

**Planning Commission City Hall - 1711 Miner Street, Idaho
Springs, CO 80452 Agenda**



Thursday, March 5, 2026

Tel: (303) 567-4421 Fax: (303) 567-4955

Video from Meetings are viewable on the City's Website.

You must join the Zoom Meeting

**(<https://us02web.zoom.us/j/82200987574>) passcode 627970 to
participate in a meeting remotely.**

- 1. Call to Order (6:00 PM)**
- 2. Roll Call**
- 3. Swearing in reappointed members**
 - a. Kent Slaymaker
- 4. Agenda Approval**
 - a. Motion to approve the agenda of March 5th, 2026
- 5. Election of Chair and Vice Chair**
- 6. Public Comment**
- 7. Conflict of Interest**
- 8. Approval of Minutes**
 - a. Motion to approve the minutes from February 5th, 2026
- 9. General Updates**
 - a. Staff Memo
- 10. New Business**
 - a. PUBLIC HEARING: Resolution No. PC 1 - A Resolution of the Planning Commission for the City of Idaho Springs, Colorado Recommending Approval of the Columbus Placer Minor Subdivision Plat.
- 11. Old Business**
- 12. Adjourn**
- 13. Work Session Agenda**
 - a. Exterior Lighting
 - b. Comprehensive Plan Discussion - Historic Resources, Public Facilities and Services, and Housing Sections

In-person and remote meeting public attendance and participation instructions:

Participation

- To provide scheduled public comment, either in person or remotely, please fill out and return the Public Comment Form on the City's website. All requests must be submitted to the City Clerk (cityclerk@idahospringsco.com) by 6 p.m. (Six) the Wednesday before the scheduled meeting.
- To provide unscheduled public comment, please join the Zoom Meeting, identify yourself with your full first and last name, and use the "Raise Hand" feature to indicate your desire to speak.

General Guidelines

- Each public comment, whether scheduled or unscheduled, is limited to three (3) minutes.
- The Commission typically does not provide feedback during public comment sessions.
- If you would like to provide materials for the Commission to review along with your Comment, please sign up for Scheduled Public Comment and provide those materials to the City Clerk by the Wednesday Deadline.



**PLANNING COMMISSION
MINUTES - DRAFT
February 5th, 2026**

CALL TO ORDER

Chair Cindy Olson called the meeting to order at 6:00pm.

ROLL CALL

Commissioners present were Chair Cindy Olson, Alternate Judy Murphy, Kent Slaymaker, Chuck Howard and Vice Chair Ursula Cruzalegui. Alternate Jefferson Lich arrived to the meeting at 6:02 PM and Caitlin Maxwell was absent. Staff present were Community Development Planner Dylan Graves, Assistant City Attorney Nick Klein, and Deputy City Clerk Wonder Martell.

AGENDA APPROVAL

Vice Chair Cruzalegui moved to approve the agenda. Commissioner Howard seconded. Second was followed by an all in favor voice vote. Motion carries.

PUBLIC COMMENT

There was no public comment.

CONFLICT OF INTERST

There was no conflict.

APPROVAL OF MINUTES

Commissioner Slaymaker moved to approve the minutes from January 8th, 2026. Commissioner Howard seconded. Second followed by an all in favor voice vote. Motion carries.

GENERAL UPDATES

Community Development Planner Dylan Graves advised the commission that he had just met with the Recreation District Cameron Marlin regarding the scheduled Collaborative Open House Meeting on March 8th on Parks and Recreation. Chair Olson asked if this meeting was about the Comp Plan. Mr. Graves advised the commission that he intended to keep the Comp Plan meeting separate. Commission Howard asked if the Fieldhouse Apartments were going to hold an open house as he would like to see the units, like a site tour. Mr. Graves stated that this is a good idea and that he would reach out to see if that was possible. Mr. Graves mentioned that City Staff will be going on a tour mid-February for a walkthrough but more to view the public improvements.

NEW BUSINESS

Commissioner Slaymaker moved to recommend to city council Ordinance #3, Series 2026 An Ordinance amending section 21-131 of the Idaho Springs Municipal Code concerning parking space dimensions. Vice Chair, Cruzalegui, seconded. Second followed by discussion. When this is taken to council the commission would like standards for compact, parallel and oversized vehicles. Mr. Graves stated that this ordinance reduces the width to 8.5 feet, and established compact would be reduced to 7.5 feet in width for public lots. Vice Chair, Cruzalegui, asked if there would be a need for a variance for compact spaces. Mr. Graves responded and stated yes, it would be done on a case-by-case review for any new development. Oversized would be double the regular space. Commission Murphy asked if the spaces are narrowed in width, would there be a need for more space to back up and maneuver the swing. Mr. Graves stated that he was not sure if that had been done before. Alternate Commission Lich agreed and stated it will be hard to swing with a reduced width. Chair Olson agreed and stated it made sense and would have to be adjusted.

OLD BUSINESS

No old business

ADJOURNMENT

Chair Olson Adjourned the meeting at 6:13 pm to go into work session.



City of Idaho Springs
1711 Miner Street
P.O. Box 907
Idaho Springs, CO, 80452-0907
303.567.4421 | (f) 303.567-4955
www.idahospringsco.com

Community Development Planner Communication

Meeting Date: March 5, 2026
To: Idaho Springs Planning Commission
From: Dylan Graves, Community Development Planner
RE: Community Development Report

Interesting Colorado Bills Proposed in 2026:

- HB26-0001: Housing Developments on Qualifying Properties

The bill requires a subject jurisdiction, on or after December 31, 2027, to allow a residential development to be constructed on a qualifying property that does not contain an exempt parcel, subject to an administrative approval process. A qualifying property is real property that contains no more than 5 acres of land and is owned by:

- A nonprofit organization with a demonstrated history of providing affordable housing;
- A nonprofit organization that provides public transit;
- A nonprofit organization that has entered into an agreement with another nonprofit organization with a demonstrated history of providing affordable housing, provided that the agreement requires the nonprofit organization with a demonstrated history of providing affordable housing to develop a residential development on the property;
- A school district;
- A state college or university;
- A housing authority; or
- A local or regional transit district or a regional transportation authority serving one or more counties.

We would be considered a subject jurisdiction.

- HB26-1114: Allowed Minimum Lot Size for Subject Jurisdictions

The bill requires that, on or after October 1, 2031, a subject jurisdiction shall not require that a parcel have an area larger than 2,000 square feet if the parcel's residential use is limited to a single-family home. The bill exempts certain types of parcels from this requirement. We would be considered a subject jurisdiction.

Exterior Lighting:

I found the most recent information from when exterior lighting was discussed at Planning Commission. It appears that it was last discussed in 2020 before the city got busy with other things. Looking at the July 1, 2020 packet, which I have attached as part of this meeting packet, it looks like we had gotten far enough along to have a draft ordinance presented.

The ordinance requires full cut off fixtures; maximum light levels beyond property lines; lighting limits for both commercial and residential uses; and exemptions. The staff report notes that the standards were consistent with the lighting standards that were approved as part of the Argo / Virginia Canyon Mountain Park Planned Development.

The ordinance required that any projects over 500 square feet that require a building permit be required to use lighting that minimizes the impact of lighting on the night sky. So, existing homes with existing lighting would not be subject to the new requirements, nor would existing commercial buildings that are not changing their lighting plans.

Request for Direction: Does Planning Commission want to pick this back up and work towards adopting lighting standards? If so, does the attached information continue to meet the city's needs or are there things we should investigate currently that were not previously discussed?

For example:

- Should we include a "sunset" period where someone would need to bring their existing lighting into compliance?
- Should we consider internally illuminated light fixtures, like the McDonald's or Carl's Jr. signs? They likely would meet the city's standards for light intensity, but they are not fully cut-off fixtures. Is this something that should be specifically addressed?
- How do we go about measuring foot candles as a practical matter? Are there mechanisms that we should put in place for code enforcement?

Comprehensive Plan Sections:

At this meeting, I have prepared drafts of the Historic Resources, Public Facilities and Services, and Housing sections. I chose these sections simply because I have put more work into them than the others. I am also working to make the changes we discussed at the last meeting for the first few sections. I do not have formatting completed for these sections, so do not worry about things like font or structure. I am planning to put all that together at the end once content is complete.

The Historic Resources and Housing sections are somewhat related in my opinion, as both seek to preserve existing character and existing housing stock across the city. Both sections show that it is in the city's best interest to focus on preservation of existing housing where possible.

Looking at these sections, the following changes are noted:

Historic Resources:

This section broadly speaking received the most interest from the community. There is a clear desire to preserve the historic makeup of the city and the historic structures that make Idaho Springs unique and special. Since 2017, we completed our Historic Resources Survey Plan and a key goal of the Comprehensive Plan is to implement the recommendations from this plan. This includes working with property owners to start designating neighborhood historic districts that preserve existing single-family homes while giving property owners the ability to apply for grants and funding to keep their homes in top condition. This section also notes the importance of history in Idaho Springs as a driver of tourism, making it all the more important to focus on historic preservation. We have had a focus on historic preservation dating back to the 1980s when the national historic district was established, so I did not have to add much to this section other than updates to the goals and the data/statistics.

Housing:

We have made a reasonable amount of housing progress since 2017 and the state of Colorado has worked very hard to promote housing across the state, including in Idaho Springs, including the advent of Proposition 123 that provides funding for affordable housing, new housing requirements that local municipalities are required to adopt, and other methods to build more housing around the state. In addition to building housing itself, a focus of this section are also the services and infrastructure around the housing (roads and bridges, community facilities, and other institutions).

What I have added is a new section about preserving naturally occurring affordable housing and preserving neighborhoods. This was a common theme across survey respondents and people I talked to during this process: they recognize the need for more housing in the city, but they also do not want to see existing neighborhoods dramatically altered to accommodate that housing. Preserving the high-quality single-family homes in the city is a clear priority while addressing the need for new housing units elsewhere.

Another focus is on Accessory Dwelling Units. As we have discussed, we have put a lot of effort into making it easier to build ADUs in Idaho Springs and now we need to focus on getting more of them built since they are good ways of adding housing without dramatically changing neighborhood characteristics.

Objectives focus on increasing housing supply in appropriate areas, providing a mix of housing types (not just apartments, not just single-family homes) and a mix of incomes (we need housing for very low income families, but also for middle income families), and providing adequate housing options for seniors.

Public Facilities and Services:

This is another section that has seen a lot of progress since 2017. However, there really wasn't much to add to the section. I added new goals and objectives but otherwise kept it largely the same. I did include a discussion into Special Districts, including Metropolitan Districts, as this has been discussed at length and it seems wise to include in the Plan.

IDAHO SPRINGS PLANNING COMMISSION STAFF REPORT

Meeting Date: Thursday, March 5,
2026

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Item:

**Minor Subdivision of Portions of
the Columbus Placer M.S. No.
13335, located at 3669-3673 Chicago
Creek Road, Idaho Springs, CO
80452, an 8.8-acre parcel, zoned C-
3, into five (5) parcels**

PROPOSAL:

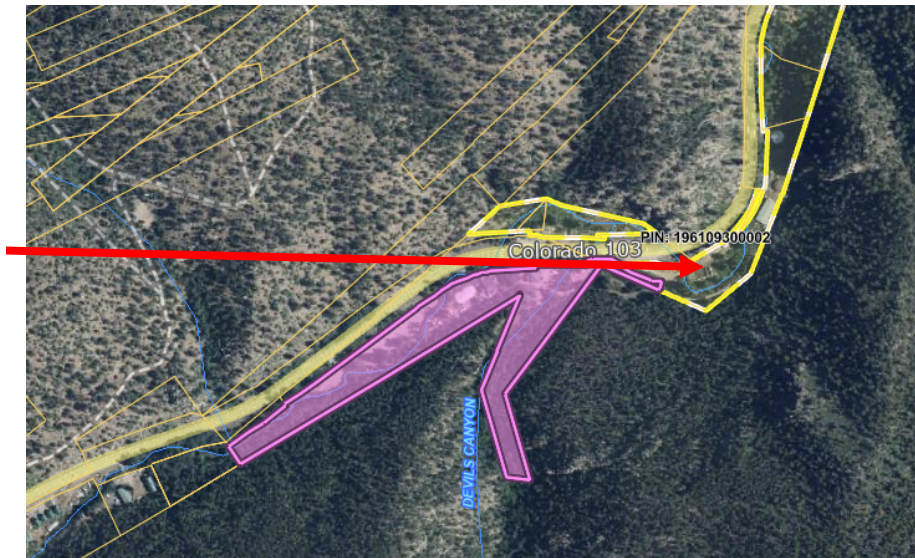
This is a request for a Minor Subdivision to create five (5) lots at 3669-3673 Chicago Creek Road (known as Blackstone Rivers Ranch) in accordance with Article XI of the Idaho Springs Municipal Code (ISMC). If approved, the existing property would be subdivided into five properties. The zoning on-site is C-3: Commercial Interchange Development. This is not proposed to change. Existing uses on-site include the Blackstone Rivers Ranch event venue, owned and operated by the applicants, Rachel and Zuri Betz. The proposed plat showing the five proposed lots to be created is included as Attachment 1.

