containing one to three (1-3) percent organic matter by volume. In locations with existing good soils, soil shall be turned three times the dimension of the root ball.
 - b. *Mulch.*
 - i. Mulch shall be applied at a minimum depth of four (4) inches with modifications as appropriate for installed plant material. Mulch shall be renewed as needed.
 - ii. Mulch material may be organic material including, but not limited to: wood, bark nuggets, nut shells, grass clippings, straw, compost and chopped leaves; or inorganic material including gravel, stone, pea gravel, pebbles.
 - iii. Organic mulch shall not be installed adjacent to the foundation of all buildings and structures extending outward five (5) feet, in accordance with the Colorado Division of Fire, Prevention and Control, 2025 Colorado Wildfire Resiliency Code, as amended.
 - c. *Plant Selection and Grouping.* Plant materials shall be considered and selected for based on water efficiency, drought tolerance, use of nativeness, or and climate adaptive species, and their relationship to the Glenwood Springs regional ecology, as well as geologic and topographical conditions.
 - i. Plants shall be selected for water efficiency from those designated "Drought Tolerant" from the water efficient plant list as shown in Parks and Recreation Department's Glenwood Springs Landscaping Species Guides.
 - ii. Hydrozones required.
 - a. Plants shall be grouped together by soil suitability and by water use in distinct hydrozones (very low, low, moderate and high) to increase irrigation efficiency.
 - b. Plants from the same water use zone shall be grouped together on in the same irrigation zone.
 - c. Water use zones shall be consistent with the water smart plant list designations in the Parks and Recreation Department's Glenwood Springs Landscaping Species Guides. as adopted by City Council and amended from time to time.
 - d. Other Colorado water smart plant lists may be approved for use and reference by the Director.

Changes: Group 4

Additionally, the four new items below are proposed by the CWRC which requires careful planning and installation of all plants and management over time as they grow outward, often physically connecting, which creates additional sources of fire transmission that are highly flammable directly adjacent to buildings and structures. Items ii. and iii. were amended by suggestion of the Planning and Zoning Commission regarding clarity of spacing of trees, in maintaining a 10' separation for not only pruning but for new plantings.

(4) *Location of Required Plant Material.*

- a. Required trees, shrubs, and perennials shall be planted in required setbacks, parking areas, and along building foundations except for the following in accordance with latest version of the Colorado Wildfire Resiliency Code from the Colorado Division of Fire, Prevention and Control.
 - i. No plants, including but not limited to shrubs, slash, combustible mulch, and other woody debris, with the exception of ignition-resistant vegetation (Fact Sheet 6.305 | Wildfire Mitigation Series, Landscaping and Planting” by the Colorado State University Extension) shall be installed within the area from a foundation of all buildings and structures extending outward five (5) feet.
 - ii. All trees shall be planted with a ten (10) foot separation from tree crown (also known as a Drip Line, as noted in Figure 040-4.) to adjacent tree crown at fully vegetated width and height and anticipated maturity.
 - iii. The pruning of tree crowns shall occur as necessary to provide more than ten (10) feet of clearance from any structure and maintained at a minimum of ten (10) feet from other tree crowns; to include trees within the right-of-way.
 - iv. Shrub locations shall be selected and maintained to be greater than ten (10) feet away from the edge of adjacent tree branches.

Changes: Group 5

This new addition in **Table 040.6: Minimum Streetscape Requirements** was also suggested as in group 4 above by the Planning and Zoning Commission. It establishes clarity in spacing of Streetscape trees from each other, in maintaining a 10’ separation for not only pruning but for new plantings, as noted in the “Other Standards” column below. The new separation guidelines support the initial code it is replacing by assuring visual separation of trees to avoid clustering them in dense groups.

(d) *Streetscape Requirements.*

- (1) *Minimum Streetscape Elements.* Streetscape elements shall be provided according to Table 040.6: Minimum Streetscape Requirements.

Table 040.6: Minimum Streetscape Requirements				
	Minimum Amount (Residential)	Minimum Amount (In the Downtown Core)	Minimum Amount (Other Mixed-Use and Nonresidential)	Other Standards
Street Trees	One tree per 75 feet street frontage	Residential: one tree per 35 feet street frontage; Mixed-Use: one tree per 50 feet street frontage	One tree per 50 feet street frontage	(a) trees shall meet City specifications pursuant to Article 090.040, Streets and Sidewalks;

Other Standards

- (a) trees shall meet City specifications pursuant to Article 090.040, Streets and Sidewalks;
- (b) evergreen trees are prohibited as street trees in the planting strip;
- (c) where overhead utility lines are present, select a variety of tree that, at maturity, grows no higher than the lowest utility line;
- (d) ~~street trees shall be spaced 30 feet apart on center as outlined in 070.040.050(c)(4) Location of Required Plant Material, unless alternative spacing is approved by the Director.~~
- (e) Street trees in the downtown core shall have a maximum mature height of 40 feet unless alternative height is approved by the Director.
- (f) Ball and burlap trees must have burlap and cage removed prior to planting.

Changes: Group 6

This edit accurately identifies an established document found on the City website, the “[Glenwood Springs Downtown Streetscape Manual](#)”, an area which includes the following districts Grand Avenue Mixed Use, Mixed Use/Commercial, Highway Commercial, Residential; as seen in the map to the right. This manual is to be referenced when an applicant is directed to the subgroup of “amenities” (benches, lighting, planters, plants, among others) as needed for streetscape design in the Downtown Core, shown in “Table 040.6: Minimum Streetscape Requirements” on the next page.

(d) Streetscape Requirements.

- (1) *Minimum Streetscape Elements.* Streetscape elements shall be provided according to Table 040.6: Minimum Streetscape Requirements.

Table 040.6: Minimum Streetscape Requirements				
	Minimum Amount (Residential)	Minimum Amount (In the Downtown Core)	Minimum Amount (Other Mixed-Use and Nonresidential)	Other Standards
Amenities	None	Per Director discretion based on the needs for a particular block.	None	Amenities <u>shall</u> be designed and installed pursuant to the <u>Glenwood Springs Downtown Streetscape Manual</u> .

Changes: Group 7

The clarification in this section offers more information to the applicant regarding the expectation and goal for landscaping when combined with a required refuse container.

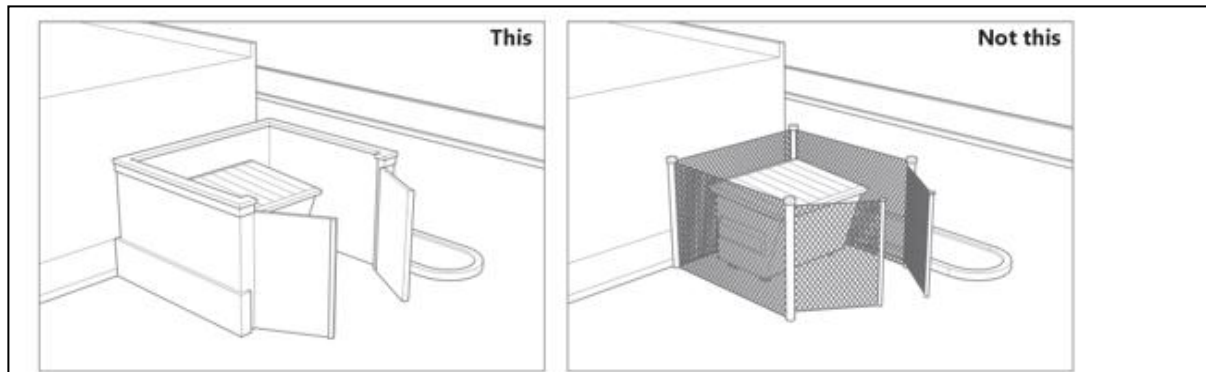


Figure 040-6: Refuse Container Enclosures

4. *Landscaping.* Landscaping shall be used to soften the appearance of the enclosure where such enclosure is located within a side yard or can be viewed from public rights-of-way, and shall be a sufficient mature height to provide a permanent, opaque, and year-round screen.

Changes: Group 8

This addition includes new citations of side-mounted utility equipment added to the current ground-mounted and roof-mounted mechanical and utility equipment. The type of equipment appears to not have been considered initially. While side units are rare, they can impose a harsh aesthetic if not given consideration.

iv. Roof and Exterior Side-Mounted Equipment.

- a. Roof and exterior side-mounted mechanical and utility equipment shall be an integral part of the building's overall architectural design and shall be screened from view to the extent practicable from public rights-of-way, residential land uses, public parking areas, and/or adjacent properties using parapet walls or other means of screening. When reviewing the type and amount of screening, the Director shall consider the following:
 1. The proximity of the development to surrounding residential land uses and the visual impact that roof and exterior side-mounted mechanical and utility equipment may have upon those surrounding residential land uses.
 2. The number and size of roof and exterior side-mounted mechanical and utility equipment. The greater the number and/or size, the more screening may be warranted.
- b. Roof and exterior side-mounted mechanical and utility equipment shall be neutral earth toned colors that have a matte finish and that are compatible with the primary building façade. In no case shall rooftop and exterior side-mounted mechanical and utility equipment be galvanized, shiny, white, off-white, or other light colors that can be observed from a distance.

Changes: Group 9

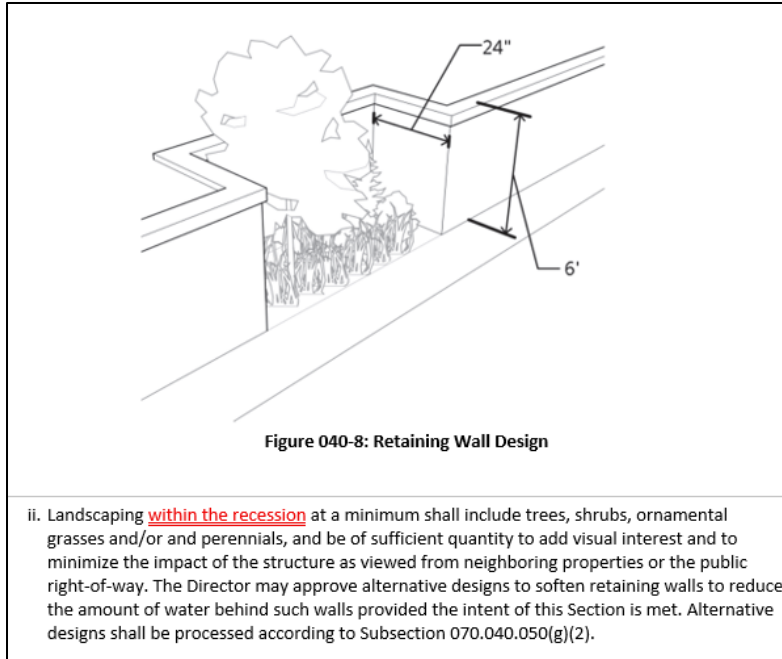
One (1) new section below is proposed in its entirety by the establishment of the CWRC; to ensure highly flammable fencing is eliminated as a fire transmission point adjacent to buildings and structures.

b. Fencing Materials.

1. Fencing material shall be compatible with the overall site design, the primary building, and landscaping. Acceptable materials include but are not exclusive of the following:
 - i. Natural stone;
 - ii. Brick;
 - iii. Stucco;
 - iv. Wood;
 - v. Decorative concrete block;
 - vi. Metal, as in wrought iron;
 - vii. Wooden picket fences for residential applications provided the pickets or vertical slats are not more than four (4) inches apart on center; and
 - viii. Chain link provided that the chain link is vinyl coated green, brown, or black, used in conjunction with tightly spaced plant material that provides a dense screen between the fence and the adjacent public right-of-way, and is not otherwise prohibited below.
 - ix. All fencing within 8' of a structure shall be constructed with non-combustible or ignition resistant materials.
2. The following fencing materials are prohibited:
 - i. Except in the I1 and I2 zoning districts, chain link fencing when located in the front yard or in a side yard that is adjacent to and visible from a public right-of-way;
 - ii. Corrugated or ribbed metal;
 - iii. Corrugated plastic;
 - iv. Plastic and vinyl; and
 - v. Barbed wire.

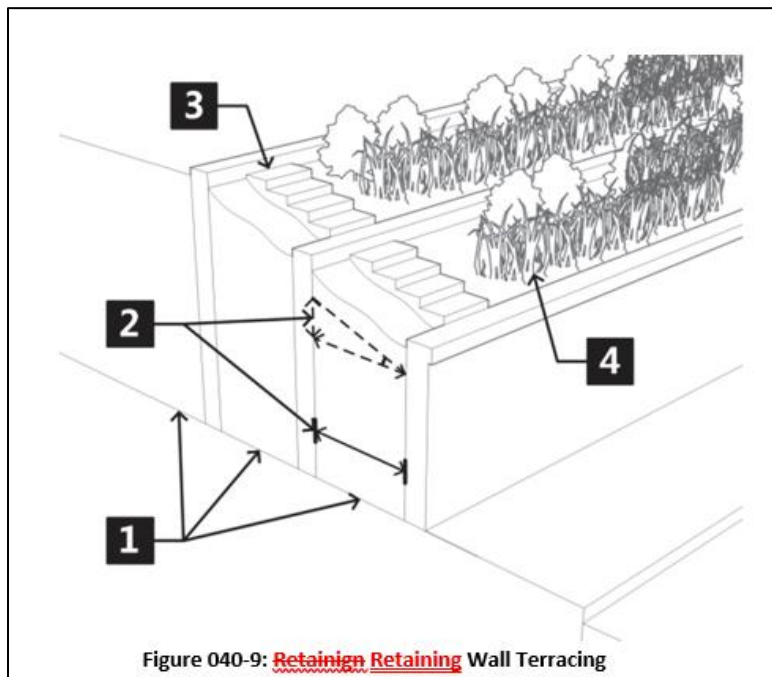
Changes: Group 10

This edit clarifies what is implied in the figure; that landscaping is only required within the wall recession.



Changes: Group 11

This edit corrects a spelling error.



APPROVAL CRITERIA AND ANALYSIS

Section 070.060.040(c)(3)d.3 of the Code, outlines the approval criteria (listed in *italics* below) the Commission and City Council shall consider in the review of a Code Amendment application. Staff analysis of these criteria follows.

