

## ORDINANCE NO. 01

Series of 2023

### **AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE, TO PROVIDE FOR ADDITIONAL COMMUNITY HOUSING UNITS.**

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

**WHEREAS**, City Council finds that there exists a housing crisis in the City and the surrounding region that is being addressed in part through the City’s Community Housing code in Title 070 Article 045 of the Glenwood Springs Municipal Code; and

**WHEREAS**, on December 13, 2022, the City’s Planning and Zoning Commission conducted a public hearing to consider these proposed text amendments and recommended approval with amendments that are included herein; and

**WHEREAS**, City Council finds that these amendments are consistent with the Comprehensive Plan and other City policies, do not conflict with other provisions of the Code, are necessary to address a demonstrated community need, are necessary to respond to substantial changes in conditions and/or policy, and are consistent with the general purpose and intent of the Code; and

**WHEREAS**, City Council finds it is necessary and proper to amend Section 070.045.070 of the Glenwood Springs Municipal Code as provided in this ordinance to provide for the additional community housing units.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:**

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** Section 070.045.070 of the Glenwood Springs Municipal Code is hereby amended as set forth below with double underline text added and ~~strikethrough text~~ deleted.

#### **70.45.70 Mitigation for Residential Developments.**

All new residential subdivisions and all new multi-family residential developments shall set aside lots or units for community housing as set forth in this section.

- (b) Ten (10) percent of the total for-sale residential units and twenty (20) percent of the total rental residential units in any new residential or mixed-use development proposing to create ten (10) or more residential dwelling units shall be deed restricted to limit the

average initial sales price to no greater than that which is affordable to households earning no more than one hundred (100) percent AMI; or to limit the community housing rental unit rental prices in accordance with guidelines established by the City and generally set at rates that are affordable to households with incomes no higher than one hundred (100) percent AMI, averaged over the total required deed restricted units

- (c) Fractional Remainders. The development's mitigation responsibility will be rounded to the nearest whole number: Below seventy-five hundredths (0.75) round down (= zero (0) unit) and round up from seventy-five hundredths (0.75) and higher (= one (1) unit).
- (d) In lieu of the requirements of subsections (a) and (b) of this section, the development may meet mitigation requirements through a donation of land in an amount determined by the City Council meeting the following requirements:
  - (1) Land shall be free of all liens and encumbrances and shall be conveyed by general warranty deed.
  - (2) Land shall be properly entitled and capable of supporting the applicable number of community housing units.
  - (3) Land shall be buildable, have suitable soils and drainage and available utilities, and should not be within an area that has potential geologic hazards associated with development.
- (e) The development may provide up to fifty (50) percent of the required mitigation through the restriction of existing units.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED  
PUBLISHED BY TITLE ONLY THIS 5<sup>th</sup> DAY OF JANUARY 2023.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, 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  
READING THIS 2ND DAY OF FEBRUARY 2023.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Ryan Muse, City Clerk