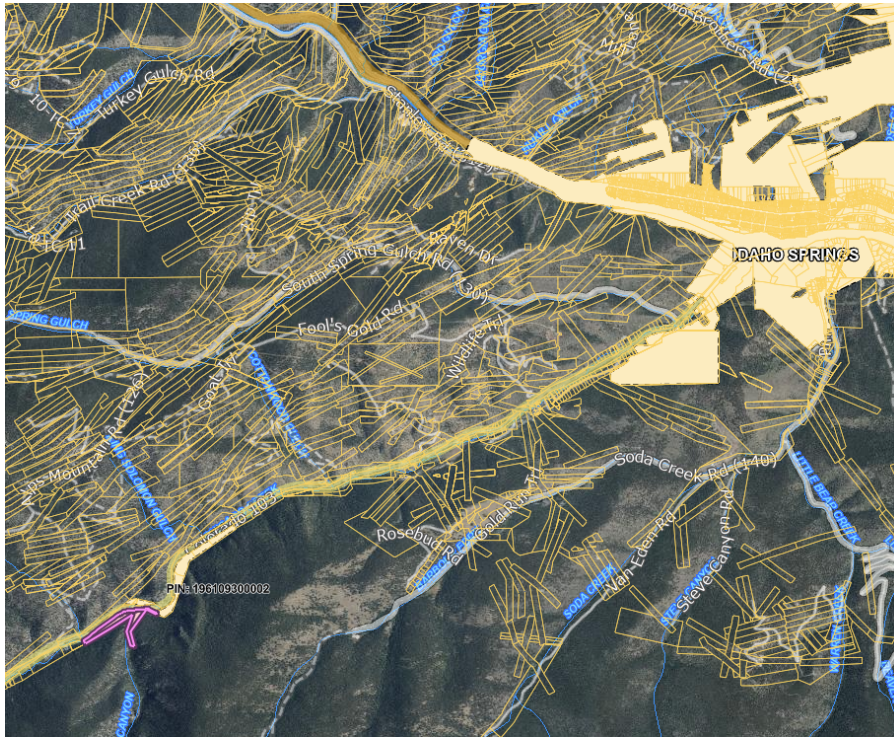
ATTACHMENTS:

1. Proposed Plat

VICINITY MAPS:

City Water
Treatment Plant





BACKGROUND:

The subject property is located at 3669-3673 Chicago Creek Road. It was annexed into the City in 2007 via Ordinance No. 2, Series 2020 and Ordinance No. 3, Series 2020, and zoned C-3 via Ordinance No. 4, Series 2007, and is considered “The Devils Canyon Annexation No. 1 and No. 2 to the City of Idaho Springs.”

The applicants do not intend to establish any additional uses on-site or construct any new improvements at present. One purpose of the subdivision is to encourage the development of additional lodging in the area but that is not owned or operated by Blackstone Rivers Ranch. By subdividing the property, a lot could be sold to a developer who could provide additional lodging for event guests or complimentary businesses in this vicinity. Any future development requests would be subject to their own approval processes, possibly including a Final Development Plan (FDP).

CRITERIA FOR APPROVAL

For the Commission to recommend approval of a Minor Subdivision application, the Commission shall determine that the application meets the following criteria in conformance with Sec. 21-105(F) of the ISMC:

- (1) Is in substantial conformance with the approved preliminary plat, including any conditions imposed on the approval of the preliminary plat.
- (2) Is in conformance with all applicable requirements of these subdivision regulations.
- (3) Is in conformance with all applicable requirements of the zone districts in which the property described in the final plat is located.
- (4) Is in general conformance with the applicable goals and policies of the Comprehensive Plan.
- (5) Is in compliance with the City's regulations for areas or activities of state interest.

Each criterion will be discussed below.

1. The application is in substantial conformance with the approved preliminary plat, including any conditions imposed on the approval of the preliminary plat.

This criterion is not relevant to a minor subdivision application, as no preliminary plat is required for minor subdivisions.

2. The application is in conformance with all applicable requirements of these subdivision regulations.

Staff believe that this criterion is suitably met. The plat meets the requirements listed in Sec. 24-124 of Chapter 24 of the ISMC for plat contents. It also meets all requirements found in Article XI of Chapter 24 for minor subdivisions.

Access is thought to be suitable for all lots proposed as part of this minor subdivision via Highway 103 or via recorded easement over the Devils Canyon Road (for Lot 2 and Lot 3).

All lots have adequate water and wastewater facilities to continue operating. Any new structures or uses will be required to connect to City water and sewer in accordance with Sec. 12-5 of the ISMC. Water and sewer services are available in the area.

3. The application is in conformance with all applicable requirements of the zone districts in which the property described in the final plat is located.

The lots created because of this plat appear to meet all applicable requirements of the C-3 zoning district. The C-3 district does not have a minimum lot size. The lots being created would range in size from 0.41 acres to 4.56 acres.

The setbacks for the C-3 zone district are as follows:

Front: 10'

Rear: 10'

Side: 5'

All existing improvements conform to these setbacks, so no structures will be made nonconforming because of this subdivision. The required open space percentage per lot in the C-3 district is 20%. All lots being created conform with this standard.

The uses on-site are not proposed to change because of this subdivision. All uses of the property are currently commercial in nature. Any new use proposed in the future would need to conform to the City's zoning regulations.

4. The application is in general conformance with the applicable goals and policies of the Comprehensive Plan.

The Comprehensive Plan identifies the property in question as "Transitional Mixed Use." Transitional Mixed Use would allow for a variety of uses, including residential or commercial uses. Lodging and event space would be appropriate with this designation. The Comprehensive Plan states the following about the Chicago Creek Area: *"Tourism oriented hospitality uses, including RV parks, motels and campgrounds, are appropriate in this area as long as they respect and maintain the appearance of the surrounding mountain residential character."*

The tourism-related uses have been long-established on this property as a wedding and event venue. Subdividing the property into five lots allows for additional flexibility on the part of the owners to continue their tourism-related uses

of the properties. The long-term goal is to expand the uses on-site to accommodate additional lodging and tourism services in the Chicago Creek Area.

It appears to meet the following objectives from the Comprehensive Plan:

Objective: Support tourism and special event activities.

The existing uses on-site are tourism related. Allowing additional flexibility for development in the area will continue to support tourism and provide opportunities for additional lodging within City Limits – a community need.

Objective: Actively pursue incentivizing economic development and supporting local businesses while protecting the Idaho Springs quality of life.

The applicants have stated that the allowance for a minor subdivision will improve their business by allowing more flexibility to create additional commercial uses in the vicinity, which would allow the applicants to expand their operations. In addition, should they wish to sell a portion or all the property in the future, it would allow future owners the ability to redevelop the site (in accordance with the C-3 zoning district) or maintain the existing uses on-site

Staff believe that this criterion is suitably met.

5. Is in compliance with the City's regulations for areas or activities of state interest.

The application is in compliance with Chapter 25 of the ISMC for areas or activities of state interest. The purpose of Chapter 25 regulations, per Sec. 25-2, is to:

- (1) Regulate projects which would otherwise cause excessive noise, water and/or air pollution, or which would otherwise degrade or threaten the existing environmental quality within the City;
- (2) Promote efficient and economical use of public resources; and
- (3) Protect the public health, safety, welfare and the environment.

The minor subdivision application is not intended to cause excessive noise, water, or air pollution or degrade or threaten environmental quality within the city. It also does not require the use of public resources. The public health, safety, and welfare will be protected. Staff believe this criterion is suitably met.

In addition to the five criteria for approval identified in Article IX of the ISMC, Sec. 24-155 of the ISMC states that **“No minor subdivision shall cause or continue any nonconforming lot as defined for zoning purposes unless a variance therefor is first approved pursuant to the zoning regulations.”**

None of the proposed lots would be made nonconforming as a result of the minor subdivision application. Any future land use applications will be required to go through the relevant processes to review for compliance with City standards to ensure continued conformance with zoning regulations.

REFERRALS

This application was referred to Xcel Energy, Comcast, CenturyLink, the Clear Creek School District, the Idaho Springs Police Department, the Clear Creek Fire Authority, the City’s engineer, and the City’s Public Works Department for review and comment. Each department that reviewed the referral materials determined that it could be approved without issue from their agency.

PLANNING COMMISSION ROLE:

The ISMC requires every application to go before the Planning Commission for review and recommendation of either approval or denial to Council. The City Council must then act on the request for a minor subdivision, typically by resolution, after conducting its own public hearing after the Planning Commission has moved to recommend either approval or denial. The Commission shall first determine whether the application qualifies for processing under this Article and summarily deny any application which does not so qualify. Staff believe that the application meets the criteria for a minor subdivision.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed Minor Subdivision, with no conditions.

RECOMMENDED MOTION:

Motion to approve the attached Resolution of the Planning Commission for the City of Idaho Springs, Colorado Recommending Approval of the Columbus Placer Minor Subdivision Plat.

Columbus Placer Minor Subdivision

Portions of The Columbus Placer M.S. No. 13335

Located in Sections 8 & 9, Township 4 South, Range 73 West of the 6th Principal Meridian
City of Idaho Springs, County of Clear Creek, State of Colorado

DESCRIPTION:

The undersigned, being the owner of the following described property:

Parcel 1:

That part of the Columbus Placer, U.S. Mineral Survey No. 12251, lying Easterly of a line drawn between Corners 4 and 15 of said Placer Claim, Except those portions thereof deeded for Highway purposes by Deeds recorded in Book 196 at Page 307 and in Book 256 at Page 247, And except tracts described in and conveyed by Deeds recorded in Book 237 at Page 213 and in Book 212 at Page 168, and That part of the Pacific Millsite, U.S. Mineral Survey No. 6331-B, described as beginning at a point on Line 8-9, Survey No. 6531-B, 211.7 feet from Corner No. 8 thereof; Thence North 66°2' West 475.8 feet; Thence North 87°17' East 63.1 feet; Thence North 75°08' East 103.5 feet, Thence South 57°33' East 179.6 feet; Thence South 66°27' East 86.6 feet; Thence South 84°15' East 44.4 feet; Thence South 2°14' West 87.46 feet to the place of beginning; Except those portions thereof deeded for Highway purposes in Book 256 at Page 247. And except that portion thereof described in and conveyed by Deed recorded in Book 278 at Page 348, being that portion of the above described tract lying Northerly of the Highway Right of Way, and That portion of the Pacific Mill Site, U.S. Mineral Survey No. 6531-B, lying South of Highway Right of Way and lying Easterly of Boundary Line 20-21 of Mineral Survey No. 12251, Columbus Placer extended thirty-five feet Northeasterly, to intersect the Southern Boundary Line of said Highway Right of Way, Except any portion conveyed to State of Colorado by Deeds recorded in Book 253 at Page 593 and in Book 259 at Page 513, And except any portion conveyed by Deed recorded in Book 388 at Page 51, Combined by Agreement recorded May 16, 1994, in Book 513 at Page 907 and Corrected Lot Agreement recorded October 31, 1996, in Book 542 at Page 900, And excepting therefrom, a portion of the right of way for Public Highway described in Book 212, Page 154, said portion of right of way being a part of the Pacific Millsite, U.S. Mineral survey No. 6531-B, and being more particularly described as follows: Beginning at a point on the northerly line of said right of way described in Book 212, Page 154, from which point Corner No. 4 of said Pacific Millsite bears N86°36'17"E., a distance of 186.95 feet; thence S. 66°53'58" E., a distance of 33.43 feet; thence S. 84°41'58" E., a distance of 70.20 feet; thence N. 77°30'02" E., a distance of 70.20 feet; thence N. 59°42'02" E., a distance of 70.20 feet; thence N. 41°54'02" E., a distance of 15.35 feet; thence N. 55°38'34" E., a distance of 101.82 feet; thence along an arc of a curve to the left, with a radius of 347.43 feet, an arc distance of 246.30 feet to line 4-5 of said Pacific Millsite; thence S.78°49'03" E., a distance of 8.63 feet; thence S. 23°54'02" W., a distance of 106.64 feet; thence S. 32°54'02"W., a distance of 181.82 feet; thence S. 41°54'02" W., a distance of 86.60 feet; thence S. 59°42'02"W., a distance of 88.90 feet; thence S. 77°30'02" W., a distance of 88.90 feet; thence N. 84°41'58" W., a distance of 88.90 feet; thence N. 66°53'58" W., a distance of 86.60 feet; thence N. 57°59'58" W., a distance of 59.31 feet; thence N. 86°36'17" E., a distance of 114.33 feet to the Point of Beginning, And excepting therefrom, that portion of the Pacific Millsite, U.S. Mineral Survey No. 6531-B, more particularly described as follows: Beginning at a point on the southerly line of that portion of right of way conveyed by Deed to the City of Idaho Springs and recorded at Reception No. 185383, from which point Corner No. 9 of said Pacific Millsite bears N. 88°43'25" W., a distance of 160.88 feet; thence N. 74°57'17" E., a distance of 50.45 feet; thence S. 57°43'43" E., a distance of 23.40 feet; thence S. 89°29'47" W., a distance of 68.51 feet to the Point of Beginning, County of Clear Creek, State of Colorado.

together with

Parcel 5:

All that portion of the Columbus Placer Claim Survey Lot No. 12251, situate in Jackson Mining District, described as follows, to-wit: Beginning at corner No. 1 Survey No. 12251, Columbus Placer; Thence S 51 degrees 21' W, 219.6 feet; thence N 86 degrees 50' E 158.0 feet; thence N 6 degrees 7' E 129.1 feet to the place of beginning, as recorded in Book 212 at Page 168 and in Book 402 at Page 369 and in Book 481 at Page 540, County of Clear Creek, State of Colorado.

CONSTRUCTION COVENANT:

The undersigned owners, for themselves, their heirs, successors and assigns, covenant and agree with the City that no structure constructed on any portion of the platted land shown herein shall be occupied or used unless and until all public improvements, as defined by the Subdivision Regulations, are in place and accepted by the City or cash funds or other security for the improvements are escrowed with the City, and a Certificate of Occupancy has been issued by the City. Issuance of the Certificate of Occupancy shall be prima facie evidence that the foregoing conditions have been complied with.

Signed this ____ day of _____, 2026.