Approval Criteria GSMC 070.060.040(c)(3)d.3.i	Compliance Yes
<i>i. Is consistent with the Comprehensive Plan and other City policies;</i> Analysis: Numerous policies/actions outlined in the Glenwood Springs Comprehensive Plan Update 2023 address the need to make these revisions to Code as outlined in <i>italics</i> below: Theme/Strategies (Policy/Action) 4.1 Land Use & Future Growth ▪ <i>Foster and protect vibrant, diverse, safe, and well-connected neighborhoods.</i> ▪ <i>Ensure current development standards are consistent and promote high-quality design outcomes and climate resiliency.</i> 4.6 Public Utilities & Services, ▪ <i>Promote water conservation,</i> ▪ <i>6.7.A Promote an ongoing citywide water conservation program</i> ▪ <i>6.7.B Implement...irrigation control...</i> Several Strategies and Actions are outlined in the Glenwood Springs Energy and Climate Action Plan 2024 (ECAP) which support the need to propose these revisions to Code as outlined in <i>italics</i> below: Strategy/Action ○ <i>PNS 3.1 Reduce non- functional turf by 30% by 2030, in alignment with the Alliance for Water Efficiency's target.</i> ▪ <i>PNS 3.1.1 Transition turf in City green spaces with native, water-smart plants that require less maintenance</i> ○ <i>PNS 3.3 Expand use of drought-resistant native plants and regenerative landscaping practices in city landscaping.</i> ▪ <i>PNS 3.3.1 Transition shrubs and trees in City green spaces with native, water-smart plants that require less maintenance.</i> Finding: Staff finds that the Code Amendment application complies with Section	

070.060.040(c)(3)d.3.i of the Code as it is consistent with the Comp Plan goals to pursue practical development standards and minimize the use of water outdoors. It is also consistent with goals of the ECAP to promote conservation of water and direct planting of species that can be maintained with less water.

Approval Criteria 070.060.040(c)(3)d.3.ii	Compliance Yes
<i>ii. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;</i> Analysis: The proposed amendments align with existing provisions as the Code already regulates many of these items and are either revisions or additions to existing regulations, in addition to those newly implemented amendments required by Colorado State Senate Bill 24-005 and the Colorado Wildfire Resiliency Code. Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.ii of the Code as it does not conflict with the provisions thereof.	

Approval Criteria 070.060.040(c)(3)d.3.iii	Compliance Yes
<i>iii. Is necessary to address a demonstrated community need;</i> Analysis: Within Section 070.040.050 of the Code, the purpose is to ensure that regulations concerning landscaping, screening, and fencing are provided to address the visual appeal of Glenwood Springs, support high-quality development, improve air quality, lessen the negative impact from incompatible neighboring land uses, mitigate impacts of surface parking areas, protect residential and commercial property values, and extend water supply and water infrastructure by enhancing efficiency and eliminating outdoor water waste. The proposed revisions are necessary to address these needs. Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.iii of the Code by addressing a demonstrated community need.	

Approval Criteria 070.060.040(c)(3)d.3.iv	Compliance Yes
<i>iv. Is necessary to respond to substantial changes in conditions and/or policy; and</i> Analysis: As development and redevelopment has continued at a healthy pace in the City over the previous years, examination of the Code has revealed that additions should be made for the benefit of applicants and planners alike and to support policy at the state level which requires additions for compliance of Colorado State Senate Bill 24-005	

and the Colorado Wildfire Resiliency Code.

Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.iv of the Code, responding to substantial changes in conditions.

Approval Criteria 070.060.040(c)(3)d.3.v	Compliance Yes
<i>v. Is consistent with the general purpose and intent of this Code.</i> Analysis: Staff finds that this Code Amendment is consistent with of the Code per Section 070.010.030 “...to protect the public health, safety, and welfare of the City and to implement the policies, goals, and strategies adopted by the City of Glenwood Springs, including those set forth in the Glenwood Springs Comprehensive Plan.” The proposal implements specific policies outlined in the Plan while being directly related to the safety and general welfare of the City and intent of the Code to regulate “...the development and use of land based upon the impact of such development or use on surrounding areas or the City.” Additionally, the Code is supported by observing the established policy of the Energy and Climate Action Plan 2024 and the required Code changes mandated by Colorado State Senate Bill 24-005 and the Colorado Wildfire Resiliency Code. Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.v as it consistent with the purpose and intent of the Code.	

PUBLIC COMMENT

The Code Amendment was noticed in the *Glenwood Springs Post Independent* on April 3 and 10, 2026 per the requirements of Section 070.060.030. To date, no public comment has been received.

ACTION ALTERNATIVES AND RECOMMENDATION

City Council may approve, approve with conditions, or deny the Code Amendment. Council may also continue the hearing with a request for specific information necessary to determine compliance with the Code and city goals and policies.

Action 1 - Code Amendment – Consideration of a Code Amendment application and approval on second reading of Ordinance 2026-09 regarding a revision to Section 070.040.050 Landscaping, Screening, and Fencing concerning text errors and clarifications, water conservation, and wildfire resiliency.

Planning and Zoning Commission Recommendation

The Commission considered the Code Amendment at their March 24, 2026 regular meeting and voted unanimously (6-0) to recommend approval thereof to City Council. The motion included direction to staff to reevaluate street tree spacing standards (Table 40.6 in the staff report) to ensure consistency with wildfire code (10ft canopy separation requirement) outlined above and since incorporated into the recommended changes.

Staff has reviewed the Code Amendment application and find that it complies with the approval criteria outlined in Section 070.060.040(c)(3)d.3 of the Code. Therefore, we recommend approval thereof as outlined in the suggested motion below.

Suggested Motion to Approve

I move to approve upon second reading Planning File CDA-000026-2026, incorporating staff's findings, because the application meets the approval criteria for a Code Amendment.

Suggested Findings:

1. Is consistent with the Comprehensive Plan and other City policies;
2. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
3. Is necessary to address a demonstrated community need;
4. Is necessary to respond to substantial changes in conditions and/or policy; and
5. Is consistent with the general purpose and intent of this Code.

Suggested Conditions:

None.

Alternative Motion to Deny

Any motion to deny the application shall include findings explaining which approval criteria have not been met. An example motion for denial is provided below.

*I move to recommend **denial** of Planning File CDA-000026-2026, because the application does not meet the approval criteria for a Code Amendment specifically [ENTER APPLICABLE APPROVAL CRITERIA HERE].*

Motion to Continue

I move to continue consideration of Planning File CDA-000026-2026, to [ENTER SPECIFIC MEETING DATE HERE] to gather additional information necessary for a decision.

ORDINANCE NO. 9

SERIES OF 2026

**AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO,
AMENDING THE GLENWOOD SPRINGS MUNICIPAL CODE REGARDING THE
REGULATION AND PERMITTING OF LANDSCAPING SCREENING AND
FENCING**

WHEREAS, the City of Glenwood Springs (the “City”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter (the “Charter”) and Municipal Code (the “Code”); and

WHEREAS, Title 070 of the Municipal Code serves as the Development Code for the City; and

WHEREAS, Section 070.060.040(c) of the Code establishes a procedure for an amendment to the text of the Development Code; and

WHEREAS, in keeping with the goal of the City’s Comprehensive Plan to foster and protect vibrant, diverse, safe, and well-connected neighborhoods, and promote water conservation, and

WHEREAS, in keeping with the goal of the City’s Energy and Climate Action Plan 2024 to reduce non-functional turf by 30% by 2030, and expand use of drought-resistant native plants and regenerative landscaping practices; and

WHEREAS, Section 070.060.040(c)(3)e.1. of the Code establishes that public noticing shall be in accordance with Section 070.060.030(f)(3)a.1 and 2; and

WHEREAS, notice regarding the consideration of the application by the Glenwood Springs Planning and Zoning Commission (the “Commission”) on March 24, 2026 was published in the Glenwood Springs Post Independent on March 13 and March 20, 2026; and

WHEREAS, at its regular meeting on March 24, 2026, the Commission recommended approval of the Code Amendment to the Development Code as set forth in **Exhibit A**; and

WHEREAS, at its regular meetings on April 16, 2026, City Council received and considered the recommendation of the Planning and Zoning Commission, comments, suggestions, and recommendations from City staff, and testimony from the public; and

WHEREAS, the City Council desires to amend Section 070.040.050 Landscaping Screening and Fencing with the intent to foster and protect vibrant, diverse, safe, and well-

connected neighborhoods, and promote water conservation, and reduce non-functional turf by 30% by 2030, and expand use of drought-resistant native plants and regenerative landscaping practices

WHEREAS, the City Council finds and declares that the amendments to the Municipal Code as set forth in **Exhibit A** are proper in light of the needs and desires of the City, are consistent with the approval criteria outlined in Section 070.060.040(c)(3)d.3 of the Code and in the promotion of the public health, safety and welfare of the City's residents and visitors

NOW THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, THAT:

Section 1. The recitals hereinabove are hereby adopted as findings and incorporated herein.

Section 2. Section 070.040.050 Landscaping, Screening, and Fencing of the Glenwood Springs Municipal Code are hereby amended as set forth in Exhibit A attached hereto.

Section 3.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED PUBLISHED BY TITLE ONLY THIS ____ DAY OF _____ 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

ATTEST:

Marco Dehm, Mayor

Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, AND ORDERED PUBLISHED BY TITLE ONLY TO BE EFFECTIVE TEN DAYS FOLLOWING THE DATE OF SECOND PUBLICATION THIS 7TH DAY OF MAY 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

ATTEST:

Marco Dehm, Mayor

Ryan Muse, City Clerk



**Planning File CDA-000026-2026
070.040.050 - Landscaping, Screening,
and Fencing**

April 16, 2026
City Council Meeting

Jim Hardcastle, Long Range Principal Planner
Economic and Community Development Department



Planning File CDA-000026-2026

Topics for Tonight

- Consideration for proposed Code changes to Section 070.040.050
 - Landscaping
 - Screening
 - Fencing
- Role of the City Council is to consider the recommendation of the Planning & Zoning Commission.
- At its regular meeting on March 24, 2026, the Planning and Zoning Commission recommended approval of the Code Amendment to City Council with one recommendation concerning addressing tree separation.



Rational for Changes: **Threefold**

1. Staff Initiated Changes (SIC)

2. Senate Bill 24-005 (SB5) Overview

- "Prohibit Landscaping Practices for Water Conservation"
- Addresses impacts of climate change and increased water demands
- Limiting specific uses of water-intensive grass
- Prohibit nonfunctional turf & artificial turf, and invasive plant species for
- For new and redevelopment projects
- Does not apply existing development or to private residential lots

3. 2025 Colorado Wildfire Resiliency Code (CWRC)

- New construction and exterior alterations & additions within the
- Wildland-Urban Interface (WUI).
- The code's purpose is to
 - establish minimum regulations for safeguarding life and property
 - mitigating the risk of wildland fires spreading to and from structures.
 - Adoption is a critical response to increasing wildfire risk.
 - Intended to help communities maintain insurability of homes.



Changes: Group 1 (SIC)

(b) *Applicability.*

- (1) *New Development and Redevelopment.* These standards shall apply to all new development or redevelopment unless otherwise exempted by Paragraph (2).
- (2) *Exemptions.*
 - a. Single- and two-family residential uses shall be except from this section, Subsection 070.040.050(c)(3), Water Efficient Landscape Standards, Subsection 070.040.050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.
 - b. Mixed-use or nonresidential uses on a lot that is less than five thousand (5,000) square feet shall be exempt from this Section, except Subsection 070.040.050(c)(3) Water Efficient Landscape Standards, Subsection 070.040.050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.
 - c. Expansion of existing structures or uses by less than twenty-five (25) percent gross floor area shall be exempt from this section provided that any existing compliant landscaping remains unaltered, except Subsection 070.040.050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.
 - d. Accessory dwelling units.
 - i. Interior conversion ADU's shall be exempt from Subsection 070.040.050(c)(3), Water Efficient Landscape Standards.
 - ii. Detached or Expansion ADU's. Any new or revegetated landscaping proposed shall comply with Subsection 070.040.050(c)(3), Water Efficient Landscape Standards.



Changes: Group 2 (SB5)

(2) *Type and Amount of Plant Material.*

- a. Trees and other plant material shall be provided according to Table 040.5: Minimum Plant Material and Standards.
- b. Existing landscaping may be used to satisfy the landscaping requirements, except that preservation of existing trees shall comply with Subsection 070.040.050(c)(4).
- c. Artificial trees, shrubs, turf, or plants shall not be used to satisfy any of the requirements of this Section, but artificial turf may be installed when the following is demonstrated:
 - i. Relevant activity type.
 - ii. Activity-appropriate dimensions.
 - iii. Number of persons served and frequency of use.
 - iv. Presence of facilities and/or other recreational amenities.
- d. Where fractional number results, the number of trees, shrubs, or perennials shall be rounded to the next highest whole number.
- e. Plants shall be selected from the Landscaping Species Guides produced by the Glenwood Springs Parks and Recreation Department. Siberian and Chinese Elm, Russian Olive, Tamarisk, and other species that are listed on the Garfield County Vegetation Management Department's most current noxious weed list shall not be planted.



Changes: Group 3

(SIC, SB5, CWRC)

- (3) *Water Efficient Landscape Standards:* The following standards shall apply to all required landscape areas:
- a. *Soil Amendment.*
- i. Soil amendments for turf, shrubs, perennials and annuals shall be sandy loam to a depth of 6" containing at least five (5) percent organic matter by volume.
 - ii. Soil amendments for trees shall be sandy loam to a depth of thirty-six (36) inches containing one to three (1-3) percent organic matter by volume. In locations with existing good soils, soil shall be turned three times the dimension of the root ball.
- b. *Mulch.*
- i. Mulch shall be applied at a minimum depth of four (4) inches with modifications as appropriate for installed plant material. ~~Mulch~~ shall be renewed as needed.
 - ii. Mulch material may be organic material including, but not limited to: wood, bark nuggets, nut shells, grass clippings, straw, compost and chopped leaves; or inorganic material including gravel, stone, pea gravel, pebbles.
 - iii. Organic mulch shall not be installed adjacent to the foundation of all buildings and structures extending outward five (5) feet, in accordance with the Colorado Division of Fire, Prevention and Control, 2025 Colorado Wildfire Resiliency Code, as amended.
- c. *Plant Selection and Grouping.* Plant materials shall be considered and selected for based on water efficiency, drought tolerance, ~~use of~~ nativeness, ~~or and~~ climate adaptive species, and their relationship to the Glenwood Springs regional ecology, as well as geologic and topographical conditions.
- i. Plants shall be selected for water efficiency from those designated "Drought Tolerant" from the water efficient plant list as shown in Parks and Recreation Department's Glenwood Springs Landscaping Species Guides.
 - ii. Hydrozones required.
 - a. Plants shall be grouped together by soil suitability and by water use in distinct hydrozones (very low, low, moderate and high) to increase irrigation efficiency.
 - b. Plants from the same water use zone shall be grouped together on in the same irrigation zone.
 - c. Water use zones shall be consistent with the water smart plant list designations in the Parks and Recreation Department's Glenwood Springs Landscaping Species Guides, as adopted by City Council and amended from time to time.
 - d. Other Colorado water smart plant lists may be approved for use and reference by the Director.

