

GLENWOOD SPRINGS BALLOT MEASURE A ANALYSIS

Compiled by the Glenwood Springs Chamber Resort Association – April 2024

What is the Ballot Question?

Ballot Question A (Vote Yes or No)

Shall Sections 13.2 and 13.19 of the City of Glenwood Springs home rule charter be amended as set forth below, with new language in **bold and underlined** and ~~strike-through~~ language be deleted?

Section 13.19 – Growth Accountability

Upon City approval of any annexation, or upon approval of any residential or mixed-use housing to be built on City owned land, Council shall, on its own motion, submit the ordinance, question, or issue to the electorate as provided in Article V of this Charter.

Any application for a development permit which includes more than four new dwelling units shall be subject to review by the Planning and Zoning Commission and by Council, and shall require approval by Council.

The City shall amend the City ordinances to be consistent with this Charter Amendment.

Sec. 13.2 - Restriction on sales of land and water rights.

Neither lands owned ~~and used~~ by the City ~~for park, airport, or governmental purposes~~, nor water rights, shall be sold or conveyed without an affirmative vote of a majority of the qualified electors. Nothing in this provision, however, shall prohibit the City from exchanging, or changing point of diversion of water rights without such vote.

The City shall continue to own, operate, repair, and maintain the Glenwood Springs municipal airport, including its facilities, improvements, and runway, in at least the general condition and configuration that existed on January 1, 2021, unless and until most of the qualified electors of the City approve the sale or permanent closure of the airport. Nothing in this provision shall (i) prohibit the City from constructing a tunnel under the airport runway, improving the airport, or

extending the runway, or (ii) compel the City to use non-airport enterprise funds to operate, repair, maintain, or improve the airport.

Examining the Ballot Question by Sections:

Section 13.19 – Growth Accountability

Any application for a development permit which includes more than four new dwelling units shall be subject to review by the Planning and Zoning Commission and by Council, and shall require approval by Council.

What are the current residential review thresholds?

Current residential review thresholds:

1-8 units	Administrative	No public hearing but includes public notice for 5 units or more
9-24 units	Planning and Zoning Commission	*1 public hearing minimum
25+ units	City Council with Planning and Zoning Recommendation	*2 public hearings minimum

Note: **Sometimes the Planning and Zoning Commission or City Council does not make a decision in one meeting and may choose to add additional hearings.*

Additional Considerations:

Currently projects of 8 or less are not subject to review by the Planning and Zoning Commission. Projects that comply with code: design, dimension, lot setbacks, parking and have no variances are subject to staff review and approval. However, staff can elevate a proposal to the Planning and Zoning Commission for 8 or few units if it is warranted for reasons such as location, neighborhood impact, variance or special consideration.

The Planning and Zoning Commission may elect to call up applications that are subject to staff review and decision by the Director.

There is an appeal process, which allows projects (based on concerns related to interpretation of the zone district map, the master plan or related documents and Code) to be reviewed by the Planning and Zoning Commission and/or City Council.

Projects of any size that are pre-existing “uses by right” or conform with code with no variances have little or no basis for being denied.

What are the proposed NEW residential review thresholds with Ballot Measure A?

Any application for a development permit which includes more than four new dwelling units shall be subject to review by the Planning and Zoning Commission and by Council, and shall require approval by Council.

Proposed new residential review thresholds:

1-4 units	Administrative	No public hearing but includes public notice for 5 units or more
5+ units	City Council with Planning and Zoning Recommendation	2 public hearings minimum

The major change would be to any project that contains between **5 to 8 residential units**. This would add two public hearings, one with P&Z and one with City Council. This would add an additional estimated 8-12 weeks of application processing time.

The second largest change would be to projects **with 9-24 residential units**. This would add one additional public hearing with City Council and additional estimated 4-8 weeks of application processing time.

There would be no changes to projects containing 25 or more residential units.

Section 070.060.050 - Development Permits.

Table 060.2: Site/Architectural Plan Review Thresholds ^[1]			
Type of Development	Administrative Site/Architectural Plan (Director) ^[2]	Minor Site/Architectural Plan (Planning Commission)	Major Site/Architectural Plan (City Council)
Residential	1 to 8 new dwelling units	9 to 24 new dwelling units Hotel conversions	Any new development on site larger than 10 acres; 25 or more new dwelling units

Sec. 13.2 - Restriction on sales of land and water rights.

Neither lands owned ~~and used~~ by the City ~~for park, airport, or governmental purposes~~, nor water rights, shall be sold or conveyed without an affirmative vote of a majority of the qualified electors. Nothing in this provision, however, shall prohibit the City from exchanging, or changing point of diversion of water rights without such vote.

What does this mean?

Any land owned by the City to be sold or given requires a vote of residents. Additionally, any decision to construct mixed use or residential housing on any city-owned property requires a vote of residents. Previously this requirement was limited to land owned and used by the City for park, airport or governmental purposes.

Note: Any mixed use or residential housing proposals on city-owned land must follow the same review processes as proposals on privately owned land regardless of whether this measure passes.

A similar [ballot question](#) was approved by voters in 2022 which amended Section 13.2 – Restriction of sales of land and water rights.

The 2022 Ballot Measure read:

Shall section 13.2 of the City of Glenwood Springs home rule charter be amended as set forth below, with new language in **bold and underline?**

Sec. 13.2 - Restriction on sales of land and water rights.

Neither lands owned and used by the City for park, **airport**, or governmental purposes, nor water rights, shall be sold or conveyed without an affirmative vote of a majority of the qualified electors. Nothing in this provision, however, shall prohibit the City from exchanging, or changing point of diversion of water rights without such vote.

The City shall continue to own, operate, repair, and maintain the Glenwood Springs municipal airport, including its facilities, improvements, and runway, in at least the general condition and configuration that existed on January 1, 2021, unless and until most of the qualified electors of the City approve the sale or permanent closure of the airport. Nothing in this provision shall (i) prohibit the City from constructing a tunnel under the airport runway, improving the airport, or extending the runway, or (ii) compel the City to use non-airport enterprise funds to operate, repair, maintain, or improve the airport.