OWNER:

The Ranch LLC, A Colorado Limited Liability Company

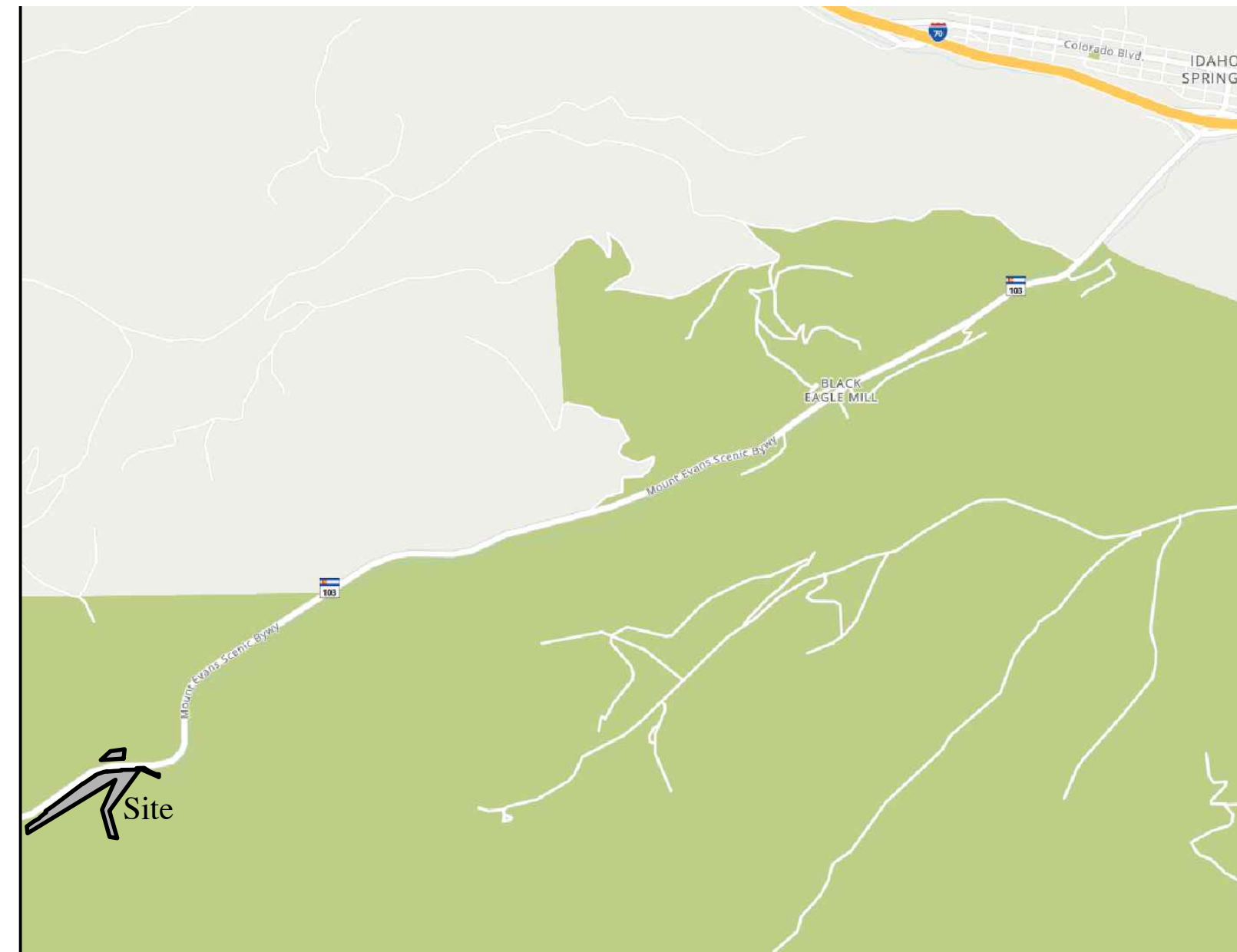
By: _____
Rachel Betz
State of Colorado }
City of Idaho Springs } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Rachel Betz of The Ranch LLC, A Colorado Limited Liability Company.

Witness my hand and official seal

My commission expires _____

Notary Public _____



VICINITY MAP
SCALE 1"=300'

MORTGAGE CONSENT:

The undersigned, Sam Beutler, as a beneficiary of a deed of trust which constitutes a lien upon the described property, recorded at Book 998, Page 716, Clear Creek County Clerk and Recorder, hereby consents to the dedication of land, as designated on this Plat, and hereby forever releases said lands from the lien created by said instrument.

By: Sam Beutler, Executive Vice President
Name and Title

By: _____ Date: _____
Signature

Address: 30770 Stage Boulevard
Evergreen, CO 80439

State of Colorado }
City of Idaho Springs } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Sam Beutler, Executive Vice President.

Witness my hand and official seal

My commission expires _____

APPROVALS:

PLANNING COMMISSION APPROVAL CERTIFICATE:

Approved by the City of Idaho Springs Planning Commission this ____ day of _____, A.D., 2026.

Chairman _____

CITY COUNCIL APPROVAL CERTIFICATE:

The foregoing plat is approved for filing, and conveyance of the streets and avenues, alleys, parks and all other places designated for public use shown thereon is accepted by the City of Idaho Springs, Colorado, this ____ day of _____, A.D., 2026, subject to the condition that the City shall undertake maintenance of any such street or avenue, alley, park or other places designated for public use only after construction of said street and avenues, alleys, parks and other places designated for public use has been satisfactorily completed by the subdivider and accepted by the City of Idaho Springs.

Approved by the City of Idaho Springs City Council this ____ day of _____, A.D., 2026.

Mayor _____

Attest: _____
City Clerk

TITLE CERTIFICATE:

I, _____, as authorized agent for Land Title Guarantee Company, and having the power and authority to legally bind Land Title Guarantee Company with respect to the certification made herein, hereby certify that I have examined title to the above-described land dedication to the City of Idaho Springs, and that the parties executing the dedication have merchantable title to the above-described real property and are well seized of the property dedicated by this plat and have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to dedicate the same in manner and form as aforesaid, and that the same is free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature except those of record and acceptable to the City.

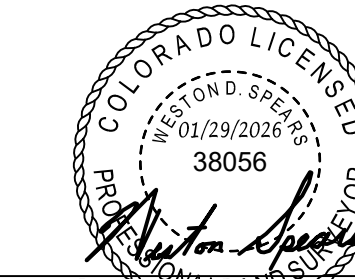
Signed this ____ day of _____, 2026.

NOTES:

1. Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory, commits a class two (2) misdemeanor pursuant to state statute 18-4-508, C.R.S.
3. All dimensions shown hereon are expressed in feet and decimals thereof. All bearings shown here on are degrees-minutes-seconds.
4. This survey does not constitute a title search by Clear Creek Surveying. To determine title or easements of record. Research for this survey was performed in accordance with C.R.S. 38-51-106 and the rules of procedure and board policy statements of the state board of licensure for architects, professional engineers and professional land surveyors. No title commitment was provided.
5. Basis of Bearings: Bearings are based on the 20-21 line of The Columbus Placer Mining Claim, U.S. Lot No. 13335, having an assumed bearing of S36°24'11"E being marked at corner No. 20 with 20 12251 chiseled on top of rock in place and at corner No. 21 with a No. 6 rebar with 2" aluminum cap stamped: PLS 25373.
6. Per Idaho Springs Municipal Code - Unzoned: Setbacks are - Ten (10) foot for front lines, Ten (10) foot for rear lines, Five (5) foot for side lines.

SURVEYOR'S CERTIFICATION:

I, Weston D. Spears, a Professional Land Surveyor registered in the State of Colorado, hereby certify that the survey of Columbus Placer Minor Subdivision was made in accordance with applicable standards of practice, was prepared under my responsible charge and to the best of my professional knowledge, information and belief is an accurate representation said subdivision. This is not a guaranty or warranty, either expressed or implied.



Weston D. Spears, Professional Land Surveyor
Colorado P.L.S. No. 38056
for and on behalf of Clear Creek Surveying

CLERK AND RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of the County of Clear Creek, State of Colorado this day of _____, A.D., 2026, at Book _____, Page _____, Reception No. _____.

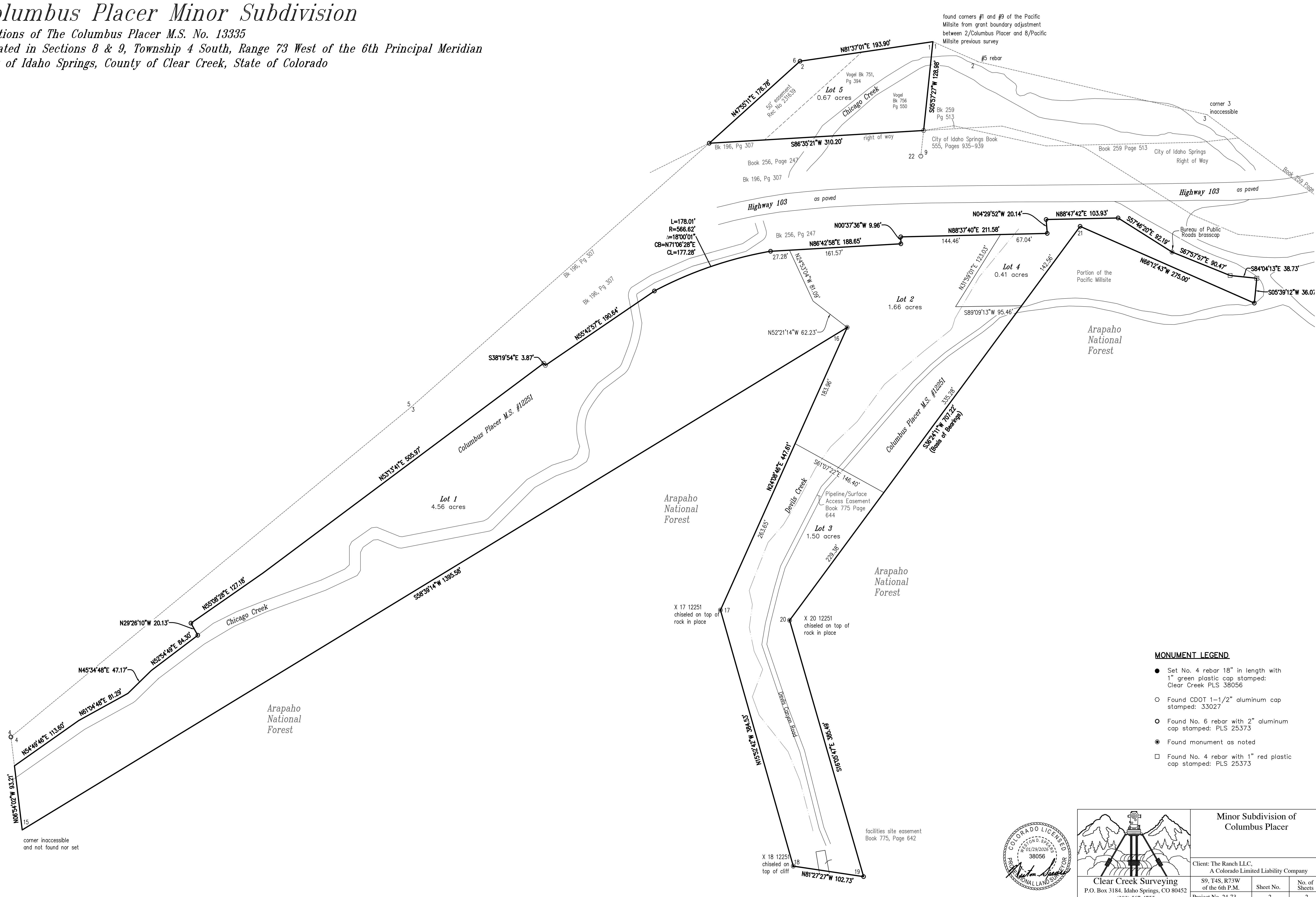
Clerk and Recorder _____

	Minor Subdivision of Columbus Placer	
	Client: The Ranch LLC, A Colorado Limited Liability Company	
Clear Creek Surveying P.O. Box 3184, Idaho Springs, CO 80452 (303) 567-4755	S9, T4S, R73W of the 6th P.M. Project No. 24-73	Sheet No. 1 No. of Sheets 2

Columbus Placer Minor Subdivision

Portions of The Columbus Placer M.S. No. 13335

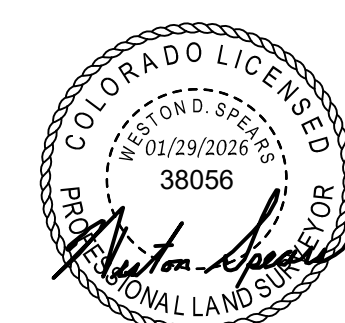
Located in Sections 8 & 9, Township 4 South, Range 73 West of the 6th Principal Meridian
City of Idaho Springs, County of Clear Creek, State of Colorado



found corners #1 and #9 of the Pacific Millsite from grant boundary adjustment between 2/Columbus Placer and 8/Pacific Millsite previous survey

L=178.01'
R=566.62'
Δ=18°00'01"
CB=N71°06'28"E
CL=177.28'

- MONUMENT LEGEND**
- Set No. 4 rebar 18" in length with 1" green plastic cap stamped: Clear Creek PLS 38056
 - Found CDOT 1-1/2" aluminum cap stamped: 33027
 - Found No. 6 rebar with 2" aluminum cap stamped: PLS 25373
 - Found monument as noted
 - Found No. 4 rebar with 1" red plastic cap stamped: PLS 25373



		Minor Subdivision of Columbus Placer	
Client: The Ranch LLC, A Colorado Limited Liability Company			
Clear Creek Surveying P.O. Box 3184, Idaho Springs, CO 80452 (303) 567-4755		S9, T4S, R73W of the 6th P.M. Project No. 24-73	Sheet No. 2 No. of Sheets 2

\OGCDBA\Business\Projects\2024\24-73 Columbus Placer\Office\CAD\24-73.dwg January 29, 2026 - 3:53pm

**CITY OF IDAHO SPRINGS
PLANNING COMMISSION
Clear Creek County, Colorado**

Resolution No. PC 1, Series 2026

A RESOLUTION OF THE PLANNING COMMISSION FOR THE CITY OF IDAHO SPRINGS, COLORADO RECOMMENDING APPROVAL OF THE COLUMBUS PLACER MINOR SUBDIVISION PLAT

WHEREAS, the City of Idaho Springs (“City”) has received an application and all associated required materials from Rachel and Zuri Betz (the “Applicants”) to process a minor subdivision plat for the property consisting of portions of the Columbus Placer M.S. No. 13335, within Sections 8 and 9, Township 4 South, Range 73 West of the 6th Principal Meridian, Idaho Springs, Clear Creek County, also known by address as 3669-3673 Chicago Creek Road, Idaho Springs, CO 80452 (the “Property”) to create five (5) new lots; and

WHEREAS, because the proposed subdivision does not create *more* than five (5) lots nor does it involve or require the construction of new public improvements, the subdivision constitutes a minor subdivision subject to the approval process set forth in Article XI of Chapter 24 of the Idaho Springs Municipal Code (“Code”); and

WHEREAS, pursuant to Code Sec. 24-153(B), the Planning Commission held a properly noticed public hearing on March 5, 2026 to review the Applicants’ subdivision application; and

WHEREAS, the Planning Commission has conducted said review and finds that the application is in conformance with the requirements of Code Section 24-119 and therefore recommends City Council approval of same.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Idaho Springs, Colorado, as follows:

Section 1. The above and foregoing recitals are hereby incorporated herein as specific findings of the Planning Commission.