Changes: Group 4 (CWRC)

(4) *Location of Required Plant Material.*

- a. Required trees, shrubs, and perennials shall be planted in required setbacks, parking areas, and along building foundations, except for the following in accordance with latest version of the Colorado Wildfire Resiliency Code from the Colorado Division of Fire, Prevention and Control.
 - i. No plants, including but not limited to shrubs, slash, combustible mulch, and other woody debris, with the exception of ignition-resistant vegetation (Fact Sheet 6.305 | Wildfire Mitigation Series, Landscaping and Planting” by the Colorado State University Extension) shall be installed within the area from a foundation of all buildings and structures extending outward five (5) feet.
 - ii. All trees shall be planted with a ten (10) foot separation from tree crown (also known as a Drip Line, as noted in Figure 040-4:) to adjacent tree crown at fully vegetated width and height and anticipated maturity.
 - iii. The pruning of tree crowns shall occur as necessary to provide more than ten (10) feet of clearance from any structure and maintained at a minimum of ten (10) feet from other tree crowns; to include trees within the right-of-way.
 - iv. Shrub locations shall be selected and maintained to be greater than ten (10) feet away from the edge of adjacent tree branches.



Changes: Group 5 (CWRC)

(d) Streetscape Requirements.

(1) Minimum Streetscape Elements. Streetscape elements shall be provided according to Table 040.6: Minimum Streetscape Requirements.

Table 040.6: Minimum Streetscape Requirements				
	Minimum Amount (Residential)	Minimum Amount (In the Downtown Core)	Minimum Amount (Other Mixed-Use and Nonresidential)	Other Standards
Street Trees	One tree per 75 feet street frontage	Residential: one tree per 35 feet street frontage; Mixed-Use: one tree per 50 feet street frontage	One tree per 50 feet street frontage	(a) trees shall meet City specifications pursuant to Article 090.040, Streets and Sidewalks;

Other Standards

- (a) trees shall meet City specifications pursuant to Article 090.040, Streets and Sidewalks;
- (b) evergreen trees are prohibited as street trees in the planting strip;
- (c) where overhead utility lines are present, select a variety of tree that, at maturity, grows no higher than the lowest utility line;
- (d) street trees shall be spaced 30 feet apart on center as outlined in 070.040.050(c)(4) Location of Required Plant Material, unless alternative spacing is approved by the Director.
- (e) Street trees in the downtown core shall have a maximum mature height of 40 feet unless alternative height is approved by the Director.
- (f) Ball and burlap trees must have burlap and cage removed prior to planting.



Changes: Group 6 (SIC)

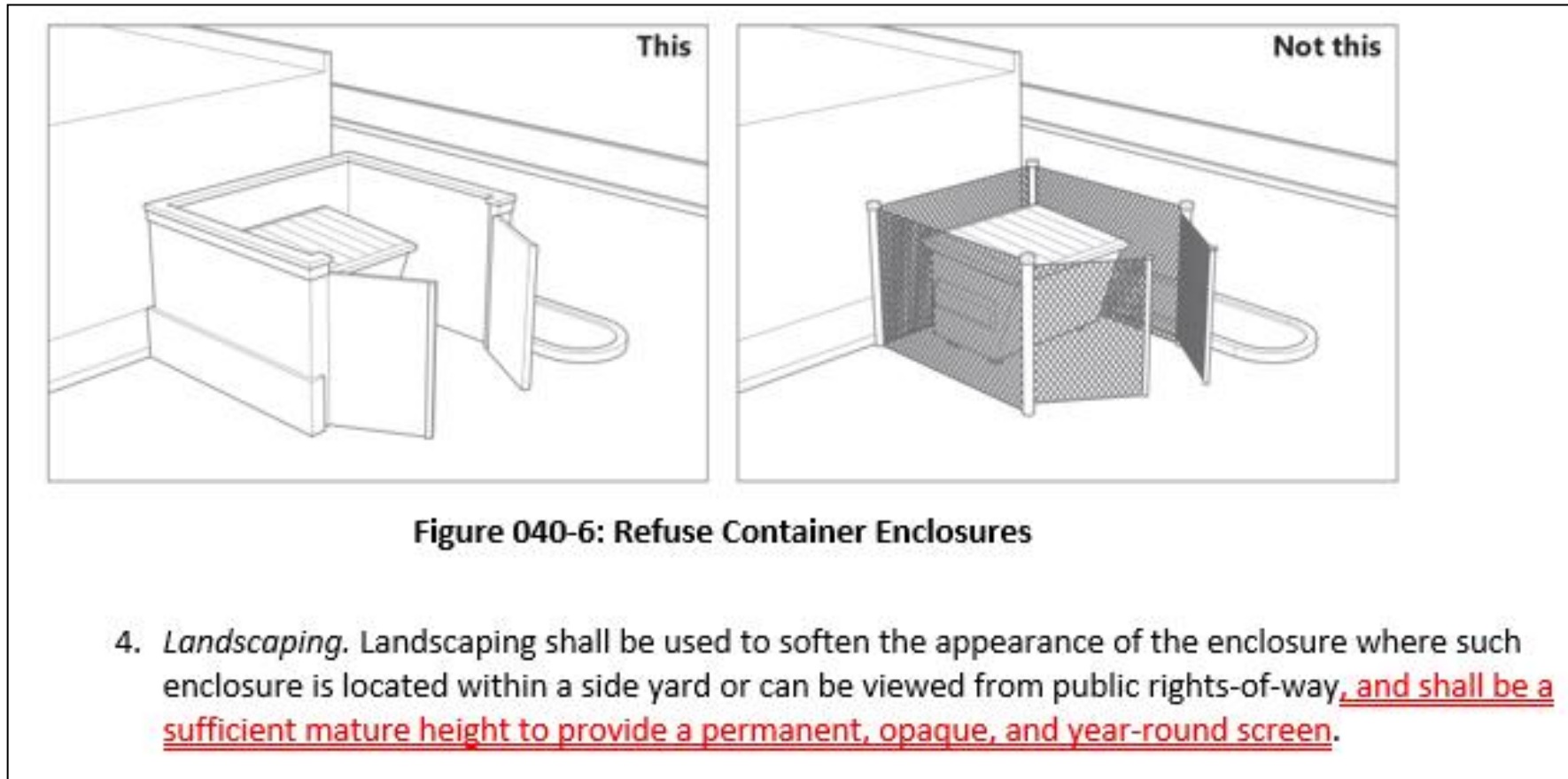
(d) Streetscape Requirements.

- (1) Minimum Streetscape Elements. Streetscape elements shall be provided according to Table 040.6: Minimum Streetscape Requirements.

Table 040.6: Minimum Streetscape Requirements				
	Minimum Amount (Residential)	Minimum Amount (In the Downtown Core)	Minimum Amount (Other Mixed-Use and Nonresidential)	Other Standards
Amenities	None	Per Director discretion based on the needs for a particular block.	None	Amenities <u>shall</u> be designed and installed pursuant to the <u>Glenwood Springs Downtown Streetscape Manual</u> .



Changes: Group 7 (SIC)



Changes: Group 8 (SIC)0

iii. Fire Hydrants.

- a. Ensure that plants and other screening mechanisms do not block access to a fire hydrant.
- b. Setbacks shall be maintained to each side of all fire hydrants as required in the Engineering Standards.

iv. Roof and Exterior Side-Mounted Equipment.

- a. Roof and exterior side-mounted mechanical and utility equipment shall be an integral part of the building's overall architectural design and shall be screened from view to the extent practicable from public rights-of-way, residential land uses, public parking areas, and/or adjacent properties using parapet walls or other means of screening. When reviewing the type and amount of screening, the Director shall consider the following:
 1. The proximity of the development to surrounding residential land uses and the visual impact that roof and exterior side-mounted mechanical and utility equipment may have upon those surrounding residential land uses.
 2. The number and size of roof and exterior side-mounted mechanical and utility equipment. The greater the number and/or size, the more screening may be warranted.
- b. Roof and exterior side-mounted mechanical and utility equipment shall be neutral earth toned colors that have a matte finish and that are compatible with the primary building façade. In no case shall rooftop and exterior side-mounted mechanical and utility equipment be galvanized, shiny, white, off-white, or other light colors that can be observed from a distance.

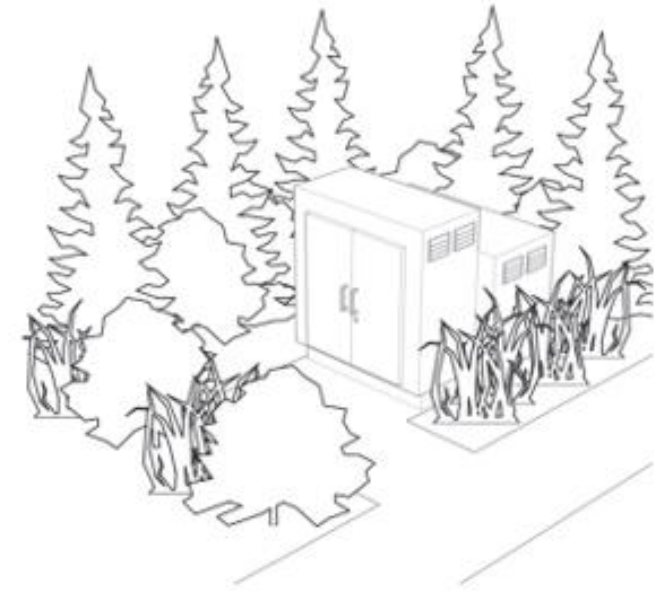


Figure 040-7: Screening Ground-Mounted Equipment

Changes: Group 9 (CWRC)

b. Fencing Materials.

1. Fencing material shall be compatible with the overall site design, the primary building, and landscaping. Acceptable materials include but are not exclusive of the following:
 - i. Natural stone;
 - ii. Brick;
 - iii. Stucco;
 - iv. Wood;
 - v. Decorative concrete block;
 - vi. Metal, as in wrought iron;
 - vii. Wooden picket fences for residential applications provided the pickets or vertical slats are not more than four (4) inches apart on center; and
 - viii. Chain link provided that the chain link is vinyl coated green, brown, or black, used in conjunction with tightly spaced plant material that provides a dense screen between the fence and the adjacent public right-of-way, and is not otherwise prohibited below.
 - ix. All fencing within 8' of a structure shall be constructed with non-combustible or ignition resistant materials.
2. The following fencing materials are prohibited:
 - i. Except in the I1 and I2 zoning districts, chain link fencing when located in the front yard or in a side yard that is adjacent to and visible from a public right-of-way;
 - ii. Corrugated or ribbed metal;
 - iii. Corrugated plastic;
 - iv. Plastic and vinyl; and
 - v. Barbed wire.

Changes: Group 10 (SIC)

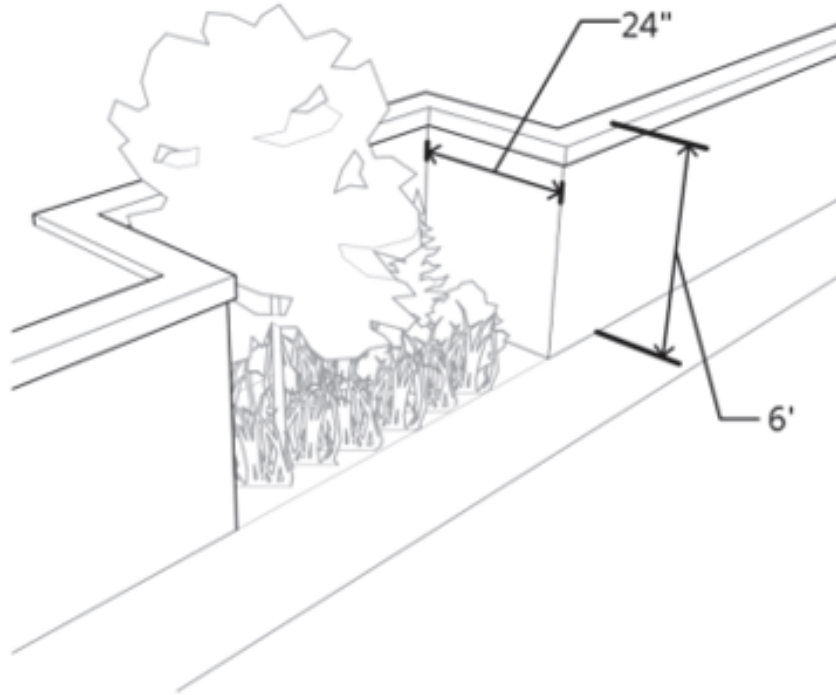
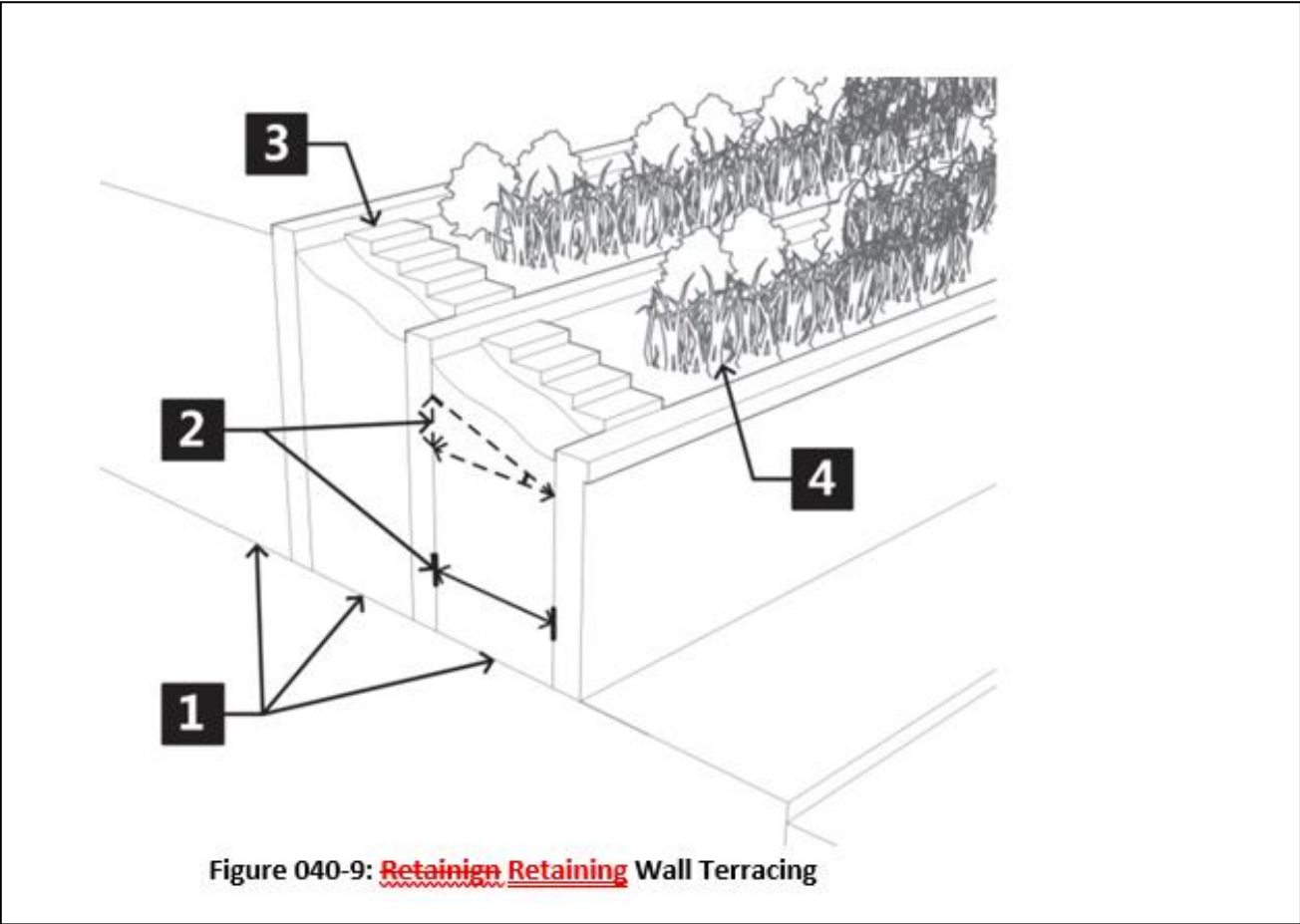


