

ORDINANCE NO. 01

Series of 2024

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO,
AMENDING TITLE 070.040.030 OF THE GLENWOOD SPRINGS
MUNICIPAL CODE.

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

City Staff is recommending the City take a regional approach to stormwater treatment where the City would construct and maintain regional stormwater treatment facilities instead of having hundreds of dispersed treatment facilities that are constructed and maintained on private property; and

to develop a regional approach to stormwater treatment, City Staff has recommended changes to Section 070.040.030 of the Glenwood Springs Municipal Code (the “Code”); and

the recommended amendment to the development code to address the foregoing issues are set forth on **Exhibit A** attached hereto; and

on December 12, 2023, the Planning and Zoning Commission found that the recommended amendments on **Exhibit A** satisfy the Code Amendment Approval Criteria set forth in Section 070.060.040(c)(3)d.3. and recommended adopting the amendments on **Exhibit A**; and

the City Council finds and declares that the amendments to the development code on **Exhibit A** satisfy the Code Amendment Approval Criteria set forth in Section 070.060.040(c)(3)d.3. and are proper and necessary to advance the public health, safety, and welfare of the City’s residents.

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

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

Section 2. Section 070.060.040(c)(3)d.3 of the Glenwood Springs Municipal Code is hereby amended as set forth in **Exhibit A** attached hereto.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY THIS 4TH DAY OF JANUARY 2024.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, 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 _____ DAY OF _____ 2024.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, Mayor

ATTEST:

Ryan Muse, City Clerk

Exhibit A. Proposed Code Amendments

070.040.030 Site Development and Improvement Standards.

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(e) *Site Development and Improvement Standards.*

(1) *Drainage Plan.* Every development plan shall include a drainage plan that meets the requirements of the City's Engineering Standards.

(2) *Fee in Lieu of Stormwater Management*

a. Prior to the issuance of the building permit or a change in use of the property, the developer of a property may submit an application to the Director and City Engineer for payment of fee in lieu of onsite Stormwater management requirements in the City's Engineering Standards.

b. The fee in lieu shall be established by resolution of the City Council in an amount that is calculated to approximate the cost of obtaining, developing, and maintaining a public stormwater system.

c. All fees in lieu paid pursuant to this Subsection shall be deposited in a separate fund, which fund may be used to undertake future projects to accommodate stormwater management. These fees may not be used for the general expenses of the City.

(3) *Erosion and Sediment Control, Slope Stabilization, and Revegetation Plan.* Every development plan shall include an erosion and sediment control plan that meets the requirements of the City's Engineering Standards.

~~(3)~~ (4) *Lot and Block Design.*

a. *Lot Size and Access.*

1. Each lot in a development shall be designed to provide an adequate, accessible building site for a structure devoted to the intended use of the land.
2. Lot sizes shall be in conformance with applicable zone district regulations or Planned Unit Development regulations. Where individual water or sewage systems are proposed for each lot, lot sizes shall be in conformance with standards of the Colorado Department of Public Health and Environment.

b. *Solar Access.* Lots and blocks shall be designed to afford the maximum solar access to each building site.

1. *Lot Orientation.*

- i. All residential development is strongly encouraged to consider siting to maximize solar access for individual units as well as for parking areas and internal streets.
- ii. To the maximum extent feasible, a minimum of fifty (50) percent of the single-family lots in a subdivision shall:
 - a. Have a north-south dimension of ninety (90) feet or more; and
 - b. Have a front lot line that is oriented within thirty (30) degrees of a true east-west axis.

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2. *Lots Adjacent to Railroad Right-of-Way.* If any part of a residential development borders an active railroad right-of-way, lots adjacent to such right-of-way shall either have a minimum depth of one hundred fifty (150) feet or be provided with a landscaped fifty-foot buffer strip adjacent to the railway or a parallel street adjacent to the railway. No dwelling unit shall be located within fifty (50) feet of the active railroad right-of-way.
- ~~(4)~~ (5) *Uniform Street Standards.* Design and improvement of streets shall comply with the City's Engineering Standards.
- ~~(5)~~ (6) *Water Distribution.* The water main distribution system of a development shall be designed to connect with the City water system, to be compatible with the existing system and to make water available to each lot in the proposed development. Fire hydrants shall be located to ensure protection to each lot based on utilization of existing City firefighting equipment and shall be approved by the Fire Chief.
- ~~(6)~~ (7) *Wastewater Collection.*
- a. Where the City wastewater collection system is within four hundred (400) feet of an existing wastewater main collection system, the wastewater collection system shall connect with the City system and provide service to each lot in the proposed development. Design of the system shall be the responsibility of the developer. The system shall be designed as required in the City's Engineering Standards and is subject to the approval of the City Engineer.
 - b. When the City wastewater collection system is not within four hundred (400) feet of an existing wastewater main collection system, the developer shall be responsible for installation of a wastewater collection system for the development. Such system shall meet all federal, state, and local laws and regulations concerning design and installation of the system.
- ~~(7)~~ (8) *Underground Utilities.*
- a. All wires, cables or other equipment for the distribution of electric energy and telecommunication signals, with the exception of transformers, meters, junction boxes, and like equipment, shall be placed underground where practicable.
 - b. Where subdivisions or developments are approved along or with crossing existing overhead power and communications facilities, energy and telecommunications may be obtained from these existing facilities. The connections to these facilities shall be placed underground unless otherwise approved by the Public Works Department due to economic, engineering, or aesthetic reasons.
 - c. Utility easements and rights-of-way shall be provided in the subdivision or development meeting the requirements of City systems for the installation and maintenance of energy distribution, telecommunication facilities, water, wastewater, and storm drainage facilities.