Section 2. The proposed minor subdivision of the Property, an 8.8-acre parcel, zoned C-3, into five (5) parcels, in the style of and to be known as the Columbus Placer Minor Subdivision, attached hereto and incorporated herein by this reference, is hereby recommended for approval by the City Council.

In recommending approval, the Planning Commission finds as follows:

- The application is in conformance with all applicable requirements of the City’s subdivision regulations. The plat satisfies the requirements of Code Sec. 24-124 and the application does not otherwise violate the City’s subdivision regulations.
- The application is in conformance with all applicable requirements of the C-3 zone district in which the Property is located.

- The application is in general conformance with the applicable goals and policies of the Comprehensive Plan and meets at least three of the stated objectives of the City's current Comprehensive Plan.
- The plat demonstrates compliance with the City's regulations for areas or activities of state interest and does not intend to cause excessive noise, water, or air pollution or degrade or threaten environmental quality within the city, nor does it propose the use of public resources.

Section 3. Should any one or more sections or provisions of this Resolution be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, the intention being that the various sections and provisions are severable.

ADOPTED, after public hearing, this 5th day of March 2026.

CITY OF IDAHO SPRINGS

Cindy Olson, Chair

ATTEST:

By: _____
Jennie Kim, City Clerk

CITY OF IDAHO SPRINGS PLANNING COMMISSION COMMUNICATION

Meeting Date: Wednesday, July 1, 2020	Page 1 of 1	<h2 style="margin: 0;">Draft Lighting Ordinance</h2>
Presented by: Barb Cole Community Development Planner		
<p>Background:</p> <p>At the last Planning Commission meeting the Commissioners asked about the status of creating a Dark Sky Lighting Ordinance. The Commissioners directed staff to prepare such ordinance noting that it could be simple to start but that it was important to get something adopted.</p> <p>Draft Code Update for Lighting: I have drafted a very simple and straightforward lighting ordinance to protect the night sky. When controlling light spillage, there are two factors to consider:</p> <p><i>1) Requirement for IES true cut off fixture and 2) the amount of light that is allowed within the property and beyond the property line.</i></p> <p>The approach we have taken is:</p> <ol style="list-style-type: none"> 1) Require IES full cut off fixtures; IES true cut off light fixtures are readily available at all big box stores and lighting stores. 2) Measure light levels beyond the property line and set a maximum light level. 3) Establish the overall limit onsite to 10 foot-candles to ensure businesses have adequate lighting.. 4) Establish lighting limits for residential and non-residential uses. 5) Provide exemptions for outdoor recreational courts and fields. <p style="margin-left: 40px;">Note that the standards used are consistent with the lighting standards contained in the PD zone for Argo.</p>		
<p>STAFF RECOMMENDATION:</p> <p>Staff recommends to City Council approval of the new code section on lighting.</p>		

Secs. 21-206 Lighting Standards.

Drafting Notes

Lighting requirements generally have two components: 1) Requirement for IES true cut off fixture and 2) the amount of light that is allowed within the property and beyond the property line. The approach we have taken is to measure light levels beyond the property line and then set the overall limit onsite to 10 footcandles to ensure businesses have adequate lighting. IES true cut off light fixtures are readily available at all big box stores and lighting stores. If you are lighting a large project, the dealer or architect can easily create a site map showing footcandles on your property or it can be even measured with your cell phone.

Definition of Footcandle: *Foot candles are the most common unit of measure used by lighting professionals to calculate light levels in businesses and outdoor spaces. In a nutshell, a foot candle is a measurement of light intensity and is defined as the illuminance on a one-square foot surface from a uniform source of light.*

A. Intent. Any project over 500 sq. ft. that requires a building permit shall utilize lighting that minimizes the impact of the lighting on the night sky. Exterior lighting shall be used for purposes of identification, security and safety, and illumination in areas of pedestrian circulation and vehicular traffic. These standards apply to all development within the City of Idaho Springs. The purposes of the lighting standards are:

- (1) Promote safety and security.
- (2) Reduce the escalation of nighttime light pollution.
- (3) Help preserve the small-town character.
- (4) Reduce glare and offensive light sources.
- (5) Provide clear guidance to builders and developers.
- (6) Encourage the use of improved technologies for lighting.
- (7) Conserve energy.
- (8) Prevent inappropriate and poorly designed or installed exterior lighting.
- (9) Minimize interference with use or enjoyment of property through unnecessary night-time illumination and the loss of scenic night sky views due to increased urban sky-glow.

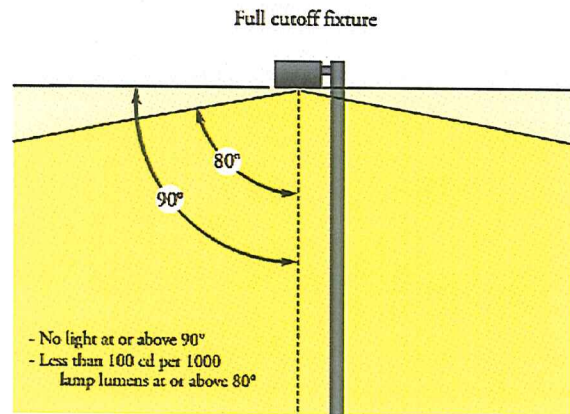
B. General Standards.

- (1) Neither the direct nor reflected light from any light source may create a traffic hazard to operators of motor vehicles on public roads, nor may colored lights be used in such a way as to be confused or construed as traffic control devices. Background spaces, such as parking lots and circulation drives, shall be illuminated to be as unobtrusive as reasonably possible while meeting the functional needs of safe circulation and of protecting people and property.

- (2) Light sources must minimize contrast with the light produced by surrounding uses and must produce an unobtrusive degree of brightness in both illumination levels and color rendition.
- (3) Light sources shall be downcast, concealed, and shielded, and shall feature sharp cut-off capability to minimize up-lighting, spill-lighting, glare, and unnecessary diffusion onto adjacent property.
- (4) Except as otherwise allowed for herein, all lighting (including without limitation street, parking lot, security, walkway, and building) shall conform with the Illuminating Engineers Society (IES) criteria for true cut-off fixtures (ninety percent (90%) of fixture light output within the 0-60° range from vertical). If the bulb position within a fixture is vertical, all lights must be retrofitted with shielding in a manner such that the light conforms to IES criteria for true cut-off fixtures as defined herein. The following are required:

- a. A high socket mount.
- b. A translucent fixture lens.
- c. An opaque coating or shield on a portion of the perimeter of the lens, or other industry accepted measures to ensure that the fixture IES

Classification as a true cut-off is not compromised.



- (5) Maximum on-site lighting levels shall not exceed 10 foot-candles, except for loading and unloading platforms. For reasons of security, a maximum of one and one-half (1.5) foot-candles at entrances, stairways and loading docks is permitted unless required by any federal, state, or local jurisdiction.
- (6) Hours of Lighting Operation. All parking lot lighting fixtures and exterior building lights, except those required for security purposes, shall be extinguished within one (1) hour after the end of business hours and remain extinguished until one (1) hour prior to the beginning of business hours. If a portion of a parking lot is used after dark, only that portion shall be lighted.
- (7) Height and Material Standards for Lighting.
 - a. Residential Zoning Districts. Light fixtures shall be mounted on concrete, fiberglass, or painted metal poles no higher than sixteen (16) feet from the ground. Lighting mounted on a building or structure shall not exceed the height of the building or structure. Bollard-type lighting fixtures shall be between three (3) and four (4) feet high.
 - b. Nonresidential Zoning Districts. Light fixtures shall be mounted on concrete, fiberglass or painted metal poles no higher than twenty-five (25) feet from the ground, unless a greater height, not to exceed the maximum building height in the applicable zone district, is approved by the Planning Commission or Board of Trustees through a development application review process. Lighting mounted on a building or structure shall not exceed the height of the building or structure. Bollard-type lighting fixtures shall be between three (3) and four (4) feet high.

(8) Exemption for Outdoor Recreational Uses. Because of their limited hours of operation and their unique requirements for nighttime visibility, ball diamonds, playing fields, tennis courts and other similar outdoor recreational uses (both public and private), unless otherwise restricted by the Board of Trustees, shall be exempt from the general provisions of this Section. However, exterior lighting for such uses shall be extinguished no later than 11:00 p.m.

(9) Light spill shall not exceed .06-foot candles beyond the property line and .03 footcandles when next to residences. *(Drafting note: This is the same requirement used in the Argo PD)*

(10) Light levels measured at twenty (20) feet beyond the property line of the development site onto adjacent residential uses or public rights-of-way shall not exceed one-tenth (0.1) foot-candle as a direct result of on-site lighting.

(11) Blinking, flashing, or changing intensity lights are prohibited; except for temporary holiday displays or lighting required by the FAA.

(12) Up-lighting is prohibited except for the up-lighting of flags within nonresidential development and with a limit of two (2) fixtures per flagpole with a maximum of one hundred fifty (150) watts each. The fixtures must be shielded.

Secs. 21-207 Lighting Plan Required

a. The lighting plan shall be prepared and submitted in accordance with the following. Lighting plans require administrative approval by the Community Development Planner.

- (1) Show locations of all exterior lighting.
- (2) Identify proposed and existing fixtures and heights.
- (3) Provide elevation details and manufacturer's literature.
- (4) Provide a photometric plan.
- (5) For approval, the lighting plan shall demonstrate compliance with the above design and submission standards.

FOR REFERENCE ONLY: THIS WILL NOT BE INCLUDED IN THE LIGHTING ORDINANCE

**Table 1
Environmental Area
Classifications
Based on Ambient Lighting**

E1	Areas with intrinsically dark landscapes. Examples are national parks, areas of outstanding natural beauty, or residential areas where inhabitants have expressed a strong desire for strict limitation of light trespass.
E2	Areas of low ambient brightness. These may be outer urban and rural residential areas. Roadways may be lighted to typical residential standards.
E3	Areas of medium ambient brightness. This will generally be urban residential areas. Roadway lighting will normally be to traffic route standards.
E4	Area of high ambient brightness. Normally this category will include urban areas with mixed residential and commercial use with a high level of nighttime activity.

**Table 2
Recommended Light Trespass Limitations
Illuminance at the Eye**

Environmental Zone	Pre-Curfew Limitations		Post-Curfew Limitations	
	Lux	Footcandles	Lux	Footcandles
E1	1.0	0.10	0.0*	0.00*
E2	3.0	0.30	1.0	0.10
E3	8.0	0.80	3.0	0.30
E4	15.0	1.50	6.0	0.60

CHAPTER 10: HISTORIC RESOURCES ELEMENT

The Idaho Springs Historic District is one of the primary attractions for tourists visiting the city. The eclectic collection of historic buildings and rich mining history is a significant contributor to Idaho Springs' sense of place and is highly valued by its residents. Idaho Springs contains an array of Victorian era homes and commercial buildings. Many of the structures within the city exceed 100 years in age.

History Colorado describes Historic Preservation as “the process of identifying, protecting, enhancing, and interpreting buildings, structures, sites, objects, districts and landscapes of historic and cultural significance.” History Colorado notes that historic preservation is important because it helps define our communities, and the resources of where we live, work and play. When historic buildings and neighborhoods are torn down or allowed to deteriorate, a part of our past disappears forever.

Because Idaho Springs has so many intact historic structures, Idaho Springs has largely maintained its historic, Victorian character. This attracts visitors to the city through a thriving heritage tourism industry; maintains cute residential neighborhoods; and ensures that a connection to the region's history is maintained.

This element seeks to preserve the city's historic resources for the sake of current and future generations who live, work, and play in the community.

HERITAGE TOURISM

Promoting historic preservation can pay off for a community by attracting heritage tourism and visitation. Idaho Springs already sees tens of thousands of visitors to the nationally registered Miner Street downtown commercial district, largely because of the city's intact historic core. Colorado Preservation Inc. in 2015 indicated that studies have shown that every \$1 million spent on historic preservation in Colorado leads to \$1.03 million in additional spending, 14 new jobs, and \$636,700 in increased household incomes across the state. The National Trust for Historic Preservation defines heritage tourism as "traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present." It has been estimated that as many as 75 percent of US tourists have participated in some sort of heritage tourism activity in any given year. Colorado Preservation Inc. has estimated approximately 95.4 million visitors to the state as of 2024. These visitors contributed approximately \$28.5 billion to the state's economy, supporting approximately 188,210 jobs (Colorado OEDIT). This has supported an increase in state and local tax revenue to \$1.9 billion in 2024. A 2021 study funded through the History Colorado State Historical Fund found that heritage tourism accounts for approximately \$10.5 billion in spending in Colorado annually. Archaeology and history-related tourism supported 79,000 jobs, as of 2019 (History Colorado).