Figure 040-8: Retaining Wall Design

- ii. Landscaping within the recession at a minimum shall include trees, shrubs, ornamental grasses and/or and perennials, and be of sufficient quantity to add visual interest and to minimize the impact of the structure as viewed from neighboring properties or the public right-of-way. The Director may approve alternative designs to soften retaining walls to reduce the amount of water behind such walls provided the intent of this Section is met. Alternative designs shall be processed according to Subsection 070.040.050(g)(2).

Changes: Group 11 (SIC)



Criteria for Text Amendment to Code

1. The proposed amendment is consistent with the Comprehensive Plan and other City policies;
2. The proposed amendment does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
3. The proposed amendment is necessary to address a demonstrated community need;
4. The proposed amendment is necessary to respond to substantial changes in conditions and/or policy;
5. The proposed amendment is consistent with the general purpose and intent of this Code.



Approval Criteria and Analysis (5)

1. Is Consistent with the Comprehensive Plan and other City policies:

Comprehensive Plan Update 2023

Theme/Strategies (Policy/Action)

4.1 Land Use & Future Growth

- Foster and protect vibrant, diverse, safe, and well-connected neighborhoods.
 - *Ensure current development standards are consistent and promote high-quality design outcomes and climate resiliency.*

4.6 Public Utilities & Services

- Promote water conservation,
 - *6.7.A Promote an ongoing citywide water conservation program*
 - *6.7.B Implement...irrigation control...*

Energy and Climate Action Plan 2024

Strategy/Action

PNS 3.1 Reduce non- functional turf by 30% by 2030, in alignment with the Alliance for Water Efficiency's target.

- *PNS 3.1.1 Transition turf in City green spaces with native, water-smart plants that require less maintenance*

PNS 3.3 Expand use of drought-resistant native plants and regenerative landscaping practices in city landscaping.

- *PNS 3.3.1 Transition shrubs and trees in City green spaces with native, watersmart plants that require less maintenance.*



Code Amendment Approval Criteria

2. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code

- The proposed amendments align with existing provisions as the Code

3. Is necessary to address a demonstrated community need

Purpose. The purpose of this Section is to ensure that landscaping, screening, and fencing is provided to:

- (1) Protect and enhance the visual appeal of Glenwood Springs;
- (2) Contribute to high-quality development;
- (3) Improve air quality;
- (4) Buffer potentially incompatible neighboring land uses;
- (5) Mitigate the environmental and visual impacts of surface parking areas;
- (6) Protect residential and commercial property values; and
- (7) Extend water supply and water infrastructure by enhancing efficiency and eliminating outdoor water waste.



Code Amendment Approval Criteria

4. Is necessary to respond to substantial changes in conditions and/or policy

As development and redevelopment has continued at a healthy pace in the City over the previous years, examination of the Code has revealed that additions should be made for the benefit of applicants and planners alike and to support policy at the state level which requires additions for compliance of Colorado State Senate Bill 24-005 and the Colorado Wildfire Resiliency Code.

5. Is consistent with the general purpose and intent of this Code.

- Modifications to existing regulations.
- Energy and Climate Action Plan 2024 and the required Code changes mandated by Colorado State Senate Bill 24-005 and the Colorado Wildfire Resiliency Code.



Public Notice & Comment

The Code Amendment was noticed in the *Glenwood Springs Post Independent* on March 13th and 20th, 2026 per the requirements of Section 070.060.030. To date, no public comment has been received.



Action Alternatives and Staff Recommendation

The Planning and Zoning Commission at its regular meeting on March 24, 2026, recommended approval of the Code Amendment to City Council.

City Council may recommend **approval**, **approval with conditions**, or **denial** of the Code Amendment. The Council may also **continue the hearing** with a request for specific information necessary to determine compliance with the Code and city goals and policies.

Action 1 Code Amendment – Consideration of a Code Amendment application regarding a revision to Section 070.040.050 Landscaping, Screening, and Fencing.

Staff Recommendation

Staff has reviewed the Code Amendment application and find that it complies with the approval criteria outlined in Section 070.060.040(c)(3)d.3 of the Code. Therefore, we recommend approval thereof as outlined in the suggested motion as follows.



Action Alternatives and Staff Recommendation (con't)

Suggested Motion to Approve

I move to recommend approval of Planning File CDA-000026-2026, incorporating staff's findings and the recommendation of approval from the Planning and Zoning Commission, with an amendment from the Planning and Zoning Commission directing staff to reevaluate street tree spacing standards (Table 40.6 in the staff report) to ensure consistency with wildfire code (10ft canopy separation requirement), because the application meets the approval criteria for a Code Amendment.

Suggested Findings:

1. Is consistent with the Comprehensive Plan and other City policies;
2. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
3. Is necessary to address a demonstrated community need;
4. Is necessary to respond to substantial changes in conditions and/or policy; and
5. Is consistent with the general purpose and intent of this Code.

Suggested Conditions:

None.



Action Alternatives and Staff Recommendation (con't)

Alternative Motion to Deny

Any motion to deny the application shall include findings explaining which approval criteria have not been met. An example motion for denial is provided below.

*I move to recommend **denial** of Planning File CDA-000026-2026, because the application does not meet the approval criteria for a Code Amendment specifically [ENTER APPLICABLE APPROVAL CRITERIA HERE].*

Motion to Continue

I move to continue consideration of Planning File CDA-000026-2026, to [ENTER SPECIFIC MEETING DATE HERE] to gather additional information necessary for a decision.





THANK YOU!

QUESTIONS?

070.040.050 Landscaping, Screening, and Fencing.

(a) *Purpose.* The purpose of this Section is to ensure that landscaping, screening, and fencing is provided to:

- (1) Protect and enhance the visual appeal of Glenwood Springs;
- (2) Contribute to high-quality development;
- (3) Improve air quality;
- (4) Buffer potentially incompatible neighboring land uses;
- (5) Mitigate the environmental and visual impacts of surface parking areas;
- (6) Protect residential and commercial property values; and
- (7) Extend water supply and water infrastructure by enhancing efficiency and eliminating outdoor water waste.

(b) *Applicability.*

- (1) *New Development and Redevelopment.* These standards shall apply to all new development or redevelopment unless otherwise exempted by Paragraph (2).
- (2) *Exemptions.*
 - a. Single- and two-family residential uses shall be except from this section, Subsection 070.040.050(c)(3),~~Water Efficient Landscape Standards, Subsection 070.040,050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.~~
 - b. Mixed-use or nonresidential uses on a lot that is less than five thousand (5,000) square feet shall be exempt from this Section, except Subsection 070.040.050(c)(3) Water Efficient Landscape Standards, Subsection 070.040,050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.
 - c. Expansion of existing structures or uses by less than twenty-five (25) percent gross floor area shall be exempt from this section provided that any existing compliant landscaping remains unaltered, except Subsection 070.040,050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.
 - d. Accessory dwelling units.
 - i. Interior conversion ADU's shall be exempt from Subsection 070.040.050(c)(3), Water Efficient Landscape Standards.
 - ii. Detached or Expansion ADU's. Any new or revegetated landscaping proposed shall comply with Subsection 070.040.050(c)(3), Water Efficient Landscape Standards.

(c) *General Landscaping Standards.*

- (1) *Minimum Landscaped Site Area.*
 - a. The minimum percentage of site area required to be landscaped is established for each zoning district in Section 070.020.020, Summary of Dimensional Standards.
 - b. Except for areas with native vegetation cover, any part of a site not used for building coverage, parking areas, driveways, sidewalks, or other site improvements shall be landscaped.
- (2) *Type and Amount of Plant Material.*

- a. Trees and other plant material shall be provided according to Table 040.5: Minimum Plant Material and Standards.
- b. Existing landscaping may be used to satisfy the landscaping requirements, except that preservation of existing trees shall comply with Subsection 070.040.050(c)(4).
- c. Artificial trees, shrubs, turf, or plants shall not be used to satisfy any of the requirements of this Section, but artificial turf may be installed when the following is demonstrated:
- i. Relevant activity type.
 - ii. Activity-appropriate dimensions.
 - iii. Number of persons served and frequency of use.
 - iv. Presence of facilities and/or other recreational amenities.
- d. Where fractional number results, the number of trees, shrubs, or perennials shall be rounded to the next highest whole number.
- e. Plants shall be selected from the Landscaping Species Guides produced by the Glenwood Springs, Parks and Recreation Department. Siberian and Chinese Elm, Russian Olive, Tamarisk, and other species that are listed on the Garfield County Vegetation Management Department's most current noxious weed list shall not be planted.

Table 040.5: Minimum Plant Material and Standards		
Plant Material	Minimum Amount	Species and Size Standards
Trees	One tree per 400 square feet of site area required to be landscaped in addition to those required for parking areas	Deciduous: minimum caliper 2.5 inches (understory ornamental trees may be two-inch caliper) Ball and burlap trees must have burlap and cage removed prior to planting.
		Evergreen: (a) Minimum height of six feet; (b) Shall not exceed 50 percent of total required trees; (c) If provided, ten percent of evergreen trees shall have a minimum height of ten feet. (d) Ball and burlap trees must have burlap and cage removed prior to planting.
		Shrub substitution: Up to 50 percent of required trees may be substituted with shrubs (above required amount) at a rate of ten shrubs = one tree. All such shrubs shall comply with the standards in this table.
Shrubs	One shrub per 100 square feet of site area required to be landscaped in addition to those required for parking areas	(a) At least 20 percent of required shrubs shall be an evergreen species; (b) Shall be a minimum of five gallons in size and shall grow to a minimum height of one foot at maturity; (c) If used for screening requirements in

		Subsection 070.040.050(f), shall grow to a minimum height of four feet at maturity.
Perennials	One perennial per 50 square feet of site area required to be landscaped	(a) shall be a minimum of one gallon in size; (b) shrubs (above required amount) may be substituted for perennials at a rate of one shrub = five perennials.

(3) *Water Efficient Landscape Standards:* The following standards shall apply to all required landscape areas:

a. *Soil Amendment.*

- i. Soil amendments for turf, shrubs, perennials and annuals shall be sandy loam to a depth of 6" containing at least five (5) percent organic matter by volume.
- ii. Soil amendments for trees shall be sandy loam to a depth of thirty-six (36) inches containing one to three (1-3) percent organic matter by volume. In locations with existing good soils, soil shall be turned three times the dimension of the root ball.

b. *Mulch.*

- i. Mulch shall be applied at a minimum depth of four (4) inches with modifications as appropriate for installed plant material. Mulch shall be renewed as needed.
- ii. Mulch material may be organic material including, but not limited to: wood, bark nuggets, nut shells, grass clippings, straw, compost and chopped leaves; or inorganic material including gravel, stone, pea gravel, pebbles.
- iii. ~~Organic mulch shall not be installed adjacent to the foundation of all buildings and structures extending outward five (5) feet, in accordance with the Colorado Division of Fire, Prevention and Control, 2025 Colorado Wildfire Resiliency Code, as amended.~~

c. *Plant Selection and Grouping.* Plant materials shall be ~~considered and~~ selected ~~for based on~~ water efficiency, drought tolerance, ~~use of~~ nativeness, ~~or and~~ climate adaptive species, and their relationship to the Glenwood Springs regional ecology, as well ~~as~~ geologic and topographical conditions.

- i. Plants shall be selected ~~for water efficiency from those designated "Drought Tolerant" from the water efficient plant list~~ as shown in Parks and Recreation Department's Glenwood Springs Landscaping Species Guides.
- ii. Hydrozones required.
 - a. Plants shall be grouped together by soil suitability and by water use in distinct hydrozones (very low, low, moderate and high) to increase irrigation efficiency.
 - b. Plants from the same water use zone shall be grouped together ~~on in~~ the same irrigation zone.
 - c. Water use zones shall be consistent with ~~the water smart plant list designations in the~~ Parks and Recreation Department's Glenwood Springs Landscaping Species Guides. ~~as adopted by City Council and amended from time to time.~~
 - d. Other Colorado water smart plant lists may be approved for use and reference by the Director.

-
- iii. The landscape design shall promote and preserve native and climate adaptive species and natural areas. Native species shall account for seventy-five (75) percent of provided plants and these must be drought tolerant species.
 - d. The total amount of high-water use zones on a property shall not exceed fifty (50) percent of the total landscaped area. Turf grass areas designated and approved as functional turf, landscape areas dedicated to gardens and food production, and trees in tree grates, shall be excluded from the total landscaped area under this requirement.
 - e. The use of high irrigation plantings shall be limited to high use areas with high visibility or functional needs.
 - f. Plants from a high-water use zone shall not be planted on slopes or berms at a 4:1 slope or greater.
 - g. *Turf.*
 - i. Very high- and high-water use turf grass is prohibited.
 - h. The developer of a property may submit an application to the Director requesting consideration for a waiver for functional turf that is very-high or high-water use turf grass that provides a recreational benefit to the community and meets the functional turf definition. Waiver applications must demonstrate that the turf substantially complies with the functional turf definition as indicated by:
 - i. Activity type.
 - ii. Activity-appropriate dimensions.
 - iii. Number of persons served and frequency of use.
 - iv. Location in proximity to similar turf areas.
 - v. Public access and proximity to roadways.
 - vi. Presence of facilities and/or other recreational amenities.
 - vii. Irrigation efficiency.

(4) *Location of Required Plant Material.*

- a. Required trees, shrubs, and perennials shall be planted in required setbacks, parking areas, and along building foundations, except for the following in accordance with latest version of the Colorado Wildfire Resiliency Code from the Colorado Division of Fire, Prevention and Control.
 - i. No plants, including but not limited to shrubs, slash, combustible mulch, and other woody debris, with the exception of ignition-resistant vegetation (Fact Sheet 6.305 | Wildfire Mitigation Series, Landscaping and Planting” by the Colorado State University Extension) shall be installed within the area from a foundation of all buildings and structures extending outward five (5) feet.
 - ii. All trees shall be planted with a ten (10) foot separation from tree crown (also known as a Drip Line, as noted in Figure 040-4.) to adjacent tree crown at fully vegetated width and height and anticipated maturity.
 - iii. The pruning of tree crowns shall occur as necessary to provide more than ten (10) feet of clearance from any structure and maintained at a minimum of ten (10) feet from other tree crowns; to include trees within the right-of-way.
 - iv. Shrub locations shall be selected and maintained to be greater than ten (10) feet away from the edge of adjacent tree branches.

- b. When planted in required setback areas or along building foundations, trees may be either uniformly spaced or placed in irregular groupings.
- c. Landscaping or other obstructions within a sight distance triangle shall comply with the height restrictions in Subsection 070.020.200(c)(5), Sight Distance Triangle Requirement.
- d. Trees shall be planted at least four (4) feet away from overhanging vehicles. (Figure 040-3)

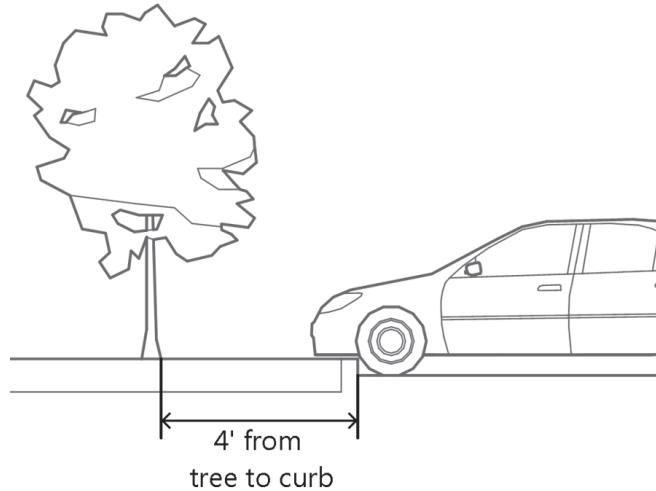


Figure 040-3: Vehicle Overhang

(5) *Credits for Tree Preservation.*

a. *Amount of Tree Preservation Credit.*

1. The number of trees preserved can be credited toward the total number of trees required for the development to meet the landscaping requirements of this Section. Credit shall be applied on a one-for-one basis, unless the Director approves an alternate ratio to encourage tree preservation.
2. The Director shall determine whether or not credit shall be granted for existing trees.
3. Tree species that are not acceptable to receive credit under this standard include, but are not exclusive of Siberian and Chinese Elm, Russian Olive, Tamarisk, and other species that are listed on the Garfield County Vegetation Management Department's most current noxious weed list.

b. *Procedure for Evaluating Existing Trees.*

1. Existing trees intended for preservation shall be evaluated by a licensed arborist prior to submitting and application for development, or prior to issuance of a grading or building permit. The arborist's written evaluation shall include an assessment of the likelihood of the survivability of the trees based on proximity to any grading activity on the site and recommendations for tree preservation during grading and construction activities.
2. Based on the licensed arborist's evaluation, the development may receive credit for existing trees provided that all of the following criteria are met:
 - i. The trees are each a minimum of four-inch caliper in size;
 - ii. Any grading, digging, and/or site preparation activities shall not be permitted within the drip line (Figure 040-4) of the trees intended for preservation; and

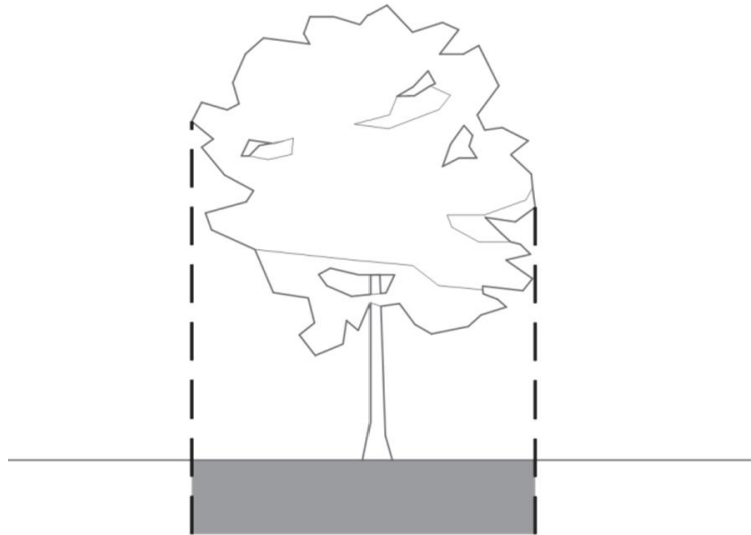


Figure 040-4: Drip Line

- iii. Trees intended for preservation shall be shown on the landscape plan with caliper size and drip line noted.

(d) *Streetscape Requirements.*

- (1) *Minimum Streetscape Elements.* Streetscape elements shall be provided according to Table 040.6: Minimum Streetscape Requirements.

Table 040.6: Minimum Streetscape Requirements				
	Minimum Amount (Residential)	Minimum Amount (In the Downtown Core)	Minimum Amount (Other Mixed-Use and Nonresidential)	Other Standards
Street Trees	One tree per 75 feet street frontage	Residential: one tree per 35 feet street frontage; Mixed-Use: one tree per 50 feet street frontage	One tree per 50 feet street frontage	(a) trees shall meet City specifications pursuant to Article 090.040, Streets and Sidewalks; (b) evergreen trees are prohibited as street trees in the planting strip; (c) where overhead utility lines are present, select a variety of tree that, at

				maturity, grows no higher than the lowest utility line; (d) <u>street trees shall be spaced-30 feet apart on center as outlined in 070.040.050(c)(4) Location of Required Plant Material. unless alternative spacing is approved by the Director.</u> (e) Street trees in the downtown core shall have a maximum mature height of 40 feet unless alternative height is approved by the Director. (f) Ball and burlap trees must have burlap and cage removed prior to planting.
Planting Strip	Minimum five feet in width (from back edge of curb)	Minimum five feet in width (from back edge of curb); however, the Director may waive this requirement based on existing conditions along the block face provided landscape elements are used to define the edge of the property in	Minimum five feet in width (from back edge of curb)	(a) shall include a combination (at least two) of the following: trees with max. 40-foot maturity height, shrubs, native or climate adaptive grasses, native plants, drought-tolerant or low-water plants, perennials, or annuals; (b) in the

		the absence of a planting strip.		Downtown Core, grasses or low-water use turf may only be used for residential or mixed-use development; (c) up to 40 percent of the planting strip may be hard surfaced with concrete, brick, composite pavers, stone, or rock-type mulch.
Amenities	None	Per Director discretion based on the needs for a particular block.	None	Amenities shall be designed and installed pursuant to the Glenwood Springs Downtown Streetscape Manual .

(2) *Location of Street Trees.*

- a. Unless otherwise permitted in this Section, street trees shall be located within the designated planting strip.
- b. Where no planting strip is present or where utilities prevent trees from being planted in the designated planting strip, trees may be planted on the development parcel, in an area ranging from three (3) to seven (7) feet behind the property line nearest to the public right-of-way.

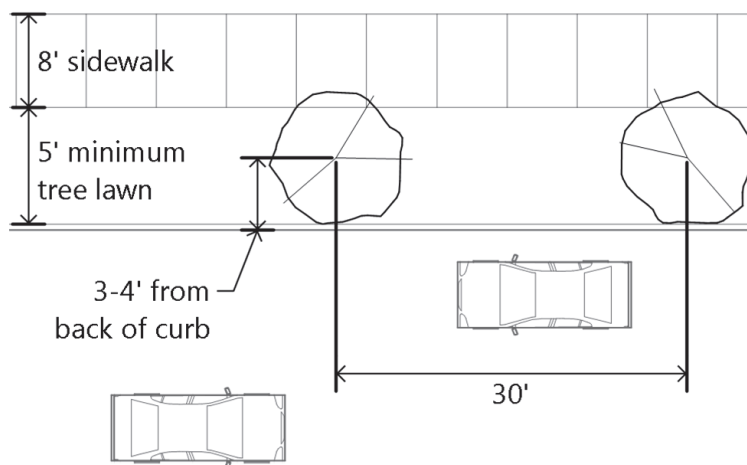


Figure 040-5: Location of Street Trees

(e) *Parking Area Landscaping.* See Subsection 070.040.060(h)(6), Parking Area Landscaping.

(f) *Screening, Fences, and Walls.*

(1) *Screening Standards.*

a. *Credits Toward Required Landscaping.* Any landscaping provided to meet screening standards will be credited towards the overall landscaping requirements enumerated in this Section.

b. *Screening Loading and Outdoor Storage Areas.* Loading and outdoor storage areas shall be screened from view of public rights-of-way and from adjacent residential land uses or districts using any one (1) or a combination of fences, walls, berms, or landscaping that is at least six (6) feet in height and provides a permanent, opaque, year-round screen.

c. *Screening Refuse Containers.*

1. *Enclosures Required.* Refuse containers shall be located within an enclosure.

2. *Location.* Refuse container enclosures shall be located at the rear of the property to the extent practicable and shall be sited to allow for easy vehicular access such that access does not require backing movements onto public rights-of-way, with the exception of alleys.

3. *Design and Materials.* Refuse container enclosures shall be of sufficient height to screen containers, but shall not exceed six (6) feet in height unless screening a refuse container taller than six (6) feet. Such enclosures shall be visually compatible with materials used on the primary building. In no case shall enclosures consist of chain link or corrugated metal. Refuse containers shall comply with the provisions set forth in Article 100.010.060 of the Municipal Code. (Figure 040-6)

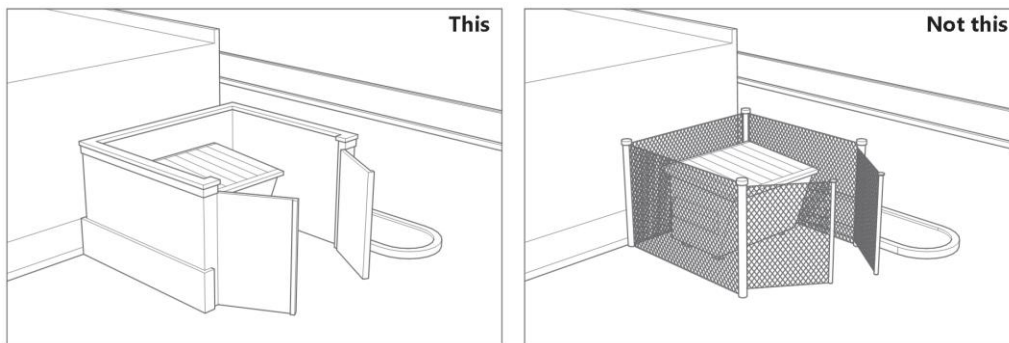


Figure 040-6: Refuse Container Enclosures

4. *Landscaping.* Landscaping shall be used to soften the appearance of the enclosure where such enclosure is located within a side yard or can be viewed from public rights-of-way, and shall be a sufficient mature height to provide a permanent, opaque, and year-round screen.

d. *Screening Mechanical and Utility Equipment.* All mechanical and utility equipment including but not limited to air-conditioning, heating and soft water tanks, television antennas, satellite dishes, security apparatus, transformers, and electric and gas meters shall be integrated into the building design, screened from public view or enclosed in a suitable accessory structure, pursuant to the following standards:

1. *Location.*

i. Ground-mounted mechanical and utility equipment shall be located outside of sight distance triangles in order to avoid obscuring vision at intersections.

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- ii. To the extent practicable, ground mounted mechanical and utility equipment shall be located out of view of public rights-of-way, customer entrances, and other public areas.

2. *Design.*

- i. **Materials.** Materials used for screening purposes shall be wood or masonry. The use of split face concrete block is prohibited unless otherwise approved by the Director through the alternative compliance procedure.
- ii. **Ground-Mounted Equipment.** Ground-mounted mechanical and utility equipment located within view of customer entrances or public rights-of-way shall be integrated into the overall site design, the architectural design of the building, and screened from public view using one (1) or a combination of the following: (Figure 040-7)
 - a. Decorative wall, fence, or enclosure that is constructed of materials that are compatible with the overall architectural design of the development and of a height that is not less than the height of the equipment to be screened; or
 - b. Landscaping that is of sufficient height at maturity and of opacity to effectively soften and screen the equipment, and that is integrated into the overall landscaping plan.

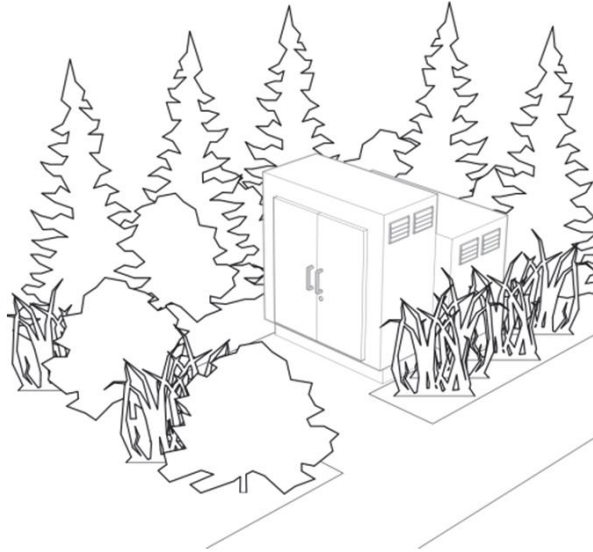


Figure 040-7: Screening Ground-Mounted Equipment

- iii. **Fire Hydrants.**
 - a. Ensure that plants and other screening mechanisms do not block access to a fire hydrant.
 - b. Setbacks shall be maintained to each side of all fire hydrants as required in the Engineering Standards.
- iv. **Roof and Exterior Side-Mounted Equipment.**
 - a. Roof and exterior side-mounted mechanical and utility equipment shall be an integral part of the building's overall architectural design and shall be screened from view to the extent practicable from public rights-of-way, residential land uses, public parking areas, and/or adjacent properties using parapet walls or other means of screening.