Historic preservation can also pay off for property owners by helping fund rehabilitation and restoration work, ensuring that properties maintain their value. Designated sites can qualify for tax credits, grants, and other funding sources through the state and federal governments. The city has seen many successful rehabilitation projects funded by the State Historic Fund, including city-owned projects (Carnegie Library, Hose House No. 2, powder house) and privately held buildings (1402 Miner Street, Indian Hot Springs, etc.).

THE NATIONAL REGISTER OF HISTORIC PLACES AND SECTION 106 REVIEW

In the National Historic Preservation Act of 1966, Congress created a program to preserve and restore the United States' historic and cultural resources. One result of this program is the National Register of Historic Places. The National Register is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. Listing in the National Register can qualify select properties for federal funding, tax credits and grant funding.

A result of the Historic Preservation Act of 1966 is the requirement for Section 106 review. Section 106 requires federal agencies to consider the effects on historic properties of any federally funded projects. When a federal or federally - funded project is proposed, a survey to establish the "Area of Potential Effects" (APEs) is required. If historic properties in the APE could be potentially affected, Section 106 requires the federal agency to explore possible ways to eliminate or mitigate the adverse effect.

Due to the wealth of historic resources, the number of historic mines in and around the ridges surrounding Idaho Springs, and the impacts that have been associated with I-70 highway improvements, the City of Idaho Springs has consistently held the position that the City of Idaho Springs APE should extend the length of the City from ridgeline to ridgeline.

In addition to Section 106 review, in 1974, the State of Colorado adopted a statute to further define the authority of state and local governments in making planning decisions for matters of statewide interest (such as federally funded projects). These powers are commonly referred to as "1041 Powers or "Matters of Statewide Interest." The regulations allow local governments to designate 1041 areas and activities of state interest and grants them the ability to approve or deny projects within these areas through a public hearing process. In 2006, the City of Idaho Springs designated the City as a 1041 Area and approved regulations regarding review procedure, criteria and permitting process for any statewide interest and activities projects within this area. This includes the effects a proposed project may have on historic resources.

As part of the 1966 National Historic Preservation Act, Congress created state historic preservation offices to encourage preservation. These offices are funded through the National Park Service. In Colorado, it is History Colorado's Office of Archaeology and Historic Preservation which assumes this role. Governments that participate and meet minimum criteria for historic preservation can become what is known as Certified Local Governments (CLGs). Requirements for CLGs include local preservation ordinances, establishment of a historic preservation commission, quarterly meetings, and a survey (inventory) of historic properties that is no more than 10 years old. CLGs that have state registered resources can receive benefits such as technical expertise, tax credits and grant funding for improvements or restorations for these resources.

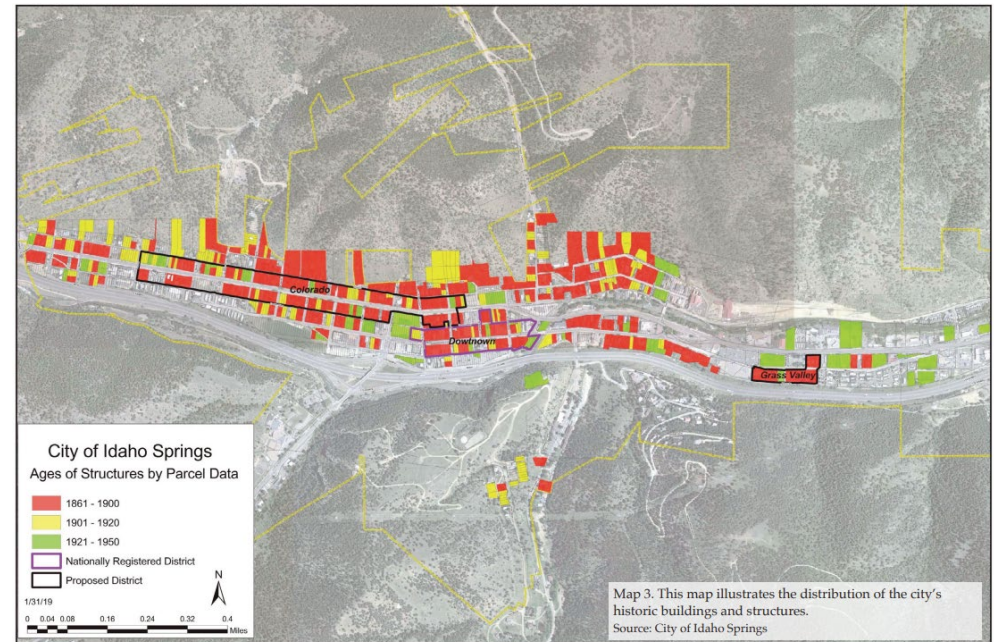
IDAHO SPRINGS AND HISTORIC PRESERVATION

In 1984, the Idaho Springs Downtown Commercial District was surveyed and added to the National Register of Historic Places. The District included 57 individual structures. In 1988 the City Council adopted an ordinance establishing the Idaho Springs Historic Preservation District, became a Certified Local Government, and created the Idaho Springs Historic Preservation Review Commission (HPRC). Idaho Springs' Historic Preservation Ordinance requires certificates of appropriateness for building permits or demolition permits for exterior modifications to any structures located within the Idaho Springs Historic Downtown District, or a locally, nationally or state registered historic resource.

2022 Historic Resources Survey Plan

In 2022, the city adopted a Historic Resources Survey Plan using funding received from the State Historic Fund. The Plan was completed to assist the community in analyzing the current state of the city's survey program and make informed decisions regarding future documentation projects. Additionally, the Plan identifies eight (8) key goals and objectives to consider and implement going forward. Several of these are already underway. The Plan also includes an analysis of existing structures in town, ranking them as low, medium, or high integrity buildings.

The Plan identified a potential neighborhood historic district surrounding West Colorado Boulevard from approximately 6th Avenue to 17th Avenue and an additional neighborhood historic district in the Grass Valley area. The Plan suggests that additional comprehensive surveying needs to be done to fully assess potential designations.



HISTORIC PRESERVATION AND REVIEW COMMISSION (HPRC)

The Historic Preservation and Review Commission (HPRC) has the authority to review applications for building permits and demolition permits within the Historic Preservation District established in Chapter 22 of the Idaho Springs Municipal Code (ISMC) and at other established designated sites, to issue certificates of appropriateness (COAs), and to grant exemptions from requirements in Chapter 19 of the ISMC concerning buildings and building regulations.

Chapter 22 of the ISMC was adopted by ordinance to:

1. Foster civic pride in the beauty and accomplishments of the past and promote the use of the Historic District and other designated sites for the education and pleasure of the City's citizens.
2. Protect the unique scenic and historic atmosphere and character of the City and protect the architectural, cultural and aesthetic heritage of the City.
3. Strengthen the City's economy by protecting and enhancing the City's attractions for visitors.
4. Preserve and protect the continued existence of historic structures and sites within the Historic District and other designated sites.
5. Draw a reasonable balance between the desires of property owners and the preservation of the City's heritage, while avoiding the imposition of an unreasonable economic hardship.
6. Prevent the use of materials or design in the repair, construction, reconstruction or remodeling of structures which:
 - a. Adversely affect the desirability of the district or other designated site for business and residential purposes; or
 - b. Are hazardous or incompatible with the historic character of the District or other designated site.

CITY OF IDAHO SPRINGS

DESIGN GUIDELINES for HISTORIC STRUCTURES



2024

HISTORIC SITES AND FACILITIES BOARD

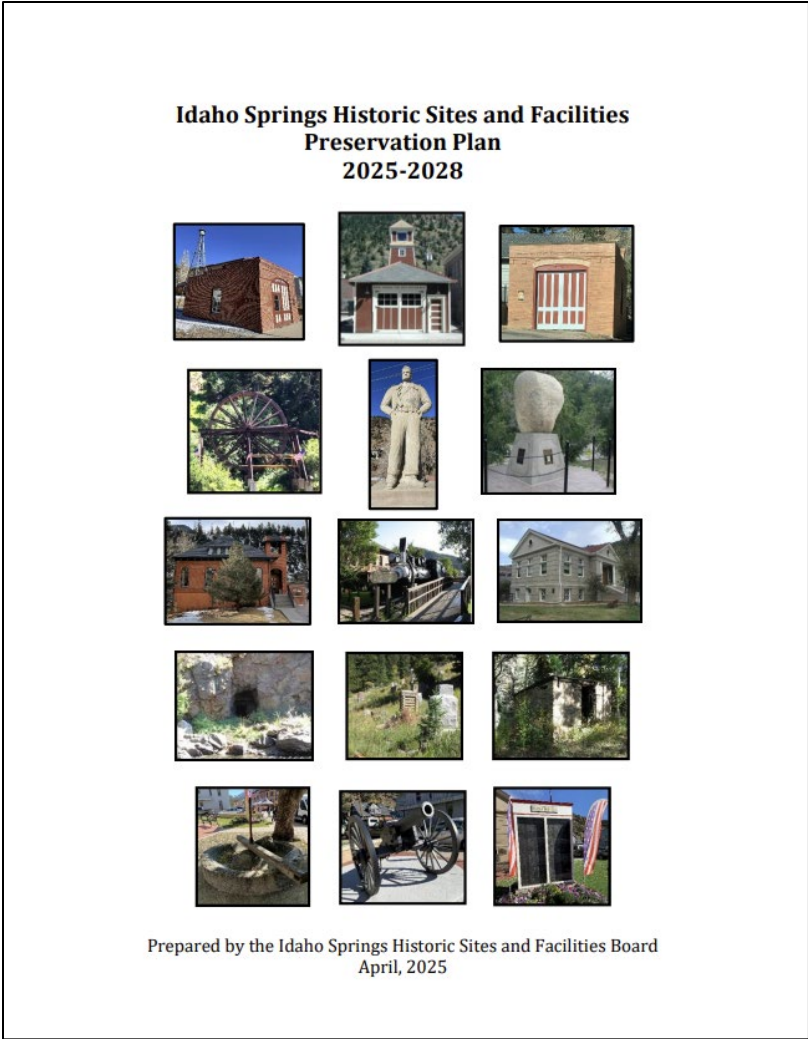
The Historic Sites and Facilities (Sites & Facilities) Board was formally established as a city board in 2024 to perform several functions. The Board’s jurisdiction extends to sixteen (16) city-owned sites around the community.

Strategic Plan:

The Sites and Facilities Board is tasked with preparing a work plan that identifies and priorities necessary work at the city’s historic sites and facilities. In 2025, City Council adopted the 2025-2028 work plan that the Board had prepared. This work plan identifies the projects necessary at each site and facility in the city and establishes priorities on how quickly the work needs to be done. This functions as a scheduled maintenance program that outlines routine and periodic maintenance tasks essential for the preservation of structural integrity and historical authenticity of the sites and facilities.

Oversight of Maintenance Practices and Project Review:

Since 2017, the city has made substantial progress protecting the historic resources the city owns. The city’s historic Coach has been successfully restored in partnership with the Georgetown Loop. The coach and engine will be relocated to the east side of the City Hall property and a cover will need to be built in the near future to protect the resources. The engine restoration will be the next major project to be completed and is a high priority. The Hose House #2 was renovated in 2022/2023, and the Idaho Springs Powder House was renovated in 2025. Future improvements at the Powder House site may include a park or picnic area to further highlight that space.



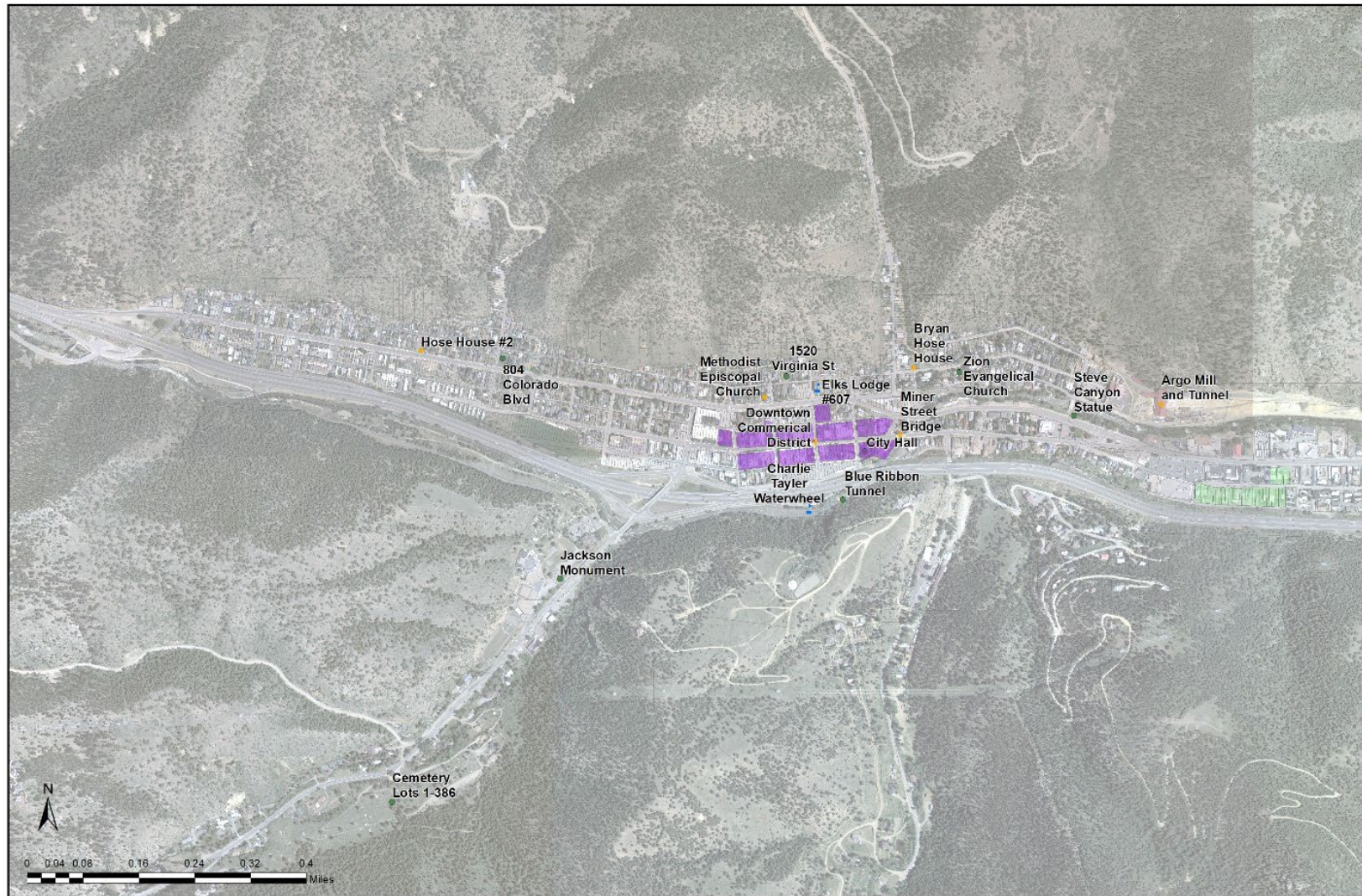
Site Enhancements, Education, and Accessibility:

The Board is also tasked with identification of opportunities for enhancements that increase accessibility, interpretive potential, and public engagement with the historic sites, while maintaining the historical character and integrity of each site. Initiatives designed to engage the community with its historical heritage, including educational programs, events, and materials that highlight the significance and stories of the historic sites and facilities are also part of the Board’s purview.