When reviewing the type and amount of screening, the Director shall consider the following:

1. The proximity of the development to surrounding residential land uses and the visual impact that roof and exterior side-mounted mechanical and utility equipment may have upon those surrounding residential land uses.
 2. The number and size of roof and exterior side-mounted mechanical and utility equipment. The greater the number and/or size, the more screening may be warranted.
- b. Roof and exterior side-mounted mechanical and utility equipment shall be neutral earth toned colors that have a matte finish and that are compatible with the primary building façade. In no case shall rooftop and exterior side-mounted mechanical and utility equipment be galvanized, shiny, white, off-white, or other light colors that can be observed from a distance.

(2) *Fence Standards.*

a. *Location and Design.*

1. Fences other than those used for screening pursuant to Subsection 070.040.050(f)(1), and that are constructed within the front yard setback, along corner side lot lines, or are adjacent to a public right-of-way, shall be at least sixty (60) percent transparent.
2. Fences located in a required front yard setback shall be no more than four (4) feet in height.
3. Fences located in a required side or rear yard setback shall be no more than six (6) feet in height.
4. Fences shall conform to maximum height requirements when located within a sight distance triangle, as defined in Subsection 070.020.200(c)(5), Sight Distance Triangle Requirement.

b. *Fencing Materials.*

1. Fencing material shall be compatible with the overall site design, the primary building, and landscaping. Acceptable materials include but are not exclusive of the following:
 - i. Natural stone;
 - ii. Brick;
 - iii. Stucco;
 - iv. Wood;
 - v. Decorative concrete block;
 - vi. Metal, as in wrought iron;
 - vii. Wooden picket fences for residential applications provided the pickets or vertical slats are not more than four (4) inches apart on center; and
 - viii. Chain link provided that the chain link is vinyl coated green, brown, or black, used in conjunction with tightly spaced plant material that provides a dense screen between the fence and the adjacent public right-of-way, and is not otherwise prohibited below.

ix. All fencing within 8' of a structure shall be constructed with non-combustible or ignition resistant materials.

2. The following fencing materials are prohibited:

-
- i. Except in the I1 and I2 zoning districts, chain link fencing when located in the front yard or in a side yard that is adjacent to and visible from a public right-of-way;
 - ii. Corrugated or ribbed metal;
 - iii. Corrugated plastic;
 - iv. Plastic and vinyl; and
 - v. Barbed wire.

c. *Fencing Color.*

- 1. Fencing shall be low reflective, and earth-toned in color.
- 2. Fences constructed of metal, wrought iron, or similar material may be black.
- 3. Galvanized, shiny, white, off-white, or other light colors that can be observed from a distance are prohibited except that white or off-white wooden picket fences shall be permitted for residential applications.

(3) *Retaining Wall Standards.*

a. *Location and Design.*

- 1. Retaining walls shall be designed in accordance with applicable building codes, Engineering Standards, and applicable standards in Section 070.040.020, Sensitive Area Protection.
- 2. Retaining walls shall not exceed six (6) feet in height, as measured from natural grade to the top of the wall, except for the exceptions to accommodate varying slopes as provided in Subsection 070.040.020(b)(4)g., Retaining Walls and Fencing, or when terracing is provided pursuant to Subsection 070.040.050(f)(3)b., Terracing Required.
- 3. Retaining walls that are over four (4) feet in height shall be designed by a State of Colorado licensed structural engineer.
- 4. Retaining walls that are over thirty (30) feet in length shall incorporate the following elements to minimize the overall mass of the wall:

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- i. Recessions and/or projections that have a minimum wall plane change of twenty-four (24) inches and have the effect of casting shadows. (Figure 040-8)

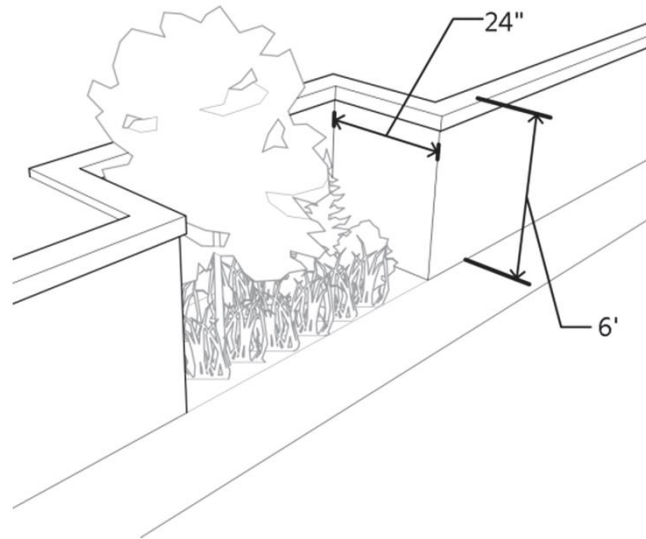


Figure 040-8: Retaining Wall Design

- ii. Landscaping within the recession at a minimum shall include trees, shrubs, ornamental grasses and/or and perennials, and be of sufficient quantity to add visual interest and to minimize the impact of the structure as viewed from neighboring properties or the public right-of-way. The Director may approve alternative designs to soften retaining walls to reduce the amount of water behind such walls provided the intent of this Section is met. Alternative designs shall be processed according to Subsection 070.040.050(g)(2).
5. Retaining walls shall be designed such that the structure conforms to the existing natural terrain.
6. Retaining walls shall conform to maximum height requirements when located within a sight distance triangle.
- b. *Terracing Required.* The Director may allow retaining walls that exceed six (6) feet in height if they are terraced to minimize visual impacts on residents, neighboring properties, and the public realm by: (Figure 040-9)
1. Limiting terracing to three (3) tiers;
 2. Providing a minimum terrace width of four (4) feet between any two (2) six-foot retaining walls with a maximum slope of 3:1 to create pockets for landscaping. The Director may approve reduced terrace depths where site constraints limit the amount of space available to accommodate the minimum required width;
 3. Access points, such as stairs, shall be incorporated into the retaining wall for the purposes of maintaining landscaping; and

4. Permanently landscaping or re-vegetating terraces created between retaining walls to screen walls and provide visual interest unless soil conditions are determined by a licensed engineer to be unsuitable due to geologic hazards.

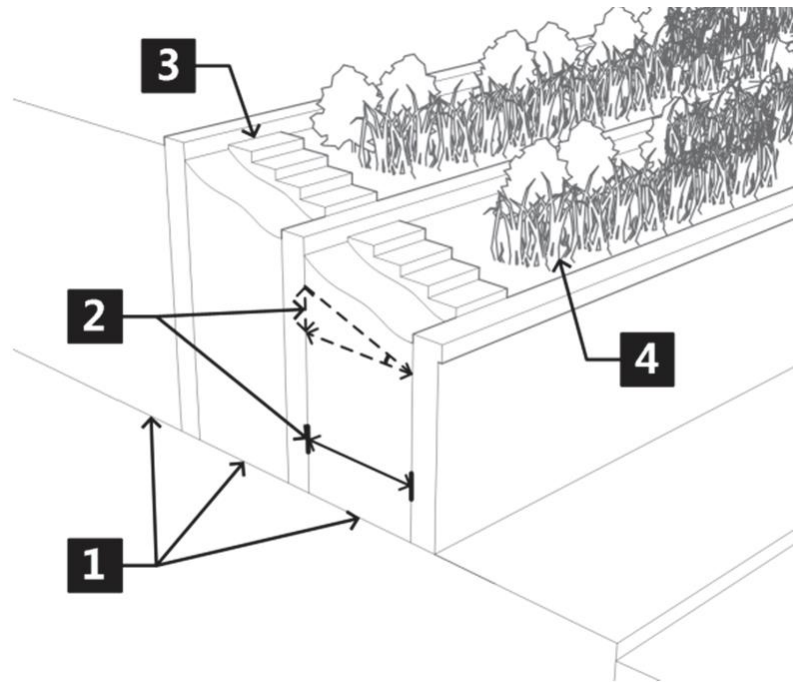


Figure 040-9: ~~Retainign~~ Retaining Wall Terracing

Annotations correspond with paragraph numbers in the preceding text.

c. *Materials and Color.*

1. Retaining walls shall be compatible with the overall site design, the primary building, and landscaping and shall coordinate with rock formations or exposed soil from surrounding hillsides.
2. Retaining walls shall be constructed of the following materials:
 - i. Natural stone;
 - ii. Concrete keystone blocks with integral earth-toned color; or
 - iii. Another material that meets the intent of this standard as determined by the Director.
3. When located adjacent to a public right-of-way or when visible from adjacent commercial or residential land uses, the use of railroad ties and timber is prohibited.

d. *Landscape Buffer as an Alternative.*

1. Where terracing or other mitigation measures are not feasible due to site size or other constraints, a densely landscaped buffer shall be provided as an alternative on the downhill side of the wall.
2. Appropriate spacing of vegetation and landscaping shall be determined by the Director, dependent upon the species selected; however, spacing shall be such that trees will form a dense screen within five (5) years of planting.

-
3. The Director may approve alternative landscape buffer configurations and plantings where insufficient space exists to meet the above landscape buffer standards.
 4. The Director may waive the above standards for alternative landscape buffers if retaining walls will not be visible from neighboring sites, the interior of the proposed structure, and the primary street frontage; and the applicant can demonstrate that views of the retaining wall will be fully screened by the primary structure or a free-standing parking garage structure.

(g) *Landscaping Evaluation Procedure.*

(1) *Landscape Plan.*

- a. All development shall provide a landscape plan generated from a qualified landscape architect, demonstrating compliance with the standards in this Section provided in a form established by the Director. Single-family and duplex landscape plans do not require a certified landscape architect.
- b. Review and evaluation of the landscape plan shall be pursuant to the specific application procedure pursuant to Article 070.060: Administration and Procedures.

(2) *Alternative Compliance.*

- a. For developments with severely hydrocompactive soils, especially those present around building foundations, the Director may approve landscaping and related irrigation design alternatives that meet the overall intent of this Section but that address the special characteristics of these soil types. The Director may require a statement from a licensed geotechnical engineer that specifically addresses the hydrocompactive soil issue as it relates to compliance with the requirements in this Subsection for the City to consider an alternative landscaping design.
- b. For developments where other exceptional physical limitations of either existing building location or site dimensions result in impractical or impossible application of this Section, then the Director may approve landscaping, screening, fencing, and wall alternatives that meet the intent of this Section.

(h) *Installation and Maintenance.*

- (1) *Timing of Installation.* The developer shall install all landscape improvements including operable irrigation systems prior to receiving a Certificate of Occupancy. This requirement may be modified by the Director if security is provided and the developer identifies an alternative timeframe for landscaping and/or irrigation system installation. The amount of security shall be based on itemized cost estimates of all landscaping and irrigation system improvements, as well as related labor costs. Itemizations shall be generated from a qualified landscape architect, irrigation system specialist, and/or a local or regional landscaping nursery or garden center.

(2) *Irrigation System Design.*

- a. Irrigation systems shall be professionally designed by a landscape architect or irrigation specialist.
- b. When available, raw water shall be utilized for irrigation. Irrigation systems shall be designed to prevent water from spraying on impervious surfaces adjacent to landscape areas, shall utilize drip irrigation where appropriate to minimize run-off from sprinklers.
- c. A soil moisture sensing device or other irrigation management system shall be required for irrigation systems in turf areas.
- d. The landscape plan shall indicate the nature, location, and specifications of the irrigation system which shall be used. Separate irrigation circuits should be specified for different zones on the landscape plan. The landscape plan shall have sufficient detail to show that adequate irrigation will be provided to all required landscape areas and plant materials.

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- e. The irrigation system shall be designed to correlate to the organization of plants into zones with similar watering requirements.
 - f. Low-volume, drip, or subsurface irrigation systems shall be used in the following conditions:
 - i. In landscaped areas where any one (1) dimension is less than six (6) feet in width and surrounded by impervious surfaces;
 - ii. In all non-turf grass areas.
 - g. Leaks, runoff, overspray prohibited. Irrigation systems shall be designed to prevent water waste, overwatering and overspray, and drainage of water onto any paved or unplanted surface.
 - h. Penalty assessment fines. A person who violates any rule, regulation or order issued pursuant to this section shall be subject to the penalty assessment fines outlined below. Penalty assessment fines shall be determined within a one-year period measured from the date of any prior violation of this section. Notwithstanding any penalty provision of this Code or any fines adopted pursuant to this Code to the contrary, the penalty for any offense that also constitutes a violation of similar state law shall not exceed the penalty provided for by the applicable provisions in the Colorado Revised Statutes.
 - i. First offense: Fifty dollar (\$50.00) fine.
 - ii. Second offense: One hundred dollar (\$100.00) fine.
 - iii. Third offense: Two hundred fifty dollar (\$250.00) fine.
 - iv. Subsequent offense: The Municipal Court may impose such fines and penalties as it is authorized pursuant to Municipal Code Section 010.020.080.

(3) *Maintenance.* The owner of the property and his/her successors, heirs, and assigns, are responsible for the proper maintenance of the landscaped area, screening, fencing, and parking lot subject to the approved landscape plan. All landscape and parking areas shall be maintained free of trash. Landscaping shall be continuously maintained, including all necessary watering, weeding, pruning, and pest control.

(4) *Protection of Existing Vegetation.*

- a. No existing live trees with a caliper size of fourteen (14) inches or greater may be removed without approval of the Director and Parks and Recreation Director.
- b. Planting strips or areas, walkways, fences, hedges, or walls shall be protected from vehicles and maintenance equipment by curbs, bollards, wheel stops, or other means.

(5) *Replacement of Dead or Diseased Plant Material.* Replacement of dead or diseased plant material shall be of equivalent species or material, as specified in the approved Landscape Plan. Replacement shall occur at the time of removal or, if necessary, the next planting season. In any event, replacement shall occur within one (1) year from the time of removal.

(6) *Maintenance of Trees in Public Right-of-Way.* Trees located within the public right-of-way or on public property shall be maintained in accordance with Section 090.050.030 of the Municipal Code.