In addition to the 57 structures within the Idaho Springs Historic Downtown Commercial District, which are listed on the National Register of Historic Places, the city boasts the following registered historic sites:

National Register of Historic Places
1. Argo Mill and Tunnel (2351 Riverside Drive)
2. Hose House #2 (NE Corner of 6 th Ave and Colorado Blvd)
3. Methodist Episcopal Church (1400 Colorado Blvd)
4. Miner Street Bridge (East of Miner Street and 17 th Ave)
5. Bryan Hose House (Illinois Street and Virginia Street)
State Registered Historic Properties
1. Elks Lodge #607 (1600 Colorado Blvd)
2. Charlie Tayler Waterwheel (South of City Hall, opposite side of I-70)
Locally Registered Historic Properties
1. Blue Ribbon Tunnel (Adjacent to Charlie Tayler Waterwheel Park)
2. Steve Canyon Statue (NE Corner of 23 rd Ave and Colorado Blvd in CRC Park)
3. City Hall (1711 Miner Street)
4. Zion Evangelical Lutheran Church (1921 Virginia Street)
5. 804 Colorado Blvd – private residence
6. 1520 Virginia Street – private residence
7. Indian Hot Springs (320 Soda Creek Road)
8. Jackson Monument (320 Highway 103)
9. Zion Evangelical Church (1921 Virginia Street)
10. Idaho Springs Cemetery (Highway 103)
11. Idaho Springs Powder House (Corner of Soda Creek Road and Little Bear Creek Road)

The Idaho Springs Registered Historic Resources map indicates the location of the Historic Downtown District and additional historic resources.



HISTORICAL SOCIETY OF IDAHO SPRINGS

In 2004, the City entered into a partnership agreement with the Historical Society of Idaho Springs wherein the partners established joint ownership of several historic properties within the City. The City continues to work with the Historical Society, under the partnership agreement, to operate, maintain, and improve the various properties and to continue welcoming and retention efforts at the Heritage Museum and Visitor Center.

The Historical Society of Idaho Springs is a 501(C)(3) nonprofit membership organization that was established in 1964 and has maintained a long mutually beneficial partnership with the City of Idaho Springs. The establishment of the downtown national historic district was a major goal reached as it was listed on the National Register in 1984.

In addition to the Heritage Museum and Visitor Center, the Historical Society of Idaho Springs runs the Underhill Museum in downtown Idaho Springs.



HISTORIC RESOURCES ELEMENT OBJECTIVES

Objective: Coordinate with local and regional stakeholders to ensure that historic preservation work in Idaho Springs is prioritized.

- a. Continue to work with the Historic Society of Idaho Springs and other entities to preserve, protect and improve the historic resources of the community.
- b. Coordinate with other governmental entities such as Clear Creek County, CDOT, EPA, FHWA so that the historic character of Idaho Springs is understood and accounted for in the design of public projects.

Objective: Continue to protect & preserve the historic resources of the Idaho Springs area.

- a. The HPRC and city staff shall evaluate additional historic areas and individual landmarks for potential designation by City Council. Identify funding sources to undertake an update of existing survey data and preparation of designation proposals.
- b.
- c. The HPRC will evaluate additional historic areas and individual landmarks for potential designation by City Council. Identify funding sources to undertake an update of existing historic resources survey data and prepare designation proposals.
- d. The city will engage property owners in the process of designating additional historic districts and landmarks.
- e. The city will establish and publish clear guidance for property owners and project developers in buffer areas surrounding historic districts and landmarks so that the historic qualities of Idaho Springs are enhanced rather than harmed by physical changes in the City.
- f. Work on the creation of materials that can assist property owners in assessing whether designation would be beneficial to them, including process guidelines, toolkits explaining tax credits, sample/template residential historic district documents, etc.
- g. Evaluate the existing application review process for possible improvements to the process, documents, and regulations.

Objective: Promote the benefits of historic preservation.

- a. Identify and promote incentives for local property owners to assist with preservation efforts.
- b. Create and distribute handouts and a website to property owners and project developers which clearly explain the benefits and the process for obtaining tax credits and grants associated with renovation, preservation and upkeep of historic properties.
- c. With the Sites and Facilities Board, the city will work to promote increased visitation and activation of city-owned historic sites and facilities to highlight historic resources citywide through the creation of wayfinding, signage, and educational materials.

- d. Prepare point of contact materials for visitors to Idaho Springs highlighting the historic qualities of the City. Expand the content of interpretive materials beyond architectural history to include information on the individuals and groups of past residents who have left their marks on Idaho Springs.

Objective: Promote public engagement and information on historic preservation to support and increase heritage tourism to Idaho Springs.

- a. Prepare content on cultural resources through multiple media sources (website, podcasts, road markers, etc.).
- b. Coordinate with the Historical Society of Idaho Springs, the HPRC and History Colorado to educate decision makers and the public in regard to the benefits and impacts of historic preservation.
- c. Engage with the public and partner organizations in preservation activities.
- d. Provide preservation information to residents, businesses, and visitors.
- e. Focus efforts on promoting the history of diverse populations that have built the community into what it is today.

Objective: Balance growth and economic development with historic preservation to ensure that future growth does not come at the expense of historic character, historic resources, or historic sites and facilities.

- a. Consider a code audit to determine regulations and requirements that can be strengthened to ensure that historic resources are considered as part of all development applications.
- b. Promote new developments and redevelopments outside the historic district that complement and build upon existing historic character through the creation of stronger architectural guidelines for single-family, multifamily, and commercial development
- c. Strengthen building permit and zoning processes to encourage property owners to consider the historic character of Idaho Springs and demonstrate how they have taken community historic preservation values into account in designing their project.
- d. Work with the state and other potential entities to create an incentive program for architecturally compatible design and/or rehabilitation projects that take into account the city's Design Guidelines.

Objective: Implement the eight (8) recommendations and priorities from the 2022 Historic Resources Survey Plan

- a. Conduct a citywide selective intensive survey of sites that have been chosen for documentation based upon the results of the informal reconnaissance survey performed as part of the Historic Resources Survey Plan by engaging with property owners within the identified potential residential historic districts and helping apply for survey grant funding.
- b. Establish city infrastructure to facilitate designation of historic sites and begin a pilot program to encourage owners of properties determined eligible for listing to pursue designation.
- c. Perform additional research and selective intensive surveys in Grass Valley to determine eligibility for a local historic district. Begin by engaging with current property owners to determine their potential appetites for designation.

- d. Promote tax credit opportunities for local residents and property owners interested in local designation and historic preservation efforts.
- e. Prepare historic context to tell the story of tourism in Idaho Springs, presenting the experience of tourists and local entrepreneurs from the early 1880s when health-seekers journeyed to Indian Hot Springs to the post-1958 period when the recently completed I-70 ushered in crowds of auto tourists.
- f. Prepare historic context to tell the story of ethnic communities and associated places in Idaho Springs, including Chinese, Italian, Cornish, and other immigrants critical to the mining industry and development of Idaho Springs.
- g. Consult with National Register staff about 2005 survey forms and create a plan to designate a West Colorado Boulevard historic district.
- h. Conduct citywide selective intensive survey to benefit the city's Sites and Facilities Board, which is tasked with overseeing the care of both city-owned historic properties and designated landmarks in public ownership.

CHAPTER 5: HOUSING

Goal: “We will respect our existing single-family neighborhoods, provide a diversity of housing to promote a complete community, and accommodate needs to allow people to live in Idaho Springs throughout their lives.”

The Housing Element addresses the City's desire to promote a diverse housing supply and preserve the existing housing stock by encouraging a mixture of housing types, maintaining residential neighborhood quality, and providing opportunities that will assist in the development of affordable housing for low- and moderate-income families. Housing is one of the distinctive physical aspects of a community. Housing combines to form neighborhoods, and neighborhoods combine with other uses to form the community. Housing is more than just shelter; it is our living environment. Attainable and affordable housing is necessary for economic and business success. In communities where housing is unaffordable to the local workforce, it can reduce the number of employees a business can attract, as few will commute long distances from larger population centers for service-level wages. It also reduces residents' ability to obtain goods and services. This affects local businesses, and reduces sales tax available to local governments

Housing is a community asset – new development brings more workers, customers, and economic stability. We will support housing and growth to ensure that our residents can continue to find affordable, high-quality housing regardless of their jobs, economic backgrounds, or individual needs.

Housing is a critical issue for residents, businesses, and visitors alike. Business owners have a very difficult time fully staffing their businesses to full capacity because there is not enough housing to accommodate local employees. Employees that do commute into the city from elsewhere largely drive to work, taking up limited parking supply in the downtown Miner Street area. This creates parking challenges and longer service times for visitors who provide critical sales tax revenues for the city. The deficit in housing also makes it more difficult for existing residents to stay in their homes while maintaining affordability. Real estate values have risen dramatically in the past decade, increasing property values and associated property taxes.

A solution to the city's housing challenges would result in an adequate supply of housing for existing and future residents, at a rate that is affordable for them to sustainably pay. Housing at all income levels and of all types (single-family and multifamily, rental and for-sale) are needed and the city will strive to sustainably address this need by focusing time and resources towards housing development that is of a scale, massing, and design that fits within the city's existing neighborhood areas.

HOUSING DIVERSITY

Idaho Springs is a city with an eclectic mix of housing. The city grew organically within the geographic constraints of the surrounding mountains and Clear Creek. Much of the housing was constructed in the late 1800s and early 1900s and consists of a variety of home sizes, styles and income levels. Small multifamily structures were integrated into neighborhoods of large and small single family homes providing neighborhoods which comprised a variety of household sizes and incomes. The existing pattern of a mixture of housing types, family sizes and incomes in Idaho Springs is integral to the character of the community. Many of these long-established housing types, such as duplexes and triplexes, exist in zone districts that presently do not allow them by right, and additional development processes with public hearings are required for any repairs or upgrades to them. The “newer” areas of housing in the city include multifamily units at the East End, and a significant number of manufactured homes at the south side of the city, adjacent to I-70. Much of the manufactured housing was constructed between 1950 and 1980.

This housing diversity ensures that there are options for people of all income levels. Maintaining housing diversity is key to improving housing availability for people of all needs, income levels, and ages.

Since 2017, there have been several larger multifamily developments built in city limits. These include the Riverbend Apartments, a Low-Income Housing Tax Credit (LIHTC) affordable housing project that contains 47 one- and two-bedroom units; and the Fieldhouse Apartments, a 119-unit project that was built using opportunity zone funding and Proposition 123 Equity Program funding.

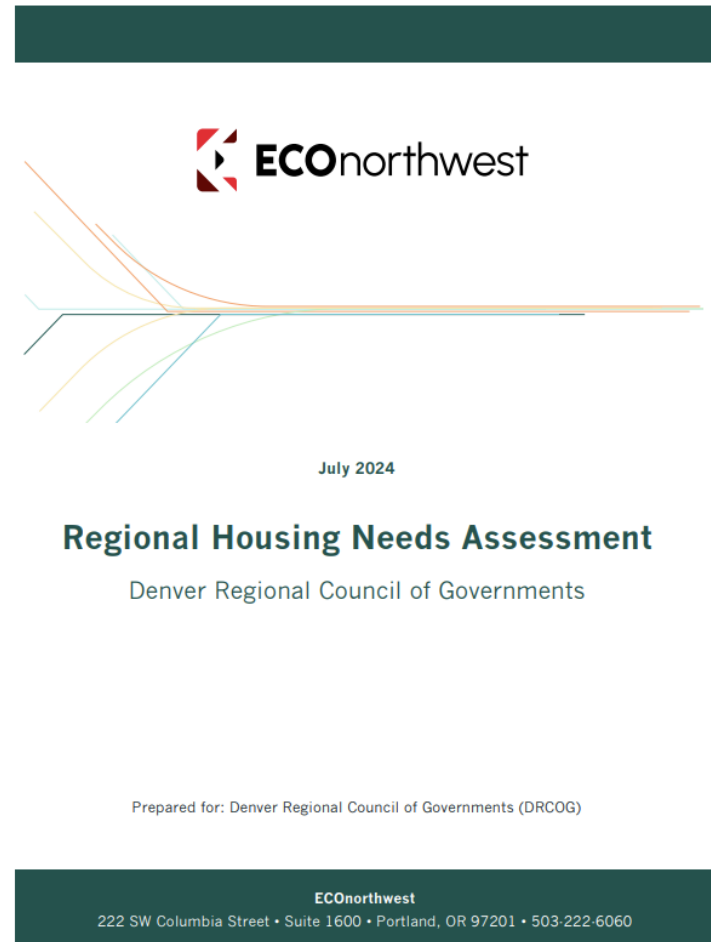
The city’s zoning codes and land use recommendations cater to continued development of diverse housing solutions. A mix of single-family, duplex, and multifamily housing is appropriate across the city to help provide choice to the city’s residents. While we do not want to see historic neighborhoods converted into modern, high-density housing, the city will support development that allows for a diverse housing stock that caters to residents of all ages at various stages in their lives.