(Ord. No. 19-2018, § 2(Exh. A), 8-2-2018; Ord. No. 3-2019, § 2(Exh. A), 1-31-2019; Ord. No. 15-2020, § 2(Exh. A), 7-2-2020; Ord. No. 3-2021, § 2(Exh. A), 5-20-2021; Ord. No. 31-2022, § 2(Exh. A), 1-5-2023; Ord. No. 9-2023, § 2, 10-26-2023; Ord. No. 6-2025, § 2(Exh. A), 3-6-2025)



Planning and Zoning Commission Staff Report

Date	March 24, 2026
Planning File #	CDA-000026-2026
Request	Consideration of a Code Amendment application regarding Section 070.040.050 Landscaping, Screening, and Fencing
Applicant	City of Glenwood Springs
Owner	Not applicable (N/A)
Location	Applies citywide
Zone	Applies to all zone districts
Staff	Jim Hardcastle, Long Range Principal Planner, Community and Economic Development Trent L. Hyatt, Director of Economic and Community Development

ACTION ITEM

According to Section 070.060.040(c)(1), the Code Amendment process allows for the review and approval of changes to the text of Title 070 of the *Glenwood Springs Municipal Code* (GSMC or Code) to respond to “...changed conditions or changes in public policy, or to advance the general welfare of the City.” Per Section 070.060.040(c)(3)d, the Planning and Zoning Commission (Commission) “...shall review the Code Amendment application and recommend approval, approval with conditions, or denial to City Council.”

Action 1 Code Amendment – Consideration of a Code Amendment application regarding a revision to Section 070.040.050 Landscaping, Screening, and Fencing.

Staff Recommendation: Staff recommends approval of the Code Amendments with the findings outlined on pages 11-13 of this staff report.

BACKGROUND

Per Section 070.040.050 of the Code, the purpose of regulations concerning landscaping, screening, and fencing is to address: the visual appeal of Glenwood Springs, support high-quality development, improve air quality, lessen the negative impact from incompatible

neighboring land uses, mitigate impacts of surface parking areas, protect residential and commercial property values, and extend water supply and water infrastructure by enhancing efficiency and eliminating outdoor water waste. The Code Amendment is intended to address the three issues outlined below.

1. Municipal Code Inconsistencies

Economic and Community Development Department staff assist the public daily by providing clear and concise interpretation of applicable regulations to applicants, contractors, planners, architects, engineers, realtors, and others. From time to time, inconsistencies in Municipal Code Section 070.040.050 - Landscaping, Screening, and Fencing have been identified which are difficult to interpret or apply for several reasons and the proposed changes shown throughout this staff report will make the Code easier to use.

2. Colorado State Senate Bill 24-005 (SB5)

The passing of SB5 requires local compliance in reducing outdoor water demands for communities “without adversely impacting quality of life or landscape functionality.” These code changes are in response to SB5 to reduce water consumption and establish landscaping standards with lower water volumes and frequencies.

3. Colorado Wildfire Resiliency Code (CWRC)

The City is also responsible for implementation of this code to “significantly reduce risk to lives and property within the Wildland-Urban Interface (WUI). It mandates fire-resistant construction materials and defensible space, increasing home survival rates by 40% to 60% against wildfire and addressing the rising risk of catastrophic, wind-driven megafires.”

The City has initially responded by establishing Ordinance 2026-04; Planning File COMDEV 000015-2026, Colorado Wildfire Resiliency Code, adopted by City Council on March 19, 2024.

Additionally, in support of this stand-alone code, the City is modifying Title 70 of the Municipal Code where needed and shown throughout this staff report to establish new standards for landscaping that protect future development and redevelopment.

ANALYSIS

The following section summarizes related aspects of landscaping, screening, and fencing associated with the proposed Code Amendment. Groups 1-11 below show proposed redlined sections for consideration with additions underlined and deletions being struck through for 070.040.050 Landscaping, Screening, and Fencing.

GROUP 1.

Changes include modifications to the Applicability section of this Code in general as detailed below.

Subsection a. Proposed changes intended to clarify the standards applicable to single- and two-family residential uses including water efficiency, streetscape, allowed/prohibited fencing materials, and retaining walls.

Subsection b. Changes clarify that the same four standards above apply to larger lot commercial development and redevelopment greater than five thousand (5,000) square feet.

Subsection c. Revisions clarify that the latter three subsections detailed above apply to smaller commercial expansions (less than 25 percent gross floor area).

(b) *Applicability.*

- (1) *New Development and Redevelopment.* These standards shall apply to all new development or redevelopment unless otherwise exempted by Paragraph (2).
- (2) *Exemptions.*
 - a. Single- and two-family residential uses except Subsection 070.040.050(c)(3) ~~Water Efficient Landscape Standards, Subsection 070.040.050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.~~
 - b. Mixed-use or nonresidential uses on a lot that is less than five thousand (5,000) square feet shall be exempt from this Section, except Subsection 070.040.050(c)(3) Water Efficient Landscape Standards, Subsection 070.040.050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.
 - c. Expansion of existing structures or uses by less than twenty-five (25) percent gross floor area provided that any existing compliant landscaping remains unaltered, except Subsection 070.040.050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.

GROUP 2.

As it exists today, this Code section concerning allowed plant materials generally supports the requirements of SB5. However, the use of artificial turf should be limited in order to situations where it can be established there is a functional use clearly demonstrated to benefit a greater number of organized sport users. Additionally, SB5 requires the establishment of a clear authority and management concerning a list of acceptable vegetative species that are drought tolerant and native and to limit noxious weeds.

(2) *Type and Amount of Plant Material.*

- a. Trees and other plant material shall be provided according to Table 040.5: Minimum Plant Material and Standards.
- b. Existing landscaping may be used to satisfy the landscaping requirements, except that preservation of existing trees shall comply with Subsection 070.040.050(c)(4).
- c. Artificial trees, shrubs, turf, or plants shall not be used to satisfy any of the requirements of this Section, but artificial turf may be installed when the following is demonstrated:
 - i. Relevant activity type.
 - ii. Activity-appropriate dimensions.
 - iii. Number of persons served and frequency of use.
 - iv. Presence of facilities and/or other recreational amenities.
- d. Where fractional number results, the number of trees, shrubs, or perennials shall be rounded to the next highest whole number.
- e. Plants shall be selected from the Glenwood Springs, Parks and Recreation Department's Landscaping Species Guide. Siberian and Chinese Elm, Russian Olive, Tamarisk, and other species that are listed on a the Garfield County Vegetation Management Department's most current noxious weed list shall not be planted.

GROUP 3.

These revisions intend to improve formatting and layout inconsistencies to allow for improved organization, clarity, and alignment of mulch standards, plant selection, and grouping. The introduction of a new section iii. is based on the CWRC and supports the elimination of organic mulch and highly flammable sources of fire transmission directly adjacent to buildings and structures.

- (3) *Water Efficient Landscape Standards:* The following standards shall apply to all required landscape areas:
- a. *Soil Amendment.*
- i. Soil amendments for turf, shrubs, perennials and annuals shall be sandy loam to a depth of 6" containing at least five (5) percent organic matter by volume.
 - ii. Soil amendments for trees shall be sandy loam to a depth of thirty-six (36) inches containing one to three (1-3) percent organic matter by volume. In locations with existing good soils, soil shall be turned three times the dimension of the root ball.
- b. *Mulch.*
- i. Mulch shall be applied at a minimum depth of four (4) inches with modifications as appropriate for installed plant material. Mulch shall be renewed as needed.
 - ii. Mulch material may be organic material including, but not limited to: wood, bark nuggets, nut shells, grass clippings, straw, compost and chopped leaves; or inorganic material including gravel, stone, pea gravel, pebbles.
 - iii. Organic mulch shall not be installed adjacent to the foundation of all buildings and structures extending outward five (5) feet, in accordance with the Colorado Division of Fire, Prevention and Control, 2025 Colorado Wildfire Resiliency Code, as amended.
- c. *Plant Selection and Grouping.* Plant materials shall be considered and selected for based on water efficiency, drought tolerance, ~~use of~~ nativeness, ~~or and~~ climate adaptive species, and their relationship to the Glenwood Springs regional ecology, as well as geologic and topographical conditions.
- i. Plants shall be selected for water efficiency from those designated "Drought Tolerant" from the water-efficient plant list as shown in Parks and Recreation Department's Glenwood Springs Landscaping Species Guide.
 - ii. Hydrozones required.
 - a. Plants shall be grouped together by soil suitability and by water use in distinct hydrozones (very low, low, moderate and high) to increase irrigation efficiency.
 - b. Plants from the same water use zone shall be grouped together on in the same irrigation zone.
 - c. Water use zones shall be consistent with ~~the water-smart plant list the~~ Parks and Recreation Department's Glenwood Springs Landscaping Species Guide. ~~as adopted by City Council and amended from time to time.~~
 - d. Other Colorado water smart plant lists may be approved for use and reference by the Director.

GROUP 4.

Additionally, the three new sections below are proposed in their entirety by the CWRC which requires careful planning and installation of all plants and management over time as they grow outward, often physically connecting, which creates additional sources of fire transmission that are highly flammable directly adjacent to buildings and structures.

(4) *Location of Required Plant Material.*

- a. Required trees, shrubs, and perennials shall be planted in required setbacks, parking areas, and along building foundations, except for the following in accordance with latest version of the Colorado Wildfire Resiliency Code from the Colorado Division of Fire, Prevention and Control.
 - i. No plants, including but not limited to shrubs, slash, combustible mulch, and other woody debris, with the exception of ignition-resistant vegetation (Fact Sheet 6.305 | Wildfire Mitigation Series, Landscaping and Planting” by the Colorado State University Extension) shall be installed within the area from a foundation of all buildings and structures extending outward five (5) feet.
 - ii. The pruning of tree crowns shall include the fully vegetated width (also known as a Drip Line, as noted in Figure 040-4:) and height, shall occur as necessary to maintain more than a 10 feet clearance from any structure and maintained at a minimum of 10 feet from other tree crowns; to include trees within the right-of-way.
 - iii. Shrub locations shall be selected and maintained to be greater than 10 feet away from the edge of adjacent tree branches.
- b. When planted in required setback areas or along building foundations, trees may be either uniformly spaced or placed in irregular groupings. |
- c. Landscaping or other obstructions within a sight distance triangle shall comply with the height restrictions in Subsection 070.020.200(c)(5), Sight Distance Triangle Requirement.
- d. Trees shall be planted at least four (4) feet away from overhanging vehicles. (Figure 040-3)

GROUP 5.

This edit accurately identifies an established document found on the City website, the “[Glenwood Springs Downtown Streetscape Manual](#)”, an area which includes the following districts Grand Avenue Mixed Use, Mixed Use/Commercial, Highway Commercial, Residential; as seen in the map to the right. This manual is to be referenced when an applicant is directed to the subgroup of “amenities” (benches, lighting, planters, plants, among others) as needed for streetscape design in the Downtown Core, shown in “Table 040.6: Minimum Streetscape Requirements” on the next page.

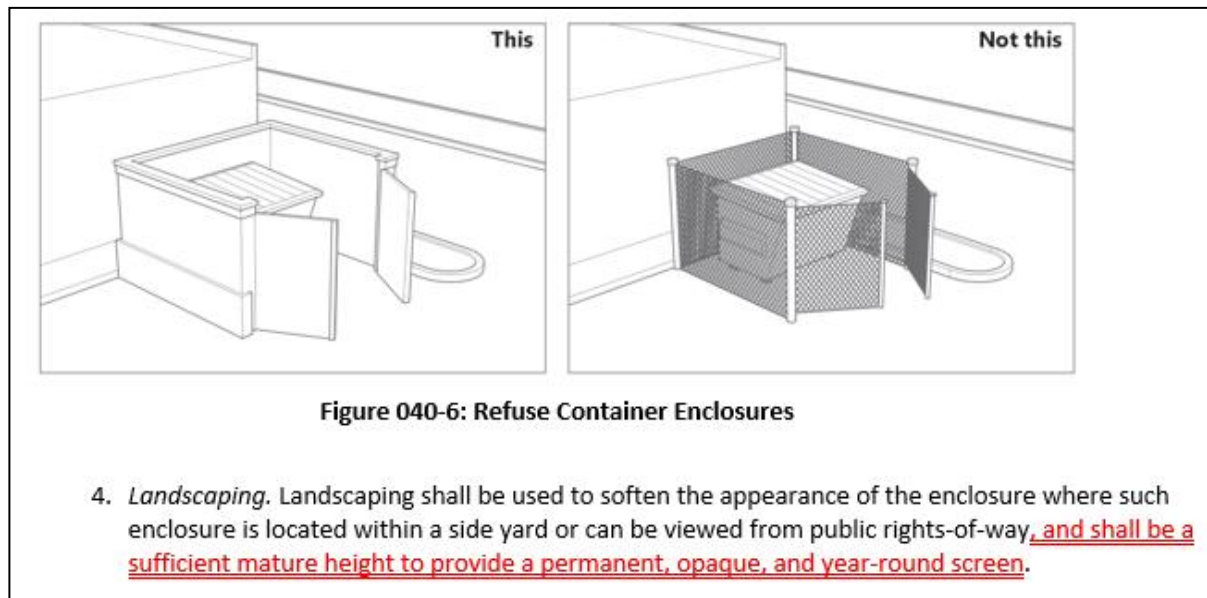
(d) Streetscape Requirements.

- (1) *Minimum Streetscape Elements.* Streetscape elements shall be provided according to Table 040.6: Minimum Streetscape Requirements.

Table 040.6: Minimum Streetscape Requirements				
	Minimum Amount (Residential)	Minimum Amount (In the Downtown Core)	Minimum Amount (Other Mixed-Use and Nonresidential)	Other Standards
Amenities	None	Per Director discretion based on the needs for a particular block.	None	Amenities <u>shall</u> be designed and installed pursuant to the <u>Glenwood Springs Downtown Streetscape Manual</u> .

GROUP 6.

The clarification in this section offers more information to the applicant regarding the expectation and goal for landscaping when combined with a required refuse container.



GROUP 7.

This addition includes new citations of side-mounted utility equipment added to the current ground-mounted and roof-mounted mechanical and utility equipment. The type of equipment appears to not have been considered initially. While side units are rare, they can impose a harsh aesthetic if not given consideration.