RECENT HOUSING STUDIES

There have been several recent housing studies conducted. In 2017, Economic & Planning Systems (EPS), Inc. completed the Idaho Springs East End Market Analysis as part of the East End Action Plan. These studies analyzed the three main issues with housing in the City of Idaho Springs (and Clear Creek County) - availability, quality/age, and affordability. In 2024, the Denver Regional Council of Governments (DRCOG) conducted and published a regional Housing Needs Assessment (Assessment) for the Denver region, which includes Idaho Springs and Clear Creek County. In 2025, the City opted-in to the DRCOG Assessment and use the DRCOG data to address the City's housing needs. The City will need to continue to update their Assessment every ~5 years to maintain an accurate dataset about housing needs in the City.

DRCOG Regional Housing Needs Assessment

The DRCOG Regional Housing Needs Assessment (Assessment) identified a need for ~109 additional housing units in Idaho Springs by 2032, with over half of those units needed at 50% or less of the City's Area Median Income (AMI) data. The DRCOG data further identified that the majority of Idaho Springs renters (60.2%) are cost burdened, with housing costs exceeding 30% of gross income (ACS 2022 5-Year 2022).



PROPOSITION 123

The State of Colorado voters passed Proposition 123 in 2022, which created approximately \$300 million in funding to be used for affordable housing projects around the state. To be eligible for this funding, municipalities and counties were required to opt-in to Proposition 123, which the City of Idaho Springs did in 2023. Proposition 123 requires municipalities to pass regulations to support affordable housing construction, such as expedited permit reviews, amendments that reduce regulations and requirements, and other measures meant to incentivize housing development around the state. In exchange, municipalities and developers within those municipalities are eligible for funding to purchase lands for housing, build housing developments, or work with developers and property owners to restrict housing to affordable rates for the local workforce.

Idaho Springs has worked to fulfill its Proposition 123 commitments, which were for 22 new affordable housing units by the end of 2026. As of 2026, the city has met its commitment, though official reporting is ongoing.

Availability of Housing

There was little new housing construction in Idaho Springs between 2000 and 2017, when the previous Comprehensive Plan was adopted. Between 2017 and 2025, only three new single-family homes were built in Idaho Springs. One 47-unit apartment complex was constructed, and eight (8) townhomes were constructed. As of the 2020 Census, the city had approximately 950 existing housing units. This has increased to approximately 1,000 today. The DRCOG Regional Housing Needs Assessment estimated that the city currently needs approximately 109 new housing units by 2032, at a range of AMIs (though the greatest need is at the 0-50% AMI level). At the current rate of construction, the city may be able to reach this goal if we continue to focus on providing options for developers to thoughtfully increase density in the city. This Plan's strategic growth element discusses how this can be done.

The lack of affordable housing has resulted in seasonal employees camping in and around the city and in people living long-term in hotels and motels designed for short-term accommodation. To combat this, the city has enacted extended stay lodging regulations, allowing lodging operators to offer long-term stays in their facilities with oversight, enforcement, and safety within those units. These units are licensed only when the city and the local fire authority have determined they are safe to occupy long-term. Additionally, the city has worked with developers on several substantial housing projects that meet affordability criteria, including the Riverbend Apartments (47 affordable units) and Fieldhouse Apartments (119 affordable middle-income units).

DRCOG data from the Regional Housing Needs Assessment prepared in 2024, based on data from the ACS 2022 5-Year study, shows that over 75% of dwelling units in Idaho Springs are detached single-family homes. Another approximately 5% of units are mobile home units. This contrasts with the city's zoning, of which only approximately 63% of residentially zoned properties are zoned for single-family only development. The remaining properties would allow, at least, duplex or two-family housing development or multifamily development. This suggests that there are some opportunities available for infill development in Idaho Springs.

Affordability of Housing

Workforce Housing

The US Department of Housing and Development (HUD) defines “Workforce Housing” as housing available to those making between 50% to 120% Area Median Income. This is commonly thought of as housing available to teachers, firefighters, policeman, government workers, etc. Workforce housing should also be in relative proximity to the local workforce. A household making the Idaho Springs median household income of \$52,000 and spending 30 percent of income on housing can afford a \$207,000 home, or \$800 in monthly rent. With the current price of a single-family home being \$275,000 and typical rent being \$1,300, many are priced out of the housing market or are cost burdened.

Affordable Housing

For housing to be affordable to those earning incomes below the market price of housing or rent in the City of Idaho Springs, subsidies, regulations or public-private partnerships may be required. Idaho Springs’ location in Clear Creek County can be beneficial for both HUD programs and United States Department of Agriculture (USDA) programs. Clear Creek County is within the Denver-Aurora-Lakewood Metropolitan Statistical Area (MSA). As this MSA is based on a higher urban income, more households in Idaho Springs could qualify for HUD programs. However, Clear Creek County is also within the USDA’s Rural Development Zone, which would qualify Idaho Springs households for Rural Development Funds.

The State of Colorado has worked diligently to provide funding and resources to communities to build and preserve affordable housing in their boundaries. Colorado voters approved Proposition 123 in 2022, which set up the State Affordable Housing Fund to dedicate 40% of funds to the Affordable Housing Support Fund administered by the Department of Local Affairs (DOLA) and 60% to the Affordable Housing Financing Fund overseen by the Colorado Office of Economic Development and International Trade (OEDIT) to fund housing programs. This fund has allocated millions of dollars to municipalities across the state to create affordable housing, including in Idaho Springs.

According to the State of Colorado, “Affordable housing” means rental housing affordable to a household with an annual income of at or below sixty percent of the area median income, and that costs the household less than thirty percent of its monthly income. “Affordable housing” also means for-sale housing that could be purchased by a household with an annual income of at or below one hundred percent of the area median income, for which the mortgage payment costs the household thirty percent or less of its monthly income.

NATURALLY OCCURRING AFFORDABLE HOUSING (NOAH)

The city has many Naturally Occurring Affordable Housing (NOAH) units in its boundaries today. These are units that are naturally affordable without the need for an affordability mechanism like a deed restriction of restrictive covenant. These units range from older

single-family homes on small lots, to mobile homes, to apartment buildings that are aging or have smaller dwelling units. These NOAH units should be a top priority for preservation to ensure that they remain affordable into the future for future city residents. Making sure that these units remain affordable is critical to keeping existing neighborhood character in place and are a critical piece of the affordable housing puzzle because these units do not require any new development or construction. Rather than build new affordable housing that is restricted to certain income levels or rental levels, maintaining NOAH units ensures that the city keeps a large number of existing units available at a reasonable price while avoiding substantial changes to the city's built environment. Policies and programs that help property owners maintain and rehabilitate these NOAH units is a prioritized piece of the affordable housing solution in Idaho Springs.

SENIOR HOUSING

The City's population is aging. With the growth in the older adult population comes increased demands for aging services at the local and regional level and affect nearly every aspect of community life. A growing population of elderly residents means greater demand for senior housing with specialized services. It also likely means more elderly people will want to continue living in the homes they own or have known for many years; that is, "aging in place." Universal Design needs to be retrofitted into existing structures and incorporated into new ones. "Universal Design" refers to a broad spectrum of ideas meant to produce products, buildings, or other built environments that are useable to the greatest extent possible by everyone, regardless of their age, ability, or status in life. Wheelchair ramps, essential for people in wheelchairs but also used by all, are a common example. There are also cabinets with pull-out shelves, kitchen counters at several heights to accommodate different tasks and postures, and other accommodations. Currently, there are only two rent restricted properties that serve seniors in Idaho Springs. Project Support owns both properties. Project Support I is privately financed and has 14 units with 13 rent assistance units funded through donations. All units have one bedroom. Project Support II is a HUD property with 16 units, 15 with HUD rental assistance.

In 2025, the City acquired a 1.99-acre property adjacent to the Idaho Springs Cemetery on Highway 103 for senior housing development. This property is restricted to use as senior housing, with plans in the works for multifamily development. In 2025, the City received a Local Planning Capacity (LPC) grant to help guide development of this property. Plans include 40+ units of affordable senior housing within ½ mile of the commercial Historic District. Entitlements are needed for this project.

ACCESSORY DWELLING UNITS

In addition to working toward including more multifamily units within the City of Idaho Springs, there are other measures that can be taken to increase housing opportunities within the city. Density can be increased within established neighborhoods with Accessory Dwelling Units. Accessory Dwelling Units (ADUs) are defined by the U.S Department of Housing and Urban Development (HUD) as the following:

“Accessory dwelling units (ADUs) — also referred to as accessory apartments, second units, or granny flats are additional living quarters on single family lots that are independent of the primary dwelling unit. The separate living spaces are equipped with kitchen and bathroom facilities and can be either attached or detached from the main residence.”

There are typically three different types of ADUs – interior, attached and detached. Interior ADUs are usually constructed by conversion of interior space, such as a garage or attic, into a living unit. Attached ADUs are typically additions to the rear or side of a building. Detached ADUs are structures which are separate from the main building garage. They can be constructed over existing accessory structures, such as a detached garage, or they can be built as units that are separate from accessory and residential structures.

ADUs are typically limited to a particular square footage or percentage in relation to the primary residential structure. ADUs offer a variety of benefits. They help increase housing supply with relatively low impacts to the existing neighborhoods. They are less expensive than constructing separate housing units, so they are more affordable. They can be designed to be concealed into existing buildings thus providing little indication of their existence. They can be connected to the infrastructure of the primary dwellings. They can also provide additional income for homeowners.

The city allows ADUs in all residential zone districts and the C-1, C-2, and HD zone districts and encourages development on any lot that can accommodate an ADU.

The City will explore how to incentivize the construction of ADUs in appropriate locations through such measures as regulation revisions, easier and lower cost permitting, reduced water and sewer tap costs, and public outreach.

SHORT TERM RENTALS

Idaho Springs regulates short-term rentals (“STRs”) to ensure that existing and future housing is reserved for long-term occupants to ensure that residents and employees in Idaho Springs do not have to compete for housing with STRs. A limited number of licenses are available to property owners to rent their homes on a short-term basis, balancing the need for lodging against the need for long-term housing. While STRs can help property owners afford to stay in Idaho Springs, they cannot be operated at the expense of residents. Enforcement remains a key issue for STRs in the city to ensure that only properties with licenses can operate as an STR.

HOUSING OBJECTIVES

Objective: Maintain a diverse and affordable housing stock.

- a. The city will address housing needs at all AMIs through partnership with Clear Creek County, Georgetown, Silver Plume, Empire, the Clear Creek Regional Housing Authority, DRCOG, nonprofit groups, and other relevant groups.
- b. The city will research and consider alternative homeownership opportunities that create shared equity, such as cohousing, co-living, community land trusts, rent-to-own, community REITs, and other opportunities.
- c. The city will explore regulations that incentivize the construction of Accessory Dwelling Units through fee waivers, water tap reductions, expedited permitting, etc. and will adopt regulations that are most likely to result in more ADU development.
- d. The city will consider updates to the city's Inclusionary Housing requirements that either require a certain number of units to be affordable or require fees-in-lieu of housing units with new development proposals.
- e. The city will work on regulations that encourage housing units on upper floor or behind existing storefronts of local businesses in the downtown historic district to maximize the potential use of these spaces.
- f. The city will continue to monitor and enforce STR regulations in the City to ensure that housing stock remains available for long-term occupancy.
- g. The city will use the adopted DRCOG Regional Housing Needs Assessment to promote construction of dwelling units that meet the needs of the community and will work with regional partners to create a Housing Action Plan (HAP) that addresses these needs.
- h. The city will focus on a mix of housing types – single-family detached, single-family attached, lower density multifamily, and higher density multifamily units to provide a diversity of options to current and future residents.
- i. The city will focus on a mix of income levels, addressing housing need
- j. We will consider programs to improve existing mobile homes in the city to create better quality housing for residents of these types of units. Consider allowing new mobile homes to replace existing mobile homes or programs to replace existing mobile homes with new factory-built or manufactured housing.
- k. The city will prioritize the preservation of Naturally Occurring Affordable Housing (NOAH) to ensure that existing homes that are affordable to residents remain affordable into the future while maintaining the quality of existing housing stock. The city will explore ways to fund the preservation and rehabilitation of NOAH units.

Objective: Preserve and renovate existing housing stock.

- a. The city will work to promote neighborhood historic districts and designation of existing historic homes in the city and work with property owners of historic properties to secure funding for rehabilitation and preservation efforts.

- b. City staff will explore ways to promote the rehabilitation and renovation of legally existing non-conforming multifamily units in appropriate locations within single family neighborhoods.
- c. Where existing homes need to be rehabilitated, we will promote redevelopment that is consistent with the neighborhood's existing scale, massing, and architectural design.
- d. The city will continue to regularly update and actively enforce the building codes, as may be amended which requires the application of minimum health, safety, and welfare standards to all new construction; reconstruction; historic preservation/ renovation; housing rehabilitation/adaptive reuse, and/or the removal of unsafe, unsanitary substandard structures.

Objective: Pursue programs to allow seniors the opportunity to “age in place.”

- a. The city will participate in efforts to locate and develop adequate, affordable facilities for seniors, including independent adult housing, assisted living facilities, and elderly care facilities and programs.
- b. The city will create incentives and opportunities for the development of senior housing or assisted living so that there are more age-in-place opportunities.

CHAPTER XX: PUBLIC FACILITIES & SERVICES

Goal: “We will prioritize the provision of high-quality municipal services, maintain appropriate service levels, and fund necessary capital improvements and their maintenance to serve the needs of current and future residents and visitors.”

The City of Idaho Springs is responsible for the following services:

- Government administration
- Public Works
- Water and Wastewater Operations
- Police Protection
- Municipal Court
- Building inspections
- Planning and Community Development

PUBLIC WORKS

The City of Idaho Springs' Public Works Department is located on the east side of the city on East Idaho Springs Road (CR 314). The Public Works Department provides snow removal, street sweeping, street repair, landscape maintenance, parks maintenance, and maintenance of utilities.

POLICE SERVICES

The Idaho Springs Police Department employs approximately 10 people, including sworn and support personnel. The existing facility is located in a former Colorado State Patrol Building located at Exit 241 of I-70. A new police station adjacent to the Miner Street downtown area is under construction, with occupancy anticipated in 2026 or 2027.

CITY / COUNTY COORDINATION

The city and the Clear Creek Metropolitan Recreation District share responsibilities for various park and community recreation services. Emergency medical services and fire protection are provided by countywide service districts or authorities.

The Clear Creek County Health and Wellness Center is located within city limits, providing healthcare services to Idaho Springs residents and the wider Clear Creek County community.

Clear Creek County operates a transfer station on Soda Creek Road approximately 1.5 mile south of I-70. Services provided include trash drop off and recycling, including electronics recycling. Xcel Energy provides electric and gas services to the city of Idaho Springs. Solid waste collection is performed by private contractors or by individual homeowners.

WATER SYSTEM

The City obtains raw water from Chicago Creek, a tributary of Clear Creek, with additional water rights in Soda Creek. The water treatment plant is located about four miles upstream on Chicago Creek with the water storage tank located west of Pine Slope Road at approximately 7,770 feet in elevation.

Plant capacities and capabilities have been upgraded and are adequate to address current needs, with normal operational and maintenance issues to be expected. The capacity of the water treatment plant is 1.3 million gallons per day, with an annual average consumption of approximately 375,000 gallons per day. As of 2025, the City has approximately 1,000 service connections remaining. Water supply will not be a constraint to development for the foreseeable future. Water rights owned by the City include both direct and storage rights, to meet any reasonable growth forecasts.

ROADWAY SYSTEM

The City of Idaho Springs maintains approximately 14 miles of streets across the city. The city also maintains approximately 10 miles of sidewalks within city limits. Providing accessible options for pedestrians, cyclists, and vehicles is important for the continued success of the city, ensuring that all visitors and residents can safely access necessary services across the city.

SCHOOLS

The City's residents are served by a public elementary school located in Idaho Springs and by a combined middle and high school located on Floyd Hill. Both schools are operated by the Clear Creek School District. These schools have capacity to serve increased enrollment. The city supports the District's efforts to maintain and improve programs at the three schools serving city residents. Substantial population growth and enrollment increases can occur without creating large capital investment needs. More importantly, population and enrollment increases are essential to maintaining the long-term viability of the school district.

BROADBAND TECHNOLOGY

Idaho Springs is mostly served with high-speed broadband via a network of fiber and coax. To remain competitive and embrace emerging new technologies, the city should encourage upgrading broadband infrastructure whenever possible. When trenching and

road improvements occur, fiber and/ or conduit should be installed to prepare for future technologies or colocation of telecommunications carriers. Policies that encourage placement of conduit or fiber optic cables when a trench is open eliminate much of the capital costs for network deployment as well as minimize community disruption and infrastructure damage.

METROPOLITAN SERVICE DISTRICTS AND OTHER SPECIAL DISTRICTS

Special districts are permitted in Colorado through the state's Special Districts Act that facilitates the organization of several types of districts, including ambulance, fire protection, health services, metropolitan, parks and recreation, water, sanitation water, and water and sanitation districts. Within Idaho Springs, there are a few special districts that operate, including the Clear Creek Metropolitan Recreation District, the Chicago Creek Sanitation District, the Clear Creek County Library District, the Clear Creek RE-1 School District, the Clear Creek Fire Authority, the Mighty Argo Metropolitan District #1, #2, and #3, and the Soda Creek Highlands Metropolitan District #1 and #2. These districts are meant to accomplish many things in the community outside of the local governments' responsibilities.

A metropolitan district (metro district) is a type of special district similar to a school, fire or water district. Developers establish them to finance the infrastructure necessary to support a new subdivision. By forming a governmental entity separate from the city, the developer (through the metro district) can obtain more favorable bonds guaranteed by future tax revenue to pay for things like roads, sewer lines, drainage facilities, and similar services necessary to support new development.

The taxes homeowners pay to a metro district pay off the debt incurred in building the development's infrastructure. This mechanism lowers the initial price of a home, which would otherwise include these infrastructure costs and localizes costs so residents in other parts of the city don't have to pay for new residential development. Additionally, metro district projects can include affordable housing, public spaces such as parks, and environmental sustainability improvements, which can help increase neighborhood livability and vitality. The metro district model has been a driver of residential growth in many communities. Currently, the city of Idaho Springs has two metro districts. If new development is proposed in the future in undeveloped areas and they seek to form a metro district, the city will need to carefully consider whether said district would be appropriate to help provide the infrastructure necessary for the development.

PUBLIC FACILITIES AND SERVICES OBJECTIVES

Objective: Provide an effective and balanced system of community facilities, services and utilities to meet the current and future needs of the community and all its citizens.

- a. The city will evaluate existing services that determine areas that have the capacity for future development and continue to upgrade public infrastructure systems as needed to allow redevelopment in areas of the city that currently suffer from a lack of adequate infrastructure.
- b. The city will consider regulations that encourage renewal energy such as hydroelectric power on Chicago Creek, solar panels on city-owned properties, and wind power on hilltops.
- c. To assess the future potential for annexations and developments outside the city's historic core, the city will work with Xcel Energy to evaluate utility line service extensions in terms of long-term costs including maintenance and operations.
- d. We will identify and continue to resolve wastewater collection line infiltration problems.
- e. The city will monitor water and wastewater enterprise funds to ensure adequate revenues are generated to address debt service, operational and maintenance expenses.
- f. Work to finish paving all city-maintained streets and roads to create a uniform street system with similar maintenance needs.
- g. Conduct an updated Capital Improvements Plan (CIP) to assess the current condition of city streets, water and sewer lines, and other utility infrastructure.
- h. City staff will assess the city's street and sidewalk system to determine compliance with Americans with Disabilities Act (ADA) guidance and best practices.

Objective: Locate and design new public facilities and utilities to decrease cost, increase efficiency and reduce impacts on the surrounding community.

- a. Direct future development to areas best served by existing infrastructure.
- b. Construct utilities and communication equipment to minimize visual obtrusiveness by utilizing stealth technology, coloring equipment, locating away from residential areas, and/or screening to blend with the surroundings.
- c. Require electric power distribution systems, telephone and cable television lines to be located underground in all future developments.
- d. Coordinate with the County, Special Districts and other quasi-governmental agencies in relocation, siting and possible co-location of public facilities such as the County bus maintenance facility, the police department and public works buildings and combination of the Clear Creek Fire and EMS Stations.
- e. Work to underground electrical lines when new projects require additional electrical service liens and consider a code amendment that requires new developments to underground lines.

Objective: Utilize all available resources and technology to enhance services.

- a. Continue to use the capital improvement program to target priorities for upgrading the City's public facilities and improvements. Develop, update and implement capital improvement plans for city utilities.
- b. Construct a database of existing and proposed infrastructure using Geographic Information Systems (GIS).
- c. Consider development of a comprehensive drainage study.

Objective: Consider the role that special districts play in providing services and infrastructure necessary for future growth, development, and programming within City Limits.

- a. The city will work with local special districts to ensure that both city and district goals are met, with a goal of furthering partnerships in a way that improves the delivery of services from both parties.
- b. The city will consider regulations and policies regarding metropolitan districts to ensure that necessary infrastructure associated with new developments do not cause an undue financial burden on existing residents outside the development's boundaries or for future residents of said developments.



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Community Development Planner Communication

Meeting Date: March 5, 2026
To: Idaho Springs Planning Commission
From: Dylan Graves, Community Development Planner
RE: Community Development Report

Interesting Colorado Bills Proposed in 2026:

- HB26-0001: Housing Developments on Qualifying Properties

The bill requires a subject jurisdiction, on or after December 31, 2027, to allow a residential development to be constructed on a qualifying property that does not contain an exempt parcel, subject to an administrative approval process. A qualifying property is real property that contains no more than 5 acres of land and is owned by:

- A nonprofit organization with a demonstrated history of providing affordable housing;
- A nonprofit organization that provides public transit;
- A nonprofit organization that has entered into an agreement with another nonprofit organization with a demonstrated history of providing affordable housing, provided that the agreement requires the nonprofit organization with a demonstrated history of providing affordable housing to develop a residential development on the property;
- A school district;
- A state college or university;
- A housing authority; or
- A local or regional transit district or a regional transportation authority serving one or more counties.

We would be considered a subject jurisdiction.

- HB26-1114: Allowed Minimum Lot Size for Subject Jurisdictions

The bill requires that, on or after October 1, 2031, a subject jurisdiction shall not require that a parcel have an area larger than 2,000 square feet if the parcel's residential use is limited to a single-family home. The bill exempts certain types of parcels from this requirement. We would be considered a subject jurisdiction.

Exterior Lighting:

I found the most recent information from when exterior lighting was discussed at Planning Commission. It appears that it was last discussed in 2020 before the city got busy with other things. Looking at the July 1, 2020 packet, which I have attached as part of this meeting packet, it looks like we had gotten far enough along to have a draft ordinance presented.

The ordinance requires full cut off fixtures; maximum light levels beyond property lines; lighting limits for both commercial and residential uses; and exemptions. The staff report notes that the standards were consistent with the lighting standards that were approved as part of the Argo / Virginia Canyon Mountain Park Planned Development.

The ordinance required that any projects over 500 square feet that require a building permit be required to use lighting that minimizes the impact of lighting on the night sky. So, existing homes with existing lighting would not be subject to the new requirements, nor would existing commercial buildings that are not changing their lighting plans.

Request for Direction: Does Planning Commission want to pick this back up and work towards adopting lighting standards? If so, does the attached information continue to meet the city's needs or are there things we should investigate currently that were not previously discussed?

For example:

- Should we include a "sunset" period where someone would need to bring their existing lighting into compliance?
- Should we consider internally illuminated light fixtures, like the McDonald's or Carl's Jr. signs? They likely would meet the city's standards for light intensity, but they are not fully cut-off fixtures. Is this something that should be specifically addressed?
- How do we go about measuring foot candles as a practical matter? Are there mechanisms that we should put in place for code enforcement?

Comprehensive Plan Sections:

At this meeting, I have prepared drafts of the Historic Resources, Public Facilities and Services, and Housing sections. I chose these sections simply because I have put more work into them than the others. I am also working to make the changes we discussed at the last meeting for the first few sections. I do not have formatting completed for these sections, so do not worry about things like font or structure. I am planning to put all that together at the end once content is complete.

The Historic Resources and Housing sections are somewhat related in my opinion, as both seek to preserve existing character and existing housing stock across the city. Both sections show that it is in the city's best interest to focus on preservation of existing housing where possible.

Looking at these sections, the following changes are noted:

Historic Resources:

This section broadly speaking received the most interest from the community. There is a clear desire to preserve the historic makeup of the city and the historic structures that make Idaho Springs unique and special. Since 2017, we completed our Historic Resources Survey Plan and a key goal of the Comprehensive Plan is to implement the recommendations from this plan. This includes working with property owners to start designating neighborhood historic districts that preserve existing single-family homes while giving property owners the ability to apply for grants and funding to keep their homes in top condition. This section also notes the importance of history in Idaho Springs as a driver of tourism, making it all the more important to focus on historic preservation. We have had a focus on historic preservation dating back to the 1980s when the national historic district was established, so I did not have to add much to this section other than updates to the goals and the data/statistics.

Housing:

We have made a reasonable amount of housing progress since 2017 and the state of Colorado has worked very hard to promote housing across the state, including in Idaho Springs, including the advent of Proposition 123 that provides funding for affordable housing, new housing requirements that local municipalities are required to adopt, and other methods to build more housing around the state. In addition to building housing itself, a focus of this section are also the services and infrastructure around the housing (roads and bridges, community facilities, and other institutions).

What I have added is a new section about preserving naturally occurring affordable housing and preserving neighborhoods. This was a common theme across survey respondents and people I talked to during this process: they recognize the need for more housing in the city, but they also do not want to see existing neighborhoods dramatically altered to accommodate that housing. Preserving the high-quality single-family homes in the city is a clear priority while addressing the need for new housing units elsewhere.

Another focus is on Accessory Dwelling Units. As we have discussed, we have put a lot of effort into making it easier to build ADUs in Idaho Springs and now we need to focus on getting more of them built since they are good ways of adding housing without dramatically changing neighborhood characteristics.

Objectives focus on increasing housing supply in appropriate areas, providing a mix of housing types (not just apartments, not just single-family homes) and a mix of incomes (we need housing for very low income families, but also for middle income families), and providing adequate housing options for seniors.

Public Facilities and Services:

This is another section that has seen a lot of progress since 2017. However, there really wasn't much to add to the section. I added new goals and objectives but otherwise kept it largely the same. I did include a discussion into Special Districts, including Metropolitan Districts, as this has been discussed at length and it seems wise to include in the Plan.