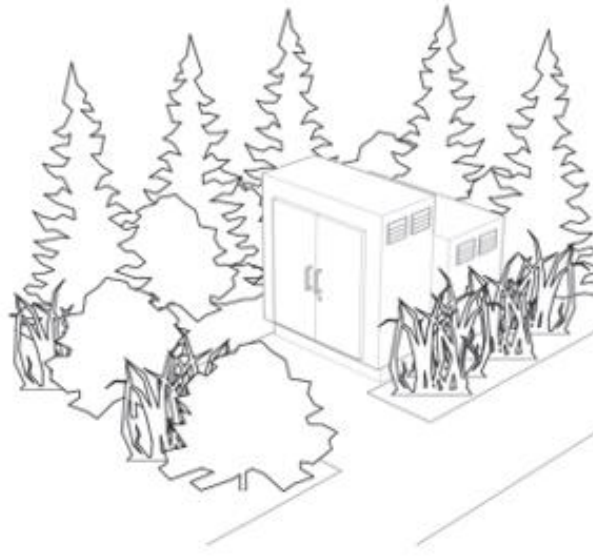


Figure 040-7: Screening Ground-Mounted Equipment

iii. Fire Hydrants.

- a. Ensure that plants and other screening mechanisms do not block access to a fire hydrant.
- b. Setbacks shall be maintained to each side of all fire hydrants as required in the Engineering Standards.

iv. Roof and exterior side-Mounted Equipment.

- a. Roof and exterior side-mounted mechanical and utility equipment shall be an integral part of the building's overall architectural design and shall be screened from view to the extent practicable from public rights-of-way, residential land uses, public parking areas, and/or adjacent properties using parapet walls or other means of screening. When reviewing the type and amount of screening, the Director shall consider the following:
 1. The proximity of the development to surrounding residential land uses and the visual impact that roof and exterior side-mounted mechanical and utility equipment may have upon those surrounding residential land uses.
 2. The number and size of roof and exterior side-mounted mechanical and utility equipment. The greater the number and/or size, the more screening may be warranted.
- b. Roof and exterior side-mounted mechanical and utility equipment shall be neutral earth toned colors that have a matte finish and that are compatible with the primary building façade. In no case shall rooftop and exterior side-mounted mechanical and utility equipment be galvanized, shiny, white, off-white, or other light colors that can be observed from a distance.

GROUP 8.

One (1) new section below is proposed in its entirety by the establishment of the CWRC; to ensure highly flammable fencing is eliminated as a fire transmission point adjacent to buildings and structures.

b. Fencing Materials.

1. Fencing material shall be compatible with the overall site design, the primary building, and landscaping. Acceptable materials include but are not exclusive of the following:
 - i. Natural stone;
 - ii. Brick;
 - iii. Stucco;
 - iv. Wood;
 - v. Decorative concrete block;
 - vi. Metal, as in wrought iron;
 - vii. Wooden picket fences for residential applications provided the pickets or vertical slats are not more than four (4) inches apart on center; and
 - viii. Chain link provided that the chain link is vinyl coated green, brown, or black, used in conjunction with tightly spaced plant material that provides a dense screen between the fence and the adjacent public right-of-way, and is not otherwise prohibited below.
 - ix. All fencing within 8' of a structure shall be constructed with non-combustible or ignition resistant materials.
2. The following fencing materials are prohibited:
 - i. Except in the I1 and I2 zoning districts, chain link fencing when located in the front yard or in a side yard that is adjacent to and visible from a public right-of-way;
 - ii. Corrugated or ribbed metal;
 - iii. Corrugated plastic;
 - iv. Plastic and vinyl; and
 - v. Barbed wire.

GROUP 9.

This edit clarifies what is implied in the figure; that landscaping is only required within the wall recession.

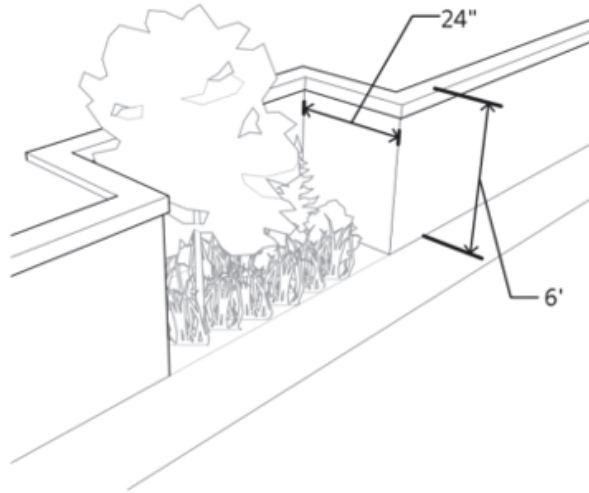


Figure 040-8: Retaining Wall Design

- ii. Landscaping within the recession at a minimum shall include trees, shrubs, ornamental grasses and/or and perennials, and be of sufficient quantity to add visual interest and to minimize the impact of the structure as viewed from neighboring properties or the public right-of-way. The Director may approve alternative designs to soften retaining walls to reduce the amount of water behind such walls provided the intent of this Section is met. Alternative designs shall be processed according to Subsection 070.040.050(g)(2).

GROUP 10.

This edit corrects a spelling error.

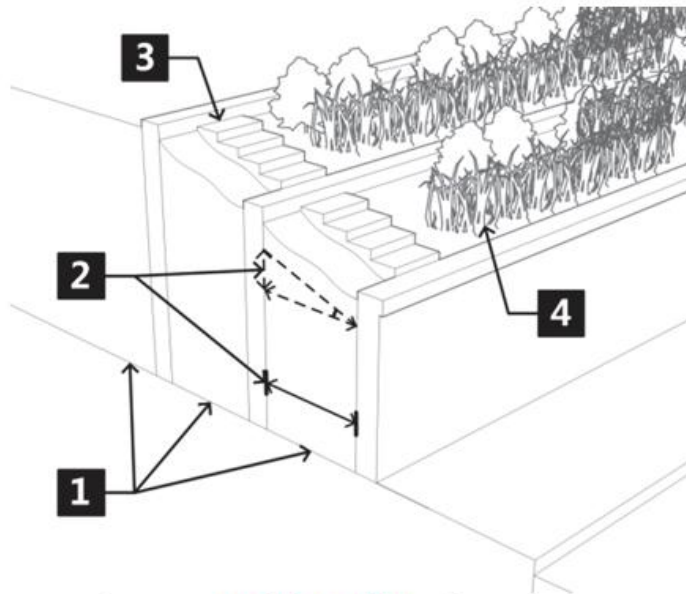


Figure 040-9: ~~Retainign~~ Retaining Wall Terracing

APPROVAL CRITERIA AND ANALYSIS

Section 070.060.040(c)(3)d.3 of the Code, outlines the approval criteria (listed in *italics* below) the Commission and City Council shall consider in the review of a Code Amendment application. Staff analysis of these criteria follows.

Approval Criteria GSMC 070.060.040(c)(3)d.3.i	Compliance Yes
<i>i. Is consistent with the Comprehensive Plan and other City policies;</i> Analysis: Numerous policies/actions outlined in the <i>2023 Glenwood Springs Comprehensive Plan</i> address the need to make these revisions to Code as outlined in <i>italics</i> below: Theme/Strategies (Policy/Action) 4.1 Land Use & Future Growth ▪ <i>Foster and protect vibrant, diverse, safe, and well-connected neighborhoods.</i> ▪ <i>Ensure current development standards are consistent and promote high-quality design outcomes and climate resiliency.</i> 4.6 Public Utilities & Services, ▪ <i>Promote water conservation,</i> ▪ <i>6.7.A Promote an ongoing citywide water conservation program</i> ▪ <i>6.7.B Implement...irrigation control...</i> Several Strategies and Actions are outlined in the <i>Glenwood Springs Energy and Climate Action Plan 2024 (ECAP)</i> which support the need to propose these revisions to Code as outlined in <i>italics</i> below: Strategy/Action ○ <i>PNS 3.1 Reduce non- functional turf by 30% by 2030, in alignment with the Alliance for Water Efficiency's target.</i> ▪ <i>PNS 3.1.1 Transition turf in City green spaces with native, water-smart plants that require less maintenance</i> ○ <i>PNS 3.3 Expand use of drought-resistant native plants and regenerative landscaping practices in city landscaping.</i> ▪ <i>PNS 3.3.1 Transition shrubs and trees in City green spaces with native, water-smart plants that require less maintenance.</i> Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.i of the Code as it is consistent with the Comp Plan goals to pursue	

practical development standards and minimize the use of water outdoors. It is also consistent with goals of the ECAP to promote conservation of water and direct planting of species that can be maintained with less water.

Approval Criteria 070.060.040(c)(3)d.3.ii	Compliance Yes
<i>ii. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;</i> Analysis: The proposed amendments align with existing provisions as the Code already regulates many of these items and are either revisions or additions to existing regulations, in addition to those newly implemented amendments required by Colorado State Senate Bill 24-005 and the Colorado Wildfire Resiliency Code. Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.ii of the Code as it does not conflict with the provisions thereof.	

Approval Criteria 070.060.040(c)(3)d.3.iii	Compliance Yes
<i>iii. Is necessary to address a demonstrated community need;</i> Analysis: Within Section 070.040.050 of the Code, the purpose is to ensure that regulations concerning landscaping, screening, and fencing are provided to address the visual appeal of Glenwood Springs, support high-quality development, improve air quality, lessen the negative impact from incompatible neighboring land uses, mitigate impacts of surface parking areas, protect residential and commercial property values, and extend water supply and water infrastructure by enhancing efficiency and eliminating outdoor water waste. The proposed revisions are necessary to address these needs. Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.iii of the Code by addressing a demonstrated community need.	

Approval Criteria 070.060.040(c)(3)d.3.iv	Compliance Yes
<i>iv. Is necessary to respond to substantial changes in conditions and/or policy; and</i> Analysis: As development and redevelopment has continued at a healthy pace in the City over the previous years, examination of the Code has revealed that additions should be made for the benefit of applicants and planners alike and to support policy at the state level which requires additions for compliance of Colorado State Senate Bill 24-005 and the Colorado Wildfire Resiliency Code.	

Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.iv of the Code, responding to substantial changes in conditions.

Approval Criteria 070.060.040(c)(3)d.3.v	Compliance Yes
<i>v. Is consistent with the general purpose and intent of this Code.</i>	
Analysis: Staff finds that this Code Amendment is consistent with of the Code per Section 070.010.030 “...to protect the public health, safety, and welfare of the City and to implement the policies, goals, and strategies adopted by the City of Glenwood Springs, including those set forth in the Glenwood Springs Comprehensive Plan.” The proposal implements specific policies outlined in the Plan while being directly related to the safety and general welfare of the City and intent of the Code to regulate “...the development and use of land based upon the impact of such development or use on surrounding areas or the City.” Additionally, the Code is supported by observing the established policy of the Energy and Climate Action Plan 2024 and the required Code changes mandated by Colorado State Senate Bill 24-005 and the Colorado Wildfire Resiliency Code. Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.v as it consistent with the purpose and intent of the Code.	

PUBLIC COMMENT

The Code Amendment was noticed in the *Glenwood Springs Post Independent* on March 13 and 20, 2026 per the requirements of Section 070.060.030. To date, no public comment has been received.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION

The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the Code Amendment to City Council. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Code and city goals and policies.

Action 1 Code Amendment – Consideration of a Code Amendment application regarding a revision to Section 070.040.050 Landscaping, Screening, and Fencing.

Staff Recommendation

Staff has reviewed the Code Amendment application and find that it complies with the

approval criteria outlined in Section 070.060.040(c)(3)d.3 of the Code. Therefore, we recommend approval thereof as outlined in the suggested motion below.

Suggested Motion to Approve

I move to recommend approval of Planning File CDA-000026-2026, to City Council, incorporating *staff's findings, because the application meets the approval criteria for a Code Amendment.*

Suggested Findings:

1. Is consistent with the Comprehensive Plan and other City policies;
2. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
3. Is necessary to address a demonstrated community need;
4. Is necessary to respond to substantial changes in conditions and/or policy; and
5. Is consistent with the general purpose and intent of this Code.

Suggested Conditions:

None.

Alternative Motion to Deny

Any motion to deny the application shall include findings explaining which approval criteria have not been met. An example motion for denial is provided below.

*I move to recommend **denial** of Planning File CDA-000026-2026, to City Council, because the application does not meet the approval criteria for a Code Amendment specifically [ENTER APPLICABLE APPROVAL CRITERIA HERE].*

Motion to Continue

I move to continue consideration of Planning File CDA-000026-2026, to [ENTER SPECIFIC MEETING DATE HERE] to gather additional information necessary for a decision.

March 24, 2026, Planning and Zoning Commission Minutes for the Following item only

b. Planning File no. CDA-000026-2026 Code Amendment: Section 070.50.000

Landscaping, Screening, and Fencing

Presenter: Jim Hardcastle, Long-Range Principal Planner

Jim Hardcastle introduced a comprehensive set of amendments to clarify intent of code, ease of use, and remove errors regarding landscaping, screening and fencing:

- Cleanup of outdated or unclear language.
- Compliance with **State Senate Bill 24-5 (SB5)** regarding drought-tolerant landscaping, water conservation, and restrictions on non-functional turf.
- Integration of new **Colorado Wildfire Resiliency Code** requirements, including vegetation spacing and defensible-space rules.
- Clarifications to street tree placement, mechanical equipment screening, and acceptable plant lists.

Major Components Presented:

- Updated exemptions for small-scale residential projects.
- Restrictions on **artificial turf** except in limited functional areas.
- Required spacing for trees based on mature canopy spread.
- New requirements for vegetation near structures (e.g., no plantings within 5 feet, 10-foot canopy separation).
- Stronger requirements for refuse enclosure screening.
- Use of city and county plant lists (drought-tolerant, non-noxious species).

Commission Questions & Discussion Included:

- Concern about interpretation of tree-maintenance requirements for homeowners.
- Clarification that new standards apply **only when development permits are triggered**, not to existing private yards.
- Street tree spacing conflicts between city standards and wildfire resiliency rules (40-ft canopy trees and 30-ft spacing requirement).
- Request for further staff review on aligning tree spacing with wildfire standards.
- Discussion of existing city practices, such as waterline projects replacing problem street trees.
- Conversation on short-term rentals, auditing, and legal nonconforming status (arose during commissioner comments but relevant to applicability discussions).

Public Comment:

No public comment received in person or online.

Motion:

Commissioner John Houghton moved to recommend **approval** of Planning File **CDA-000026-2026** with staff's findings, **plus an amendment directing staff to re-evaluate street tree spacing standards** (Table 40.6 in the staff report) to ensure consistency with wildfire code (10-ft canopy separation requirement).

Outcome:

Motion seconded by Commissioner Connie Geiman and approved unanimously by digital vote.



City Council
STAFF REPORT
City of Glenwood Springs
May 7, 2026

Agenda Item: Social Event Announcement

Action Requested: Council will announce the location of their social event immediately following the meeting.

Department: City Clerk

Presented By:

Strategic Goals: Provide Efficient and Responsive City Government

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation: