



City Council Regular Meeting Agenda

Monday, August 10, 2026

City Hall - 1711 Miner Street, Idaho Springs, CO 80452

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/84204473555>) to participate in a meeting remotely.

- 1. Work Session Agenda and Packet (5:30 P.M.)**
 - a. Colorado Intergovernmental Risk Sharing Agency (CIRSA) Training
 - b. Business and Community Promotions Board (BCPB) Update
 - c. BCPB Vacancy and Candidate Discussion
 - d. Clear Creek Center for Arts & Education (CCCAE) Proposal for Roberts Brothers Garage
 - e. Noise Ordinance
- 2. Call to Order (7:00 PM)**
- 3. Roll Call**
- 4. Pledge of Allegiance**
- 5. Agenda Approval**
 - a. Motion to approve the agenda of August 10th, 2026
- 6. Conflict of Interest**
- 7. Approval of Minutes**
 - a. Motion to approve the minutes of July 27, 2026
- 8. Approval of Bills**
 - a. Motion to approve the bills through August 10th, 2026.
- 9. Business & Community Promotions Board Appointments**
- 10. Public Comment**
- 11. Unscheduled Public Comment**
- 12. Resolutions**
 - a. Resolution #15, Series 2026 A Resolution denying a Final Development Plan on property known as 1300 Colorado Boulevard for a new multifamily

affordable housing development. (Resolution adoption only - Public Hearing concluded on 07/27/2026)

- b. Resolution #19, Series 2026, A Resolution adopting an amended compensation plan for the city employees and officers.
- c. Resolution # 21, Series 2026, A Resolution of the City Council of the City of Idaho Springs, Colorado Approving an Intergovernmental Agreement between the City of Idaho Springs, the Town of Georgetown, the Town of Silver Plume, the Town of Empire, the City of Central, Clear Creek County, and Gilpin County regarding shared Proposition 123 Credits
- d. Resolution #22, Series 2026 A Resolution approving the Intergovernmental Agreement with Clear Creek County for coordination of the 2026 Special municipal election.

13. Ordinance First Reading

- a. Ordinance #16, Series 2026 An Ordinance amending section 21-105 of the Idaho Springs Municipal Code to authorize the issuance of conditional use permits as personal to the applicant and as limited or unlimited in duration.
- b. Ordinance #17, Series 2026 an ordinance amending chapter 21 of the Idaho Springs Municipal Code to regulate group homes and related residential uses for persons with disabilities in conformance with Colorado Law and the Federal Fair Housing Act.

14. City Attorney

15. City Administrator

- a. Staff report submitted with no requests for action.

16. Administration Department

- a. Assistant City Administrator – Staff report submitted with one request for action.

Motion: Move to approve the mayor to sign a letter written by the City attorney providing written consent allowing for the assignment of the Licensee under the June 14, 2021 Charging Station License Agreement from EV Build, Inc. to Loop Global, Inc. with the following condition: prior to the issuance of written consent to the assignment, Loop Global must provide evidence satisfactory to the City Attorney of the entity's authority to conduct business in the State of Colorado.

- b. Community Development Planner - No staff report submitted.
- c. Deputy City Clerk – Staff report submitted with no requests for action.

17. Police Department

- a. Staff Report-No Action Items

18. Public Works Department

- a. Staff report with no requests for action

19. Mayor/Council

20. Executive Session

- a. Executive Session under CRS § 24-6-402(4)(f) to discuss personnel matters, specifically, the City Administrator's performance review

21. Adjourn

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.
- Council typically does not provide feedback during public comment sessions.
- If you would like to provide materials for Council 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.



Elected Officials Presentation

City of Idaho Springs • August 10, 2026

Presented by: Sam Light, CIRSA Deputy Executive
Director/General Counsel



Welcome to
Idaho Springs
Where the Gold Rush Began!

Introduction – Overview

- Discussion of best practices for liability and risk management at the governing body level. Suggestions that will enhance your effectiveness and success and, in turn, reduce risk for the City, City Council and you individually. Topics we will touch on include:
 - The role of public official
 - Organizational structure & liability
 - Ethics & personal conduct
 - Quasi-judicial decision-making
- Presentation is a training resource only; is not intended to address or provide legal advice on any specific, pending issues.

The Role of Public Official

- There are unique dynamics of being a local public official:
 - Citizen → government official (24/7!)
 - Outsider → insider
 - Critic/proponent → representative-ambassador-**fiduciary** of the City as an entity and of the local public body upon which you serve.
- “The holding of public office or employment is a public trust, created by the confidence which the electorate reposes in the integrity of...local government officials and employees.”

The Role of Public Official

- Within a municipal/public entity structure, effective governance and effective risk management requires continual recognition that you are **fiduciaries**.
- Among other attributes, the fiduciary responsibility requires:
 - Recognition of broader public interest.
 - The ability to place the City's interests and the public interest above narrow, personal, single-issue or other interests.
 - A commitment to consider matters on their merits alone.
 - Recognition that being on a multi-member public governing body is a "We" job.

The Role of Public Official

- As local government officials, part of your role is delivering good governance which, at root, is based both practically and legally on a few core concepts:
- **Openness & Transparency** (open meetings/records laws);
- **Fundamental Fairness** (due process);
- **Predictability & Evenhandedness** (equal protection, certiorari claims, etc.); and
- **Civility & Mutuality of Respect**

Organizational Structure & Liability

- Everyone within the organization has a “job description”—it is important that everyone honor their “job description,” both to help ensure the organization functions at a high level, and to avoid risks of liability, including the risk of personal liability!
- Under Colorado Governmental Immunity Act (CGIA) you have protection from personal liability if you are “within the scope of employment (SOE)” and not acting “willfully and wantonly.” Means everyone needs to know and respect their “job description.”
- Conduct that is “outside the scope” or “willful and wanton” can result in a loss of governmental immunity and create liability, including personal liability.
 - “Willful and wanton conduct”: Conduct that is purposefully undertaken and calculated to cause harm, in conscious disregard of the consequences or rights or safety of others.

Organizational Structure & Liability

- Can also result in potential loss of insurance coverage. Public official liability (POL) policies follow “course and scope” and “willful and wanton” concepts. That is, they extend coverage to elected officials “in their capacity as such” (or similar) and have provisions excluding coverage where liability is imposed for willful and wanton conduct, fraud, ill-gotten gain, or criminal or malicious acts.
- The CGIA provides a form of qualified immunity, but it is not an absolute shield. Similarly, a federal form of qualified immunity protects government officials from liability for civil damages “insofar as their conduct does not violate clearly established statutory or constitutional rights of which a reasonable person would have known.”
- Recognize that certain liability risks—in particular, civil rights and tort exposures—can be exacerbated by “bad facts” that suggest (or are perceived to be based upon) retaliatory or malicious conduct.

Legislative v. Administrative Matters

- A key component of SOE is the legislative-administrative distinction, which is recognized in the City Code. Under the City's organizational structure, there is policy/administration allocation of duties, responsibilities and roles. This is the most common form of municipal structure.
- **Council:** Legislative and corporate governing body (i.e., Policy & Governance)(*See C.R.S. Sec. 31-4-101*). Mayor is presiding officer with other duties as per statute and City Code.
- **Administrator:** Chief administrative officer of the City (i.e., Administration)(*See Code 2-53*). Oversees the "day-to-day" municipal operations.
- By statute, ordinance, etc., certain duties are performed by Council and certain duties are performed by staff. These allocations of authority and responsibility not only define the organization's structure; they define "scope of employment" for everyone in it.

Legislative v. Administrative Matters

Where is Council focusing its efforts?



- **Time Horizons:** Yours should be the furthest out!
- **Legislative Affairs:** Council and its members are the policy-making body; “looking down the road”; forward thinking; big picture, rather than day-to-day.
- **Corporate & QJ Matters:** Addressing corporate matters (fiduciary) as well as QJ matters reserved to the Council.
- **Dealings within Chain of Command:** Appointment & Supervision of Council “direct reports.” Don’t jump more than one level!
- **No Redundancy:** Unlike other levels in the organization, there is no one else who can step in and do your job – and your job is not administration.

Supporting Organizational Structure

- Tips to support the structure and avoid concerns around “role discipline” and “scope”:
 - Understand “job description” and stay within it. Note, the “powers and duties” provisions applicable to the Council (and others) serve to define SOE.
 - Recognize that elected and appointed officials act primarily as a BODY, and exercise responsibilities mainly by group discussions and group decision-making in a PUBLIC MEETING. “Powers and duties” are exercised by the body as a whole.
 - Therefore, the role is a group role! Think “We” ... not “I”! If you find yourself about to act in terms of “I” rather than “we” ...that’s a red flag.
 - Another red flag? “He/she/they did what?!?!”

Supporting Organizational Structure

- Adherence to the City's organizational structure is particularly important in the area of employee relations and handling of administrative matters assigned to staff.
- Except for those employees that are the “direct reports” of the governing body, elected and appointed officials are not employee supervisors. Thus, don't give direct orders specifically to City employees who are not your direct reports, or get individually and improperly involved in personnel issues.
- It's not that administrative matters are “hands off” for elected officials – you are entitled to ask questions and get information - but it's important to exercise role discipline to prevent entanglements, disempowerment, misunderstandings, and exposure to legal liability, including potential individual liability.

Supporting Organizational Structure

- Other tips:
 - Establish, in collaboration with your Administrator, a process for bringing forward your questions and concerns (or those raised by citizens) about administrative matters.
 - Use your Administrator and staff as a resource for accurate information and to get things done (and look good while doing it!). Be cautious of reacting to “one side of the story” or being “conscripted” into an attempted “end run.”
 - Avoid being swayed by the (understandable but mistaken) view that individual members have the power to override administrative decisions vested in others.
 - Resolve to work through your differences at the governing body level and speak with “one voice” to your direct reports. The solution for unresolved differences is not for individual members to take the issue upon themselves.

Ethics & Personal Conduct

- Have a good working familiarity with the ethics rules governing your conduct (e.g., Colorado “Standards of Conduct,” C.R.S. title 24, article 18) and seek assistance as needed. Some key areas:
 - **Conflicts of Interest:** Disclose, recuse, don’t vote, and don’t influence other members.
 - **Confidential Information:** Don’t disclose or use any confidential information for personal benefit.
 - **Gifts:** Decline any gifts that seem to be connected to your service (and abide by gift rules).
- Avoid situations that may create an appearance of impropriety. Recognize that in matters of ethics, fair or not, sometimes perception = reality and reality = perception.

Ethics & Personal Conduct

- Beyond compliance with applicable ethics law, commit to personnel conduct that strengthens the WE – the Council as an institution. This sometimes requires personal sacrifices, such as:
 - Setting aside a personal interest or agenda when there is lack of support.
 - Accepting “the Council has spoken” though one preferred a different outcome.
 - Respecting Council Rules of Conduct and Procedure.
 - Avoiding perceptions (internal or external) of “getting ahead” of or “speaking for” the voice of Council where it has not yet spoken.

Ethics & Personal Conduct

- Recognize also that inappropriate personal conduct can be destructive to a public body, its agenda, its reputation, and to public faith/trust. Some problem areas we've seen:
 - "Outlier syndrome" and individual elected officials "going it alone" or "fomenting controversy" for its own sake where none was otherwise existing or apparent.
 - Accusations of lack of respect, incivility, lack of good faith, hidden agendas, preconceptions, undue partisanship (by law, Colorado municipal elections are nonpartisan), incivility, "proxy talk" or other concerns creating a sense of distrust.
 - An "imbalance" of information and/or participation on the body, or bodies constantly lining up with the same split vote on every issue.
 - Meetings unfolding with "surprise," "gotcha" or "staff bashing" moments giving rise downstream to liability concerns.

Quasi-Judicial Rules of Engagement

- Often the Council and its members are acting as “legislators”—making general policies that apply generally—or handling routine business matters.
- But at other times you make decisions affecting a specific applicant’s property rights. For these “quasi-judicial” matters—e.g., land use and licensing applications before the Council—the members are essentially acting as judges. In this role you have heightened responsibilities to provide “due process” and a failure to provide due process exposes you and the City to liability.
- So, be familiar with the due process “rules of engagement” that apply to quasi-judicial matters. These rules require you conduct yourselves like judges, not like legislators.
- These rules have a familiar source: “No person shall be...deprived of life, liberty, or property, without due process of law.”

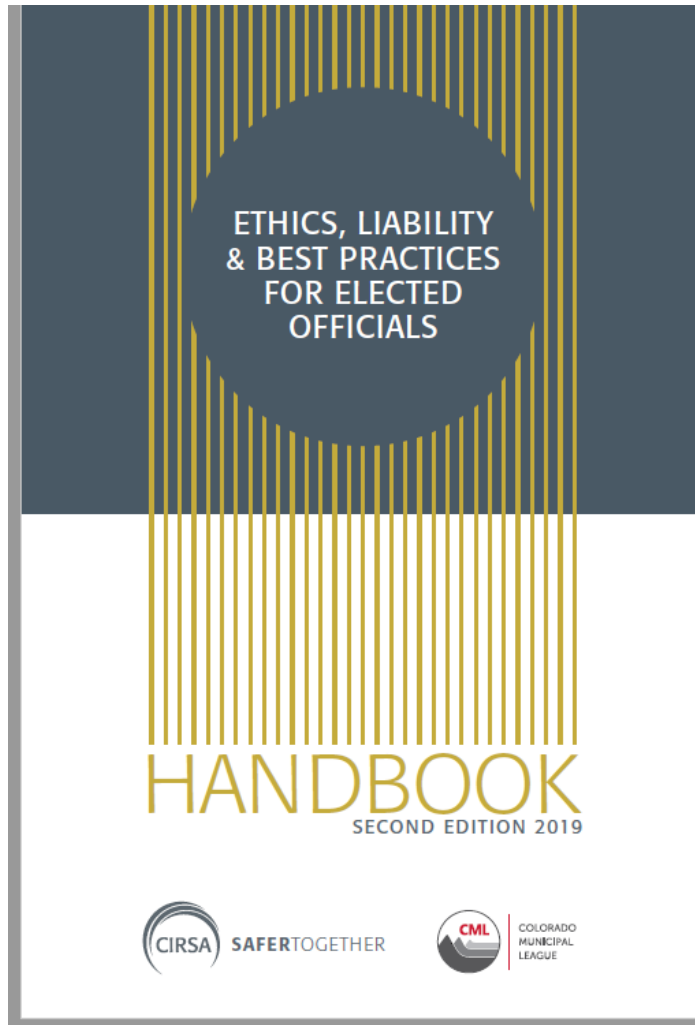
Quasi-Judicial Rules of Engagement

- **Avoid Ex Parte Contacts:** As the judge, don't engage with the applicant or others, or with your fellow quasi-judges, before or outside the hearing about the issues to be decided at the hearing.
- **Maintain Impartiality:** As a judge, remain neutral; don't make up your mind before the hearing and don't make prejudicial pre-hearing statements.
- **Recusal:** As the judge, you must recuse yourself from the proceedings if you have a conflict of interest or other disqualifying circumstance.
- **Judicial decision-making:** Your deliberations and decision on a quasi-judicial matter **must be focused/based upon** only the **evidence** presented at your hearing **and the relevant, existing criteria** (i.e., the standards) that apply to the decision before you. In this role you must set aside personal bias, opinions, and preferences. In deliberations, use Sam's "Rule of Why."
- For more on the quasi-judicial "rules of engagement" see handout and this presentation: https://www.cml.org/docs/default-source/2024-conference-presentations/6-19-24-1045-cml-2024-qj-decision-making.pdf?sfvrsn=ee380f05_2.

Concluding Thoughts

- Key “takeaways” for managing and mitigating risks at the governing body level.
 - Remember and embrace the policy/administrative distinction
 - Take the time you need & get the information you need to make sound decisions
 - Have focused and on-point deliberations—they lead to defensible decisions
 - Individually and collectively, stay within your authority and “SOE”
 - Know the rules, play by the rules, and apply them evenhandedly
 - Embrace and provide good process—process is itself a government service
 - Follow transparency rules
 - Recognize the authority of Council is exercised collectively
 - Commit to civility and mutuality of respect
 - Work individually and collaboratively to fulfill your fiduciary responsibilities

Resources



CIRSA Elected Officials Handbook:
<https://www.cirsa.org/wp-content/uploads/2019/06/EthicsLiabilityBestPracticesHandbookForElectedOfficials.pdf>

CIRSA elected and appointed officials' resources:
<https://www.cirsa.org/safety-training/elected-officials/>.

CIRSA news & events page:
<https://www.cirsa.org/news-and-events/news/>

CIRSA Training & Events Calendar:
<https://www.cirsa.org/news-and-events/events-calendar/>

CIRSA Safety YouTube Channel:
https://www.youtube.com/@CIRSA_Safety/videos

About the Colorado Intergovernmental Risk Sharing Agency (CIRSA)

- Public entity self-insurance pool for property, liability, and workers' compensation coverages.
- Formed by in 1982 by 18 municipalities pursuant to CML study committee recommendations.
- Not an insurance company, but an entity created by intergovernmental agreement of our members.
- Total membership today stands at 299 member municipalities and affiliated legal entities
- Member-owned, member-governed organization.
- No profit motive – sole motive is to serve our members effectively and responsibly.
- CIRSA Board made up entirely of municipal officials.
- Seek to be continually responsive to the liability-related needs of our membership – coverages and associated risk management services, sample publications, training, and consultation services, as well as specialty services such as home rule charter review.
- We have the largest concentration of liability-related experience and knowledge directly applicable to Colorado municipalities.

OUR CULTURE

CIRSA and its members embrace a proactive risk management culture. Through the power of pooling, our programs, services, and coverages enable CIRSA members to act with confidence so that they, in turn, can enable their organizations and communities to thrive.

OUR MISSION

CIRSA is the leader in risk management and insurance coverage for Colorado local governments.



OUR VISION

CIRSA is revolutionizing risk management for Colorado communities.



OUR MEMBERS

Managing risk is the way our pool members foresee and protect against potential losses and liabilities facing their communities, and recover from them should they occur.



OUR VALUES



In the name of Community, we serve the greater good.
In the name of Partnership, we foster collaboration for problem-solving.
In the name of Ethical conduct, we do the right thing.
In the name of Stewardship, we aim for long-term sustainability.

ABOUT US

CIRSA is a public entity self-insurance pool serving Colorado municipalities and affiliated entities. CIRSA staff are subject matter experts in Colorado public entity insurance, liability, and risk management issues. CIRSA is accountable to each member individually and to the membership as a whole, NOT to stockholders seeking a profit.

Speaker Bio

Sam Light is Deputy Executive Director / General Counsel for the Colorado Intergovernmental Risk Sharing Agency (CIRSA). Previously, Mr. Light was a partner with the Denver law firm of Light | Kelly, P.C., specializing in municipal and other public entity law, insurance law and defense of public entities and elected officials. Sam is a frequent speaker on public entity risk issues and municipal law and has practiced in Colorado since 1993.



Business Resources & Partnership Opportunities

We work to strengthen Idaho Springs by supporting local businesses, fostering community partnerships, and creating experiences that benefit residents and visitors alike. Through destination marketing, events, advocacy, and strategic initiatives, we help drive economic vitality, encourage longer stays, and celebrate the people, places, and stories that make Idaho Springs one of Colorado's most authentic mountain towns.

Programs Businesses Can Participate In

- **Live Local Discount Program** – Offer a resident discount (example: 10% off) and be featured on our website and with a storefront decal.
- **Fieldhouse Resident Offers** – Share exclusive promotions (example: "Free appetizer with entrée") for new Fieldhouse residents.
- **Social Media Co-op** (*reopens this fall*) – Join a shared marketing campaign to expand your reach through professionally managed social media. Packages starting at \$250per month.
- **Events & Promotions** – Participate in community events with sidewalk sales, special menus, demonstrations, giveaways, or pop-up booths.
- **Influencer Partnerships** – Host travel writers and creators with meals, lodging, products, or experiences in exchange for destination content.
- **Co-Branded Merchandise** – Create Idaho Springs-inspired merchandise through our partnership with Happy Llama (example: branded mugs, stickers, or apparel).

Strategic Initiatives

The BCPB continues to invest in projects that benefit our entire business community, including:

- Destination branding and storytelling
- Tourism marketing campaigns
- Website development
- Visitor research and tourism management
- Wayfinding and visitor experience improvements
- Grant development and funding opportunities

Community Events

Businesses have opportunities to participate in events throughout the year, including:

- Miner Street Market & Music on Miner
- Fourth of July Celebration
- Fur-ling Fest
- Fall Harvest Festival-Taste of Idaho Springs
- Holiday Ramble

Business Support & Collaboration

- Monthly business newsletters with community updates and opportunities
- One-on-one business support and connections to City departments and community partners, Business listings on VisitIdahoSpringsCO.com
- Grand opening and ribbon-cutting promotion, including social media, calendar listings, and community outreach
- Business Spotlights and Portraits that share your story through Visit Idaho Springs marketing channels. Visitor itineraries and trip planning, Email marketing and website promotion
- Media, PR, and influencer opportunities that connect your business with travel writers, journalists, and content creators
- Professional photography and destination content collaborations
- Cross-promotional partnerships with local businesses, attractions, and regional organizations, including Clear Creek County Tourism, COMBA, the Colorado Tourism Office, and other partners
- Business advocacy on community priorities, including housing, parking, wayfinding, and other issues that impact the local business environment
- Quarterly Community Conversations that bring together residents, businesses, City leadership, and community partners to share updates, discuss challenges, and collaborate on solutions

We Want to Help Tell Your Story

Whether you're launching a new business, planning a special event, offering a seasonal promotion, or simply looking for new ways to connect with visitors and locals, we're here to help.

Together, we're building a stronger, more vibrant Idaho Springs one partnership at a time.

Contact: Sadie Schultz, sschutzl@idahospringsco.com

Director, Idaho Springs Business & Community Promotion Board

VisitIdahoSpringsCO.com



Crisis Communications Standard Operating Framework (Draft)

Purpose: The purpose of this framework is to establish a clear communication structure during incidents affecting Idaho Springs to ensure accurate, timely, and coordinated information is shared with emergency responders, City leadership, businesses, residents, visitors, and media.

1. Incident Command: The Incident Commander is responsible for operational decision-making and serves as the lead authority during an incident.

Primary Incident Commander

- Chief of Police

Escalated Incidents

If an incident rises to a countywide emergency or multi-agency response (wildfire, public health emergency, major disaster, evacuation, etc.), incident command transitions to the Clear Creek County Office of Emergency Management.

Examples include:

- Wildfire
- Public health emergencies
- Large-scale evacuations
- Multi-jurisdiction incidents

2. Official Spokesperson

To ensure consistent and accurate messaging, the City will speak with one voice.

Primary spokesperson: Chief of Police

Secondary spokesperson: City Administrator

Other spokespersons as appropriate:

- Mayor (community, political, ceremonial, or recovery messaging)
- Clear Creek County Emergency Management (county-level emergencies)

All public statements should be coordinated prior to release whenever operationally possible.

3. Communications Roles

Chief of Police

Responsible for:

- Operational updates
- Public safety information
- Law enforcement messaging
- Incident briefings
- Media interviews related to response

City Administrator

Responsible for:

- Coordinating City communications
- Reviewing and approving public messaging

- Coordinating with elected officials
- Supporting interagency communications

Director of Business & Community Promotion

Responsible for visitor and tourism communications after operational information has been confirmed.

Responsibilities include:

- Communicating with businesses
- Visitor messaging
- Coordinating with the Colorado Tourism Office
- Updating Visit Idaho Springs communication channels
- Sharing approved messaging across tourism platforms
- Supporting media inquiries related to tourism impacts and recovery
- Coordinating with lodging, attractions, and tourism partners

4. Message Approval Process

Before public information is released:

Operational information is confirmed by: Chief of Police

Public messaging is reviewed by: City Administrator

Approved messaging is distributed through:

- Idaho Springs Police Department
- City of Idaho Springs
- Visit Idaho Springs
- County communications (when applicable)

Pre-written templates and "buy time" statements should be developed in advance for common incident types.

5. Internal Communications

Primary communication methods

- Text messaging
- Phone calls

Secondary communications

- Email (non-urgent)

Partner coordination

- Businesses: Visit Idaho Springs
- Tourism partners: Visit Idaho Springs
- City departments: City Administrator
- Emergency agencies: Incident Command

Future opportunities

- Evaluate WhatsApp or similar platform for field coordination among volunteer ambassadors and partner organizations.

6. Information Release Guidelines

Information appropriate for release

- ✓ Road closures
- ✓ Trail closures
- ✓ Public safety instructions
- ✓ Detours
- ✓ Reopening information
- ✓ Visitor guidance

Information that should only be acknowledged

- Fatalities
- Serious injuries
- Ongoing investigations

Only confirmed facts should be released.

No speculation.

No personal identifying information.

County-managed communications

- Evacuations
- Wildfire
- Public health emergencies

When trail closures affect VCMP, messaging should be coordinated with:

- COMBA
- Friends of VCMP
- Mighty Argo

Idaho Springs Buy Time Statement: This is something every City employee, partner organization, frontline staff member, and volunteer can use immediately when an incident occurs.

"We are aware of an incident involving _____ and emergency responders are actively managing the situation. Our priority is the safety of everyone involved. We are working closely with our public safety partners to gather accurate information and will provide updates through the City of Idaho Springs, Idaho Springs Police Department, and Visit Idaho Springs as information becomes available. Thank you for your patience and cooperation."

Internal Staff Version: If someone calls City Hall, the Visitor Center, a business, or Argo before information is released:

"We are aware of the situation and emergency responders are actively managing the incident. We don't have confirmed information to share at this time. Please follow the City of Idaho Springs, Idaho Springs Police Department, or Visit Idaho Springs for official updates as they become available."

Report to City Council

Subject: Update from Business & Community Promotion Board & Virginia Canyon Mountain Park Visitor Management Framework

Date: 8/4/2026

To: Mayor Chuck Harmon and City Council

From: Sadie Schultz, Director, Business and Community Promotions Board

Background

Over the past year, I have been participating in the Colorado Tourism Leadership Journey, a statewide leadership program through the Colorado Tourism Office. As part of the program, each participant develops an Action Learning Project that addresses a community challenge while strengthening leadership skills.

My project focuses on developing a proactive Visitor Management Framework for Virginia Canyon Mountain Park. The goal is to prepare Idaho Springs for the continued growth of outdoor recreation by creating a coordinated strategy that balances visitor experience, public safety, neighborhood livability, environmental stewardship, and economic development.

Progress to Date

The project has moved beyond planning and has already established a collaborative foundation for future implementation.

Key accomplishments include:

- Established a cross-agency Visitor Management Working Group including the City of Idaho Springs, Clear Creek County, COMBA, Mighty Argo, Friends of VCMP, Police, Fire, EMS, and Interstate Parking.
- Defined partner roles and responsibilities.
- Identified the primary visitor management challenges including parking, visitor flow, emergency response, trail sustainability, wayfinding, and visitor education.
- Connected Fire, Police, EMS, COMBA, Friends of VCMP, and the Mighty Argo to begin coordinated emergency response planning.
- Began development of a Crisis Communications Standard Operating Framework that establishes communication roles, spokesperson responsibilities, approval processes, and coordinated messaging during emergencies.
- Created a Visitor Management Dashboard to consolidate key operational and tourism data into one location for future decision-making.

Data Dashboard

One of the most significant outcomes of this project has been the creation of a comprehensive dashboard that allows the City to view multiple datasets together instead of relying on individual reports.

The dashboard currently includes:

- Visitor trends
- VCMP trail visitation
- Idaho Springs Skate Park visitation (which is also used as overflow parking)
- Parking utilization and revenue
- Sales tax trends
- Population and visitor origin data
- Time spent in Idaho Springs
- Spending trends
- Gondola ridership and capacity utilization
- Budget and economic indicators

Having this information in one place creates a much stronger foundation for operational decisions, grant applications, and long-term planning.

Crisis Communications Framework

A second component of the project has been the development of a Crisis Communications Standard Operating Framework.

The framework establishes:

- Incident command structure
- Official spokesperson responsibilities
- Communication roles
- Message approval process
- Internal communication procedures
- Information release guidelines
- Standard "buy time" messaging
- Coordination between the City, Police Department, County, Visit Idaho Springs, and tourism partners.

This work creates consistency in public messaging while ensuring operational information comes from the appropriate authority.

Looking Ahead

I believe this work provides an excellent foundation for future planning efforts and would recommend that the Visitor Management Framework become one of the focus areas for both:

- the Clear Creek County Tourism Board's Destination Blueprint initiative, and
- the Rural Technical Assistance Program (RuralTAP), should Idaho Springs be selected to participate.

Both programs offer an opportunity to build upon the work already completed by leveraging technical expertise and additional community engagement to move from planning into implementation.

Over the past year, we have established a strong foundation through cross-agency collaboration, baseline data collection, the development of a Visitor Management Dashboard, and a draft Crisis

Communications Framework. This work has demonstrated the value of proactively planning for recreation growth before challenges become community issues.

As we move into the next phase, I recommend the City continue investing in this framework by:

- Supporting continued development of the Virginia Canyon Mountain Park Visitor Management Framework as a long-term planning initiative.
- Investing in improved data collection, including additional trail counters and monitoring technology, to provide more accurate visitation and trail use data.
- Continuing the partnership with Colorado School of Mines to further develop the Visitor Management and Economic Impact Dashboard through the additional Field Session proposal I have submitted.
- Continuing quarterly coordination among City departments and partner agencies to refine the framework, strengthen emergency response coordination, and guide future operational decisions.

Business & Community Promotion Board Update

Over the past several months, the Business & Community Promotion Board has continued to expand the services we provide to our local business community while advancing several strategic initiatives that support long-term economic vitality.

One of the newest resources is our Business Resources & Partnership Opportunities Guide, a one-page document that outlines the programs, marketing opportunities, business support services, and strategic initiatives available to every business in Idaho Springs. I would like to work with City staff to make this guide part of the new business licensing process so that every new business receives information about the resources available to help them succeed from day one. This is a simple way to strengthen communication, encourage engagement, and connect businesses with City and BCPB programs early in their journey.

Community Events

As we move into late summer and fall, we continue to support community events that bring residents and visitors together while driving economic activity downtown. Upcoming events include:

- RapidGrass Festival at the Mighty Argo (August 14–15)
- Community Conversation on August 13th
- Planning continues for the Fall Harvest Festival – Taste of Idaho Springs and the Holiday Ramble, providing additional opportunities for local business participation.

Wayfinding Grant

The next major milestone is the Colorado Tourism Office Wayfinding Grant. We have completed the initial research and stakeholder engagement phase and are preparing to move into concept development and recommendations. This project will build upon many of the themes we've identified through the Visitor Management Framework, helping improve navigation, parking guidance, pedestrian connectivity, and the overall visitor experience throughout Idaho Springs. As visitation continues to grow, wayfinding will become an increasingly important tool for reducing congestion, supporting businesses, and improving the visitor experience.

Carol (CJ) Dewes
107 Ponderosa Drive, Evergreen CO 80439
(303) 921-6550 | cjsoccer4@gmail.com

City of Idaho Springs

Attn: Business and Community Promotion Board

Dear Members of the Business and Community Promotion Board and City Council,

I am writing to express my strong interest in serving on the Idaho Springs Business and Community Promotion Board (BCPB). As a local resident, business owner, and active community member who grew up in Idaho Springs, I understand both the town's heritage and the importance of thoughtful growth. I am deeply invested in supporting local businesses, strengthening community promotion, and helping preserve the historic character that makes Idaho Springs unique.

Idaho Springs occupies a unique position as both a close-knit mountain community and a major gateway for Colorado tourism. I believe that thoughtful, strategic promotion is key to supporting our local businesses year-round while balancing the needs of our local residents.

Through my background in custom design, fabrication, managerial and accounting experience, I've developed a hands-on understanding of what it takes to capture attention and create impactful community events. Whether it's designing effective signage, conceptualizing physical installations for events, or streamlining project logistics, I thrive on bringing creative concepts into practical reality. I look forward to bringing this collaborative, detail-oriented perspective to board discussions regarding downtown vitality, visual wayfinding, local marketing campaigns, and seasonal events.

As Co-Owner of Smithrock LLC, manager and accountant of Squatch Store and Mt. Evans Trout Fishing, and co-founder of our new venture, Squatch Fabrication & Welding I bring a deep, practical understanding of business strategy, operations, and community engagement. Managing these enterprises from the ground up has given me valuable insight into budgeting, marketing, project management, and what it takes for local businesses to adapt and thrive in Clear Creek County. Beyond my entrepreneurial background, I am actively invested in the future of our community, serving on the District Accountability Committee (DAC) for Clear Creek School District and participating on the Carlson Elementary PTA.

I admire the work the BCPB does to foster vibrant community spaces and support local enterprise. I welcome the opportunity to contribute my time, skills, and creative energy to help guide these efforts forward.

Thank you for your time, consideration, and dedication to Idaho Springs. I look forward to the opportunity to discuss how I can best serve on the board.

Sincerely,

Carol (CJ) Dewes

A handwritten signature in black ink that reads "Carol Dewes". The script is fluid and cursive, with the first name "Carol" being more prominent than the last name "Dewes".

August 4, 2026

Idaho Springs Business and Community Promotions Board

Idaho Springs, Colorado

Re: Letter of Intent - Board Membership

Dear Members of the Board,

I am writing to express my interest in serving our community on the Idaho Springs Business and Community Promotions Board. As a 17 year small business owner, the last 10 of those based here in Clear Creek County, I have a deep personal and professional investment in the continued growth, vibrancy and success of Idaho Springs and would welcome to take on a more formal role in the work I already perform in service to our community.

I own and operate Sketchy Faces Caricature Co., a live caricature and entertainment business built over the past 17 years of touring and performing at events nationwide, for clients including Amazon, Google, Southwest Airlines and In-N-Out Burger. In recent years I have brought my business home, taking on contracted work with The City of Idaho Springs and the Mighty Argo Cable Car, in addition to offering volunteer assistance with community facing events such as the Thursday Market on Miner Street and Rapidgrass 2026. This all represents the community engagement I hope to continue and expand through this board.

I understand this role requires attendance at monthly meetings, ongoing conversations with local business owners, advocacy for growth in our small town, and assistance with special events - all of which I am currently doing in practice, if not yet in an official capacity. I regularly work alongside local businesses and venues to bring people into Idaho Springs, and I care about doing that thoughtfully, in a way that supports the character of our town rather than diluting it.

I would be honored to bring my experience as both a working artist and small business owner, to help with this Board's efforts to promote and strengthen our business community. I am committed to showing up consistently, listening to fellow business owners, and contributing practical ideas, grounded in what I have seen work, at events of every scale.

Thank you for considering my application. I look forward to discussing how I can contribute to the Board's work.

Sincerely,

Michael Rosenbaum

Owner, Sketchy Faces Caricature, Co.

(303)522-5099

mike@sketchyfaces.com

From: [Cris Slaymaker](#)
To: [Wonder Martell, Deputy City Clerk](#); [Sadie Schultz](#)
Subject: Business and Community Promotions Board
Date: Wednesday, August 5, 2026 5:07:16 PM

Hello Wonder and Sadie,

I would like to be considered for the vacancy on the Idaho Springs Business and Community Promotions Board.

I have lived in the City of Idaho Springs for nine years and witnessed many changes to our community. I have worked at three different small businesses in Idaho Springs, before I founded my business. My business, Slaymaker Cellars is almost seven years old. I serve on the board of Scraps-to-Soil and hold a leadership position in the community garden. I also have been a part time employee of the Clear Creek Recreation Center for the past five years. I've led programming for pre-school aged children, teach swimming, and teach ice skating. I also bring fifteen years of experience working in the history/museum field from my previous career.

I would bring my many different community connections to this board. I bring the perspective of both being a business owner and being an employee. I am a parent in this community and understand the needs of families. I bring a deep sense of community service along with my experience on the board of a local non-profit. I live, work and play in Idaho Springs. I bring a voice that is connected to this community through different perspectives.

Sincerely,
Cris Slaymaker
Slaymaker Cellars Co-Founder



CLEAR CREEK
CENTER FOR
**ARTS &
EDUCATION**

A COMMUNITY JEWEL BOX FOR IDAHO SPRINGS

Bringing an arts, education & cultural hub to our historic downtown community

Passion + Partnership = An Energetic Community Space.

WHO'S BRINGING IT FORWARD

CCCAE, in partnership with Chip & Donna Bair

Chip and Donna Bair are offering the use of the historic Roberts Brothers Garage as the home for this project. As pillars of this community, they are as generous as they are kind. Their willingness to partner on this vision is invaluable.

This is a project built on partnership, passion, and a shared dedication to keeping the state's investment right here in Idaho Springs.

WHAT IT WILL BE

A welcoming space for ages 0 to 100.

- Engaging entertainment for the whole community
- Instructional classes across the arts
- A dynamic, flexible meeting and events place
- A true “third space” for our varied population

A restored historic building in the heart of downtown — reactivated as a landmark the whole town can be proud of.

A Cultural Cornerstone In Our Community.

1

Culture for All Ages

A gathering place for arts, learning, and connection built for everyone from age 0 to 100. CCCAE sponsored movies, shows, music, community art projects.

2

A Third Space for Our Families

A safe, dynamic place for our community's children to belong, beyond home and school and low cost classes

3

Life After Hours

Engaging programming that brings people into downtown during off-peak times to fuel existing businesses.

4

A Landmark Restored

A historic landmark building activated and brought to life in the center of our historic downtown economic region.

Real Resources. Already Committed.

What We Bring	Value	Status
Colorado Creative Industries Grant	1,538,000	Pending \$ for \$ Matching Funds
Cash on Hand	175,000	Secured
In-Kind Contributions (services, materials, labor)	70,000	Committed
Historic Building Value, Courtesy of Four Bairs	\$491,000	Committed
Passion & Dedication	Immeasurable	In Full Supply

STAYING RIGHT HERE

\$1.5M+

in community investment, unlocked without a cash ask of the Town

POTENTIAL OF LOSING

\$800k

short of unlocking the full gift to our community

A Rare Convergence. This is Not Creating New Policy.

Any future request would need to bring these six opportunities all at once.

-  **\$1.538M Grant Already Secured**
Outside state funding in hand, contingent on local match, with a real deadline.
-  **A Generous Building Owner Who Understands a Public Partnership**
Four Bairs Inc. are offering long-term site control for the benefit of the community.
-  **A 20-Year Lease, Not a Giveaway**
Ownership of the real estate never changes hands.
-  **Historic Preservation**
A downtown asset gets restored and activated!
-  **No Cash Ask of the City**
Only in-kind support opportunities and benefits, not a budget appropriation.
-  **Capped & Conditioned**
A one-time contribution tied to project milestones, no recurring commitment.

SUGGESTED RESOLUTION LANGUAGE

“This action is based on the unique facts and public benefits of this specific project and does not establish a general policy, obligate the City to similar accommodations for other applicants, or create precedent binding future Council decisions.”

Recommended for drafting and review by the City Attorney as part of the resolution or development agreement.

A Substantial Unlock for the Community. No Cash Outlay.

WHAT WE'RE ASKING

Partnership — Not a Check.

We're offering the city the opportunity to unlock a substantial amount of state funds that have been awarded to support this project and our City. Public, in-kind support is what it now takes to diversify and maximize the awarded grant funds.

Every in-kind contribution unlocks a real dollar to dollar match thus building a cultural hub for the people of Idaho Springs.

COMMUNITY BENEFITS

- A restored, activated historic property
- A true “third space” for our community
- An artistic & cultural hub for life-long learners
- A community center the City is proud to show off
- Additional foot traffic (tax dollars) in off-peak hours
- Increased workforce opportunities

**CCCAE Public Investment to unlock \$ for \$ match from Colorado Creative Industries Grant.
Bringing low cost cultural programming and education to Idaho Springs and Clear Creek County**

Contribution	Estimated Value	Unit Count or %	Total	Status/ Document Needed
MISC. IN-KIND CONTRIBUTIONS				City Resolution
Donated staff support	\$4,000	estimated	\$4,000	
Plan and Application Fees	\$5,000	100%	\$5,000	
Bldg Permit fee reduction	\$6,172	20%	\$1,234	
Plan Review Fee	\$4,012	20%	\$802	
Inspection Fees - potential	\$500	20%	\$100	
Signage Permits	\$75	100%	\$75	
Minor / Major Application Fee	\$1,000	100%	\$1,000	
Final Development Plan Fee	\$500	100%	\$500	
Solid Waste Permit	\$150	100%	\$150	
Construction Container	\$1,825	100%	\$1,825	
Utility Tapping /Inspection Fee	\$150	100%	\$150	
Utility Reconnection Fee	\$100	100%	\$100	
HPRC Review Fee	\$100	100%	\$100	
Planning Commission Review Fee	\$100	100%	\$100	
Encroachment Agreement	\$150	100%	\$150	
Encroachment filing waived	\$1,200	100%	\$1,200	
UTILITY OFFSET				City Resolution
Water License Tap Fee - 2" line estimated	\$36,279	100%	\$36,279	
Sewer Tap fee - 4" line estimated	\$201,285	100%	\$201,285	
Sewer review	\$2,411	20%	\$40,257	
IMPACT OFFSET				City Resolution
Impact Fees per Commercial per parking spaces	\$5,000	16	\$80,000	
Impact Study Cost Deposit / System Impact Costs	\$3,000	100%	\$3,000	
PARKING COLLABORATION after 6pm				City Resolution
Parking in-lieu waiver to secure extended local downtown business hours	\$20,000	16	\$320,000	
Swap On-site with City Lot for Bjs management			\$0	Land swap
Parking improvements - south side of bldg	\$32,000	100%	\$32,000	
GRAND TOTAL			\$729,307	
ADDITIONAL COMMUNITY BENEFIT				
Under discussion with staff: Idahoe Street Master Plan potential related design/construction work	\$320,000	50%		Allocation to release funds for work directly adjacent to RG to complement future encroachment.
Utility Underground Work (Xcel Only)	\$400,000	50%		

Clear Creek Center for Arts & Education					
Sources of Capital Funds					
Source	Value	Type	Status	Documentation	Notes
Cash Contributions	\$34,500				
Gates Foundation Capital Grant	\$50,000	Grant	Secured	Award letter	
DOLA REDI Grant	\$80,000	Grant	Secured	Grant agreement	
Volunteer Log Dedicated to Capital Build	\$9,045				
Donated Professional Services	\$58,250				
FF&E Donations	\$8,750				
Building Owner Value	\$491,000				
Public Investment	\$729,307				
TOTAL	\$1,460,853				
Colorado Community Revitalization Grant	\$1,538,000	Grant	Awarded	Award Letter	up tp \$1.538M
GRAND TOTAL	\$2,998,853				
Project Cost Estimated Budget:					
A. Historic Garage Restoration / Reuse	\$1,664,000				
B. Includes site improvements	\$1,984,000				
C. Includes 1,200 SF expansion structure	\$2,704,000				

Economic Impact of Rural Arts Centers

Narrative Summary

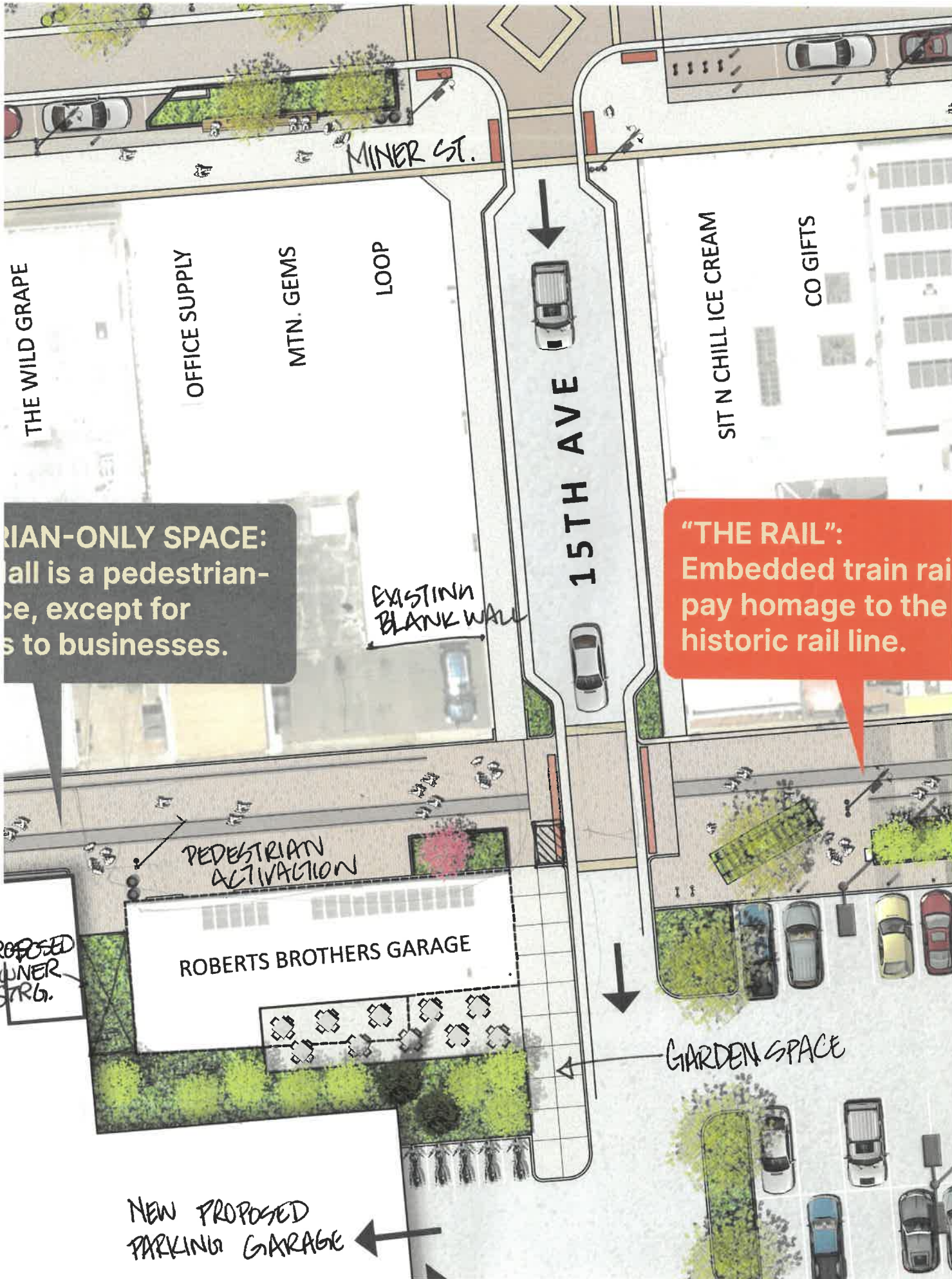
Across the Mountain West, rural arts centers consistently generate between \$1 million and \$6 million in annual economic activity, supporting 20 to 80 local jobs depending on scale, programming, and tourism flow. Communities such as Creede, Leadville, Paonia, Mancos, and Telluride demonstrate how activating a historic structure as an arts hub increases downtown foot traffic, strengthens restaurant and retail revenue, and anchors long-term economic revitalization. These outcomes are documented patterns in towns far smaller and less traveled than Idaho Springs. Given 29 million cars passing annually, even a modest visitor capture rate positions us to achieve economic gains at the upper end of the spectrum, making the transformation an arts center one of the most defensible and high-return investments available.

Table 1: Evidence-Based Rural Arts Economic Impact

Community / Venue	Population	Verified Annual Economic Impact	Verified Jobs Supported	Notes
Creede Repertory Theatre (CO)	~300	\$3.75M locally; \$5M statewide	~83	Largest employer in Mineral County
Cheyenne Nonprofit Arts Sector (WY)	~65,000	\$12.2M annually	161	Strongest verified rural-adjacent arts impact in WY
Montezuma County Creative Economy (CO)	~26,000	\$13.5M creative-economy output	N/A	Includes Mancos Creative District
Wyoming Statewide Creative Sector (WY)	Statewide	\$1.3B economic output	11,876	Rural counties included
Colorado Statewide Arts Sector (CO)	Statewide	\$19.7B economic output	121,228	Includes rural creative-district contributions

Table 2: Evidence + Modeled Estimates

Community / Venue	Residents	Annual Economic Activity	Jobs Created	Data Type
Creede Repertory Theatre (CO)	~300	\$3.75M local; \$5M statewide	~83	Verified
Tabor Opera House (Leadville) (CO)	~2,600	~\$1.5M	~25	Modeled
Old Town Center for the Arts (Cottonwood) (AZ)	~12,000	~\$1.0M	~20	Modeled
Sheridan Public Arts (Sheridan) (WY)	~19,000	~\$3.0M	~40	Modeled
Paonia Creative District (CO)	~1,500	~\$2.0M	~30	Modeled
Sheridan Opera House (Telluride) (CO)	~2,500	~\$5.0M	~60	Modeled
Mancos Creative District (CO)	~1,400	~\$1.2M	~18	Modeled
Trinidad Creative District (CO)	~8,500	~\$4.0M	~55	Modeled
Moab Arts & Recreation Center (UT)	~5,300	~\$3.0M	~45	Modeled
Laramie Arts & Cultural Sector (WY)	~33,000	~\$6.0M	~80	Modeled



THE WILD GRAPE

OFFICE SUPPLY

MTN. GEMS

LOOP

MINER ST.



15TH AVE



SIT N CHILL ICE CREAM

CO GIFTS

BIKE-ONLY SPACE:
This is a pedestrian space, except for bikes to businesses.

EXISTING BLANK WALL

"THE RAIL":
Embedded train rail pay homage to the historic rail line.

PEDESTRIAN ACTIVATION

ROBERTS BROTHERS GARAGE

PROPOSED OWNER STRG.

GARDEN SPACE

NEW PROPOSED PARKING GARAGE

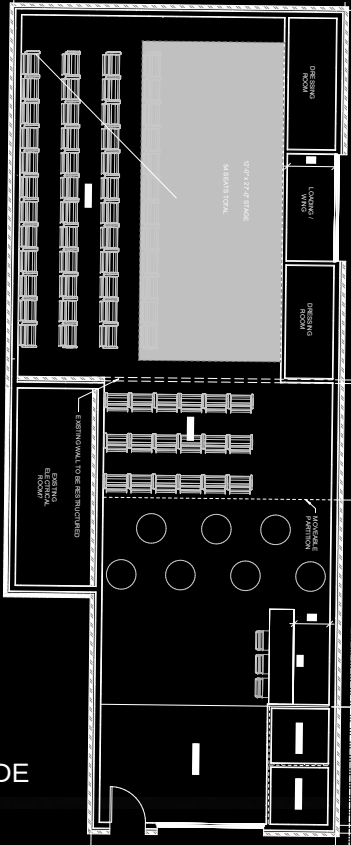
PLAYHOUSE, GALLERY,
CREATION, EDUCATIONAL
& EVENT SPACE

1,500 SF

A flexible space for performance, art, creation and community. Theater seating retracts to open the floor for receptions, exhibitions, workshops and events.

FEATURES

- ◆ Flexible retractable (telescopic) theater seating for 36-80 guests
- ◆ High ceiling with grid & theatrical lighting
- ◆ Wall projection for immersive environments
- ◆ Gallery hanging system
- ◆ Artist work tables
- ◆ Bar/ prep counter
- ◆ ADA restrooms



THEATER MODE
36-82 SEATS



THEATER
ALTERNATE



EVENT
80-120 STANDING



WORKSHOP
CAPACITY ~30



THEATER / PLAYHOUSE

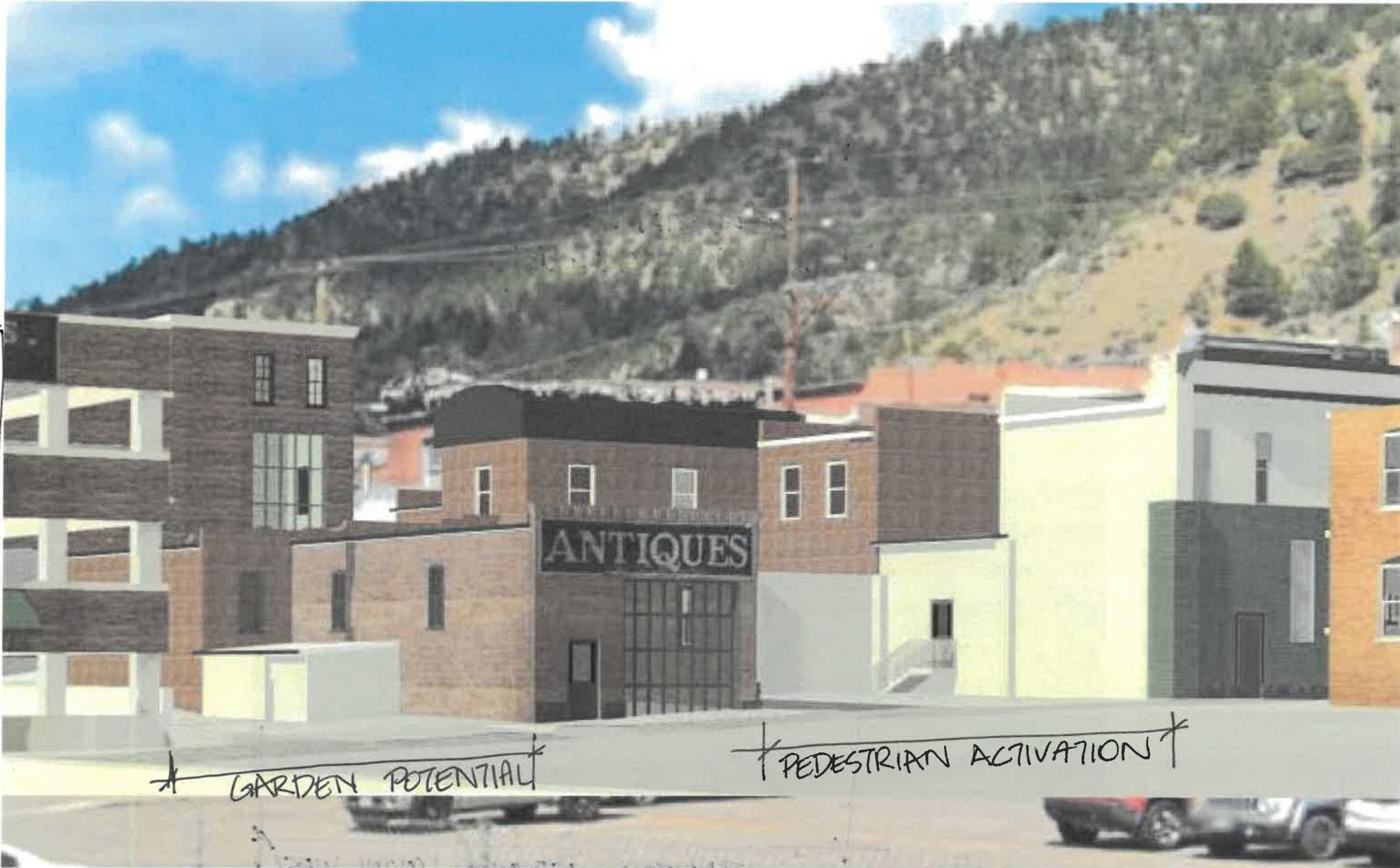


EVENTS IDE



EDUCATIONAL STUDIO / WORKSHOP

* PROPOSED PARKING GARAGE *



* GARDEN POTENTIAL *

* PEDESTRIAN ACTIVATION *



IDAHOE ST. PEDESTRIAN VIEW LOOKING EAST



IDAHOE ST. PEDESTRIAN VIEW, LOOKING WEST



25' WIDE X 60' DEEP MODERN GARDEN SPACE

CAPACITY: 45+ GUESTS



STANDING RECEPTION
45-60 GUESTS



SEATED / WORKSHOP
45 GUESTS

FEATURES

- Pedestrian-friendly design
- String lighting for ambiance
- Partial tree backdrop with Rocky Mountain views
- Historic mining town touches (brick, steel, ore cart, vintage-photos, signage)
- Built-in bench seating with planters
- Low-maintenance, hardy plantings for Colorado climate
- Flexible layout for receptions, parties, or creative workshops
- Three-story open parking on left
- Mural with early 1900s outdoor event scene
- Storybook iron staircase to rooftop
- Lush flowers and plantings throughout
- Dog-friendly and community-focused space



60'

LAYOUT OPTIONS



STANDING RECEPTION
45-60 GUESTS



SEATED EVENT
45 GUESTS



PAINTING WORKSHOP
45 GUESTS





TO: Idaho Springs City Council
FROM: Dylan Graves, Community Development Planner
SUBJECT: Idaho Springs Noise Ordinance Requirements
MEETING DATE: August 10, 2026 – Work Session

Background:

The City of Idaho Springs' Municipal Code (ISMC) regulates noise in Chapter 17 – Miscellaneous Provisions and Offenses.

The current regulations are as follows:

Sec. 17-81. - Disorderly conduct.



- (A) It is unlawful to commit disorderly conduct. A person commits disorderly conduct if he or she intentionally, knowingly or recklessly:
- (1) Threatens physical harm to any person in a public place;
 - (2) Makes, causes or controls unreasonable noise in a public place or that is audible upon a private premises that he or she has no right to occupy;
 - (3) Fights with another in a public place, except in an amateur or professional contest of athletic skill;
 - (4) Makes statements or gestures calculated to cause embarrassment or provoke anger in any person in a public place when such statements or gestures cause any person to inflict bodily injury upon any person or tend to invite an immediate breach of the peace; or
 - (5) Urinates or defecates upon any public or private place other than in a toilet facility provided for such purpose.
- (B) It is an affirmative defense under Paragraph (A)(1) above that the actor had significant provocation for his or her threatening conduct.
- (C) A prima facie showing that a violation of Paragraph (A)(2) above has occurred shall consist of evidence that the defendant caused or controlled such noise between the hours of 10:00 p.m. and 7:00 a.m., and that the noise was audible at a distance of one hundred (100) feet from its source, was distinguishable from any other source of sound in the vicinity and was of a greater volume than any other single source of sound in the vicinity.
- (D) It shall be an affirmative defense in a prosecution under Paragraph (A)(2) that such sound made by the defendant was reasonable at the time and under the circumstances surrounding the making of the sound, or was pursuant to a City permit.

The ISMC does not specify a maximum decibel level for noise. Currently, the Idaho Springs Police Department must make a judgement call on what types, volumes, and intensities of noise are unreasonable and address complaints based on that incomplete information. Additionally, a citation for Disorderly Conduct is a criminal citation, and the current code does not provide the city with any civil remedies related to excessive noise.

Chief Buseck and the Police Department would like to have additional tools at the department's disposal to better address noise complaints when they come up. They want the ability to give someone a ticket or citation when they go out to a property and someone refuses to comply with the noise requirements, rather than having to go through a nuisance abatement process. The Department would like to be able to apply specific decibel (dB) requirements so that there is an objective standard that the department can enforce. Chief believes that the department has the budget for a professional grade dB reader to be able to clearly identify the noise level coming from a property. Using this objective standard, an officer can quickly determine whether a complaint is valid.

State Maximum Permission Noise Levels from CRS Section 25-12-103:

The state of Colorado has addressed noise in the Colorado Revised Statutes (CRS).

Every activity to which this article is applicable shall be conducted in a manner so that any noise produced is not objectionable due to intermittence, beat frequency, or shrillness. The dB(A) described above would be measured from the property line and at least 25 feet from the source of the noise. You can be as loud as you want on your property but you could be in violation if the dB(A) level from

	Daytime Hours (7am – 7pm)	Nighttime Hours (7pm – 7am)
Residential	55 dB	50 dB
Commercial	60 dB	55 dB
Industrial	80 dB	75 dB
Parks and Recreation	55 dB	50 dB

In the hours between 7:00 a.m. and the next 7:00 p.m. (daytime hours), the noise levels permitted may be increased by ten db(A) for a period of not to exceed fifteen minutes in any one-hour period.

Periodic, impulsive, or shrill noises shall be considered a public nuisance when such noises are at a sound level of five db(A) less than those listed in subsection (1) of this section.

For the purposes of this article, measurements with sound level meters shall be made when the wind velocity at the time and place of such measurement is not more than five miles per hour. In all sound level measurements, consideration shall be given to the effect of the ambient noise level created by the encompassing noise of the environment from all sources at the time and place of such sound level measurement.

Chief Buseck has some concern about the wind speed requirement, since there is nearly always some level of wind in Idaho Springs. This would need some additional thought.

The State statute provides the following exceptions applicable to the City:

This article is not applicable to the use of property by this state, any political subdivision of this state, or any other entity not organized for profit, including, but not limited to, nonprofit corporations, or any of their lessees, licensees, or permittees, for the purpose of promoting, producing, or holding cultural, entertainment, athletic, or patriotic events, including, but not limited to, concerts, music festivals, and fireworks displays. This subsection (11) shall not be construed to preempt or limit the authority of any political subdivision having jurisdiction to regulate noise abatement. Also exempt are aircrafts, railroads, speed and endurance racing events during specific hours as approved; snowmaking; and other noise from utility commissions, such as electric transmission facilities.

Historic District and mixed-use areas (like the East End Overlay District):

Staff believe that these would fall under the Commercial noise category since there are a mix of commercial and residential uses in the area. This ensures that commercial businesses in these areas can operate with some additional flexibility while still protecting residents who live in these areas.

Noise Permits:

We may want to consider a 'noise permit' process for planned events that might exceed the permitted noise levels for an approved period. This could be a noise permit that allowed higher noise (perhaps only until 10 pm). This could allow for special events, private parties, small concerts, or other potential events to exceed the city's noise ordinance for a certain period so that the Police Department would not need to respond to every complaint. This could be beneficial for special events (races, concerts, etc.) but could also be beneficial for the Police Department so that they can regulate loud demonstrations in public areas, address loud vehicles driving around the city (such as an ice cream truck playing music in a neighborhood or a food truck using a generator for their business), or private concerts at residential homes.

Construction:

Another noise-related item relates to construction projects. The ISMC largely does not regulate construction noise, impacts, or hours, which has led to complaints in the past. The city's *Standards and Specifications for Design and Construction* document states that right-of-way (ROW) permits authorize work between the hours of seven o'clock (7:00) am and seven o'clock (7:00) pm, Monday through Thursday, and between the hours of seven o'clock (7:00) am and five o'clock (5:00) pm on Fridays, unless the Applicant obtains written permission from the City Administrator to

do the work earlier or later than the stated hours or on a weekend. However, for non-ROW permits, there are no standards.

The state's noise statutes state the following:

Construction projects shall be subject to the maximum permissible noise levels specified for industrial zones for the period within which construction is to be completed pursuant to any applicable construction permit issued by proper authority or, if no time limitation is imposed, for a reasonable period of time for completion of project.

Staff believe it may be reasonable to establish construction hours as part of a noise ordinance update. Looking at other communities around the state, there are some common standards. Construction activities associated with development projects could occur only between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturdays. Construction activities are generally prohibited on Sundays and legal holidays unless authorized by the City Administrator or Building Official for emergencies or when required to protect public health, safety, or property.

REQUEST FOR DIRECTION:

- What are City Council's thoughts on adopting the State of Colorado maximum noise level regulations? Note that if we do not adopt, a private citizen will still hold the right to enforce the state regulations within the City. Without city regulations, a claim would have to be made to county court, rather than municipal court.
- How does the City Council think that the Historic Downtown district be regulated?
- Should the city regulate construction hours?
- Should the city consider adding elements to Chapters 16 and 17 of the ISMC to better clarify nuisances and offenses for things like animals and the noises they produce?
- Should the city consider adding a noise permitting process to allow the city to consider requests to exceed the noise ordinance for certain periods?

**IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
July 27, 2026**

The City Council of the City of Idaho Springs held a regular meeting and executive session on July 27th, 2026, in the city council chambers. Mayor Chuck Harmon called the regular meeting to order at 7:00 p.m.

Answering the roll were: Mayor Chuck Harmon, Mayor Pro Tem Jeremy Jones, Councilmember Lisa Manifold, Councilmember Kate Collier and Councilmember Janine Mariani, Councilmember Briana Reagon and Councilmember Sharon Bassist. Staff present were City Administrator Andrew Marsh, Assistant City Administrator Guy Patterson, Public Works Director Edward Sigward, Community Development Planner Dylan Graves, Associate Attorney Nick Klein and Chief of Police Nathan Buseck.

The Pledge of Allegiance was recited by all present.

AGENDA APPROVAL

Mayor Harmon advised council that there were a few amendments necessary for the agenda. Mayor Harmon added a motion to City Administrator Andrew Marsh's section for approval of support for the RTAP application, that Resolution #14, series 2026 needs to be removed from this agenda and to amend Ordinance #15, Series 2026 to add a term of 50 years. Mayor Harmon moved to approve the amended agenda of July 27th, 2026, Councilmember Collier seconded. Second followed by an all in favor voice vote.

CONFLICT OF INTEREST

Associate Attorney Nick Klein asked all council members who thought they may have a conflict to state their reason why so he could have a quick Q&A to see if they need to remove themselves. Mayor Pro Tem Jeremy Jones stated he reviewed the submittal for fire code compliance, but nothing regarding zoning. Attorney Klein advised Mayor Pro Tem Jones, he was ok to participate with the public hearing.

Councilmember Mariani stated that she was part of the housing authority and that authority had reviewed a letter of support for this development. Councilmember Mariani stated that they voted in favor of the letter of support but did not review any plans for the development. Associate Attorney Nick Klein advised councilmember Marianni that she was ok to participate in the public hearing.

Councilmember Reagon stated she is also part of the housing authority, but she is an alternate and did not participate in any vote on the letter of support and she also did not review any plans for this development. Associate Attorney Nick Klein advised Ms. Reagon that she was ok to participate in the public hearing.

Councilmember Manifold advised that this referral come to HPRC, but she did not review that referral, she had the Vice Chair review the submittal. Associate Attorney Nick Klein advised Ms. Manifold that she was ok to participate in the public hearing.

APPROVAL OF MINUTES

Councilmember Collier moved to approve the minutes of July 13th, 2026, Councilmember Reagon seconded. Second followed an all in favor voice vote.

APPROVAL OF BILLS

Mayor Pro Tem Jerney Jones moved to approve the bills to July 27th, 2026. Councilmember Bassist seconded, second followed by discussion. Councilmember Manifold asked about the bill paid to Ross Briar for \$881.00 and what that was for. Ross Briar happened to be in the audience, and he provided to council that what he does for the city is he provides templates for posters. Discussion followed by an all in favor roll call vote.

PUBLIC COMMENT – SCHEDULED

UNSCHEDULED PUBLIC COMMENT

Kent Slaymaker 2036 Virginia Street – Mr. Slaymaker wanted to let everyone know that Mr. Gutterman was in town this weekend, and he is a bully, conman that picked a fight in town. He is making money on the video of the fight that he picked. It elevated to violence, and filming an illegal act does not make it legal. He should be charged and he is harassing businesses in town. Mr. Slaymaker asked council to do something.

Bobbi Korthus 836 Miner Street – Bobbi stated she was glad to see so many people here. Questioning the city water usage for the SOD at the Fieldhouse, and why this was not zero scaped. She sees the sprinklers running all times of the day, also at CRC park, with drought, the waterfall is city treated water and is just being dumped and wasted.

FINANCE OFFICER

The June 2026 financial statements are in the packet for review, and the Finance Director Lorraine Trotter went over these statements during the work session.

RESOLUTIONS

Public Hearing: Resolution #15, Series 2026 A resolution conditionally approving a Final Development Plan on property known as 1300 Colorado Blvd for a new multi-family affordable housing development.

Mayor Harmon opened the public hearing at 7:24 pm

STAFF- Community Development Planner Dylan Graves went over his staff report. This is a request for a Final Development Plan (FDP) for a 50-unit affordable multifamily residential development at 1300 Colorado Boulevard, the site of the former Carlson Elementary School, which is zoned Commercial Two (C-2). The property is currently owned by the Clear Creek School District RE-1 and the applicant is under contract on the property. Because this is an affordable housing project, the city has expedited this review in keeping with the city's commitment for expedited / fast track review, which was established via Resolution #18, Series 2025. This ensured that the city meets state Proposition 123 requirements for affordable housing policies. This expedited review process requires a maximum of 90 days from complete submission to final decision.

At the Planning Commission meeting, there was substantial public concern brought up during public comment. Some concerns included architectural design and whether the proposal complements the Idaho Springs Historic District; concerns about traffic on 13th and 14th Avenues; and concerns about whether this is a suitable project in an Idaho Springs "Gateway" area. The applicant heard significant concerns during the Planning Commission public comment period. The Planning Commission recommended a condition that they hoped would address these concerns:

Developments shall be designed to be compatible with the Comprehensive Plan recommendations to fit into the setting of the City and protect scenic view corridors, historic districts and historic landscapes.

The subject property is directly adjacent to the Historic District, bordering it on the eastern property line. The property sits just west of the Idaho Springs Carnegie Library and the Central Hose House. Because of the property's proximity to the city's Historic District and its commercial downtown, design setting is important to

ensure that the architecture builds upon and complements the district. This site serves as a “gateway” to the city at Exit 240, so ensuring that it provides a high-quality, attractive welcome to visitors is also important.

A recommended condition of approval is that the applicant increase the ornamentation associated with the parapet caps, decorative trim elements (corner trim, band board, etc.) and ensure that this ornamentation is consistent with a late 19th / early 20th century architectural design to better define the first floor from the upper floors and create a more pronounced cornice that would improve the buildings’ horizontal expressions. This is included as a condition of approval, however that was based on the design presented at the Planning Commission meeting, which has been updated. With an updated design that alters the materials used, this condition may need to be revised, though decorative cornice features may still be desirable.

The applicant is requesting that a portion of city Right-of-Way (ROW) be vacated to accommodate the proposed development. The ROW to be vacated runs through the middle of the property, as shown with the approximate vicinity map on the next page. The ROW area is proposed to be used as part of the development’s parking area. This portion of ROW is relevant because library employees currently use the eastern portion of the area for staff parking. There is a curb cut to access the area from 14th Avenue. This use has been in place for this portion of ROW for decades. The applicant has stated that they need the full portion of the ROW to accommodate the required off-street parking for the property and to meet open space requirements. It is possible that the site plan could be amended to exclude the area that library employees use for parking; however, this is likely to reduce the project’s included open space and may result in a loss of off-street parking associated with the development. The applicant has stated a willingness to work with the city regarding the library’s parking needs. The applicant is willing to consider accommodating a limited number of library parking spaces within their proposed parking area.

The Planning Commission reviewed this application at a public hearing on July 20, 2026. The Planning Commission ultimately voted to recommend approval with conditions by a vote of 3-2, with the findings that the proposal meets the criteria for approval for a Final Development Plan. Recommended conditions are as follows:

1. A sight distance triangle analysis of the driveway connections to 13th Avenue and 14th Avenue shall be provided before building permits will be issued for this project, at the developer’s expense.
2. Final civil plans, including detailed engineering plans, final drainage reports and stormwater management calculations, final detention design and water quality calculations, geotechnical investigations, final utility reports, final water and sewer system design, final erosion and sediment control plans for construction management, final public improvement plans and cost estimates, and construction specifications and details are required prior to issuance of building permits associated with the subject property.
3. A Right-of-Way vacation request shall be submitted to the city for review that includes an exhibit, prepared by a licensed Colorado surveyor, showing the extent of Right-of-Way to be vacated. This Right-of-Way vacation request shall be approved prior to issuance of building permits for the subject property.
4. The applicant shall provide an access and utility easement for the city’s existing sewer main that runs through the subject property. This easement shall be prepared at the applicant’s expense and shall be submitted in concert with Condition #3 for review and approval prior to building permit issuance.
5. The applicant shall provide three (3) parking spaces on the subject property for use by library employees. An agreement shall be executed for these parking spaces prior to the issuance of any building permits for the subject property.

6. Final landscaping plans will be reviewed and approved prior to the issuance of building permits associated with the subject property. Plant species shall be appropriate for the Idaho Springs climate and appropriate irrigation shall be required.

7. Garbage enclosure details shall be submitted and approved prior to building permit issuance. The garbage enclosure shall be of similar architectural design to the proposed buildings to match the overall site design.

8. Exterior lighting shall be installed to illuminate included parking areas. Lighting shall include fully cut off and downcast fixtures to minimize light pollution to adjacent properties.

9. Decorative trims and parapet caps associated with the building shall be designed to complement a late 19th century / early 20th century architectural aesthetic and be enhanced to create a stronger horizontal expression, with clearly defined first floor and upper floors.

10. Developments shall be designed to be compatible with the Comprehensive Plan recommendations to fit into the setting of the City and protect scenic view corridors, historic districts and historic landscapes.

APPLICANT – Austin Richardson Furlong Circle, Fountain Colorado

Mr. Richardson stated this will be his third time here to speak about affordable housing. He has gotten some comments about the low-income tax credits. The AMI level is 30-60%. Average Median Income (AMI) is based off HUD. There will be 50 units, 1-3 bedrooms. 16 units will be at 30% AMI, 6 @ 40-50% and the rest at 60% AMI thru CHFA there are land use regulations as well as Federal and State regulations. There are 15 years of initial compliance, and then an additional 25 years after the initial 15. They cannot exceed the rents that HUD allows, the rents are federally regulated. There is also a utility allowance that they take off the max rent number. That allowance is \$80-\$90 a month. There is an application process where you must prove income and assets.

Councilmember Bassist – who will be the property manager for this low-income housing development, if that management company changes hands, can the rents be increased?

Councilmember Manifold - Have you spoken to the Regional Housing Authority for potential management of this development?

Mr. Richardson - Yes, we have spoken with them and they are supportive of preserving and creating affordable housing. We did speak with them about potential management, and the Housing Authority is not ready for that now.

Councilmember Mariani – What will the rents be?

Mr. Richardson – The 30% income would be around \$34,560 and would have a rent amount of \$810.00 for a 1 bedroom (the utility reduction of \$80-\$90 would come off that rent amount), and 30% for a 3 bedroom with an income limit of \$34,560.00 would be \$1,123.00 (the utility reduction would also come off that rent amount).

Mr. Richardson stated that he is going to CHFA next week. The only way to get this development built is by tax credits. It's hard to make the finances work with low-income housing, it's very competitive. The tax credit amount from the state is anticipated to be 1.9 million. Mr. Richardson stated he had a few corrections from the Planning Commission meeting. On the accessible units, this will have 6 ADA units and 6 Hearing/Visual units. He has supplied an updated façade, and he is willing to have guidance from council and the city. It's possible to have some brick, but it can't be all brick. He is very open to suggestions on the façade. CHFA does not require the fence. The reason the gate was included is that this is a family development, and the area is surrounded by 3 gas stations and a major highway so the way to mitigate was to put a fence around the property to not invite transient visitors to the area. Mr. Richardson stated he is more than willing to discuss the fence and potentially remove it.

Councilmember Collier – How many of these developments have you built in Colorado?

Mr. Richardson – This will be the first.

Councilmember Collier – Why here, why this property, you're trying to fit a rectangle into a circle and I don't understand why.

Mr. Richardson – We look for places that need affordable housing. This site was presented, had a meeting and the main need was affordable housing. The needs assessment showed need for 30-60% AMI. Conducted market study, looking at vacancies, Idaho Springs needs affordable housing.

Councilmember Collier – All the places in Colorado, this is the smallest spot. This does not fit, seems the most unlikely. Planning Commission very reluctantly pushed this through.

Mayor Harmon – The assessment is spot on, 30-60% is spot on. I'm very surprised by the design and architecture, it does not go well with downtown. Happy that the applicant is willing to change the façade, as I'm having a really hard time with it, it's a real clash. Mr. Harmon stated he had hopes for something better in line with the surrounding Historic District.

Councilmember Manifold – No one is against affordable housing, I'm with Chuck. The HPRC had a set of very detailed guidelines, the buffer zone states the 2 blocks surrounding the Historic District, there are 150 buildings in the area. You should build upon the district; there is clear need to support the Historic District. You are not listening to us; you need to work with history. Councilmember Manifold stated she is really frustrated, and this could have been much easier if this submittal was more in line with the surrounding district.

Councilmember Reagon – In regards to the interior working of things, is it all going to be plug and play or will everything be roughed in? For example, the places in Georgetown have cranes bringing in big pieces, and that infrastructure is faulty.

Mr. Richardson – This will be stick built, it will not be modular.

Councilmember Manifold - Can you explain, that if we grant the vacation of the ROW that the library uses for employee parking, does this vacation allow you to meet the parking requirements?

Mr. Richardson – It will be much easier to access the sewer line, and yet the vacation would allow him to meet the parking requirements. Low-income housing typically calls for 1.1 parking spaces, senior housing usually requires .7 per unit.

Councilmember Collier - Parking is a problem; all of the residents of this development will be parking all throughout town. You do not have adequate parking.

Community Development Planner Dylan Graves – They are meeting the parking requirements that are currently in our code. We don't have special rules for affordable or low-income housing. The applicant is not asking for any exceptions and doing a code amendment is outside of this hearing.

Associate City Attorney Klein – Are the parking requirements met without the ROW vacation? Disagree that parking is satisfied. Denial could be based on parking; the city is under no obligation to grant ROW vacation.

PUBLIC COMMENT –

Lisa Bennetts 4577 Chicago Creek Road – Long time resident, part of a long-range planning committee. She has heard the concerns. Young adults are struggling to stay here, my adult son lives with me as he cannot afford a home in the area, seniors cannot afford anything here if they rely on social security. Thanks to the Planning Commission. This property has been on the market for a long time; this is the only viable offer that was received for this location. It's important to collaborate, this is not an easy decision. This conversation needs to continue on the type of community we want to have; growth will keep coming.

Linda Darrell 323 12th Avenue – This is a big decision, moved here in 1982 we love it here, love the people. Wish everyone could live in a community like this. I am not for this, this is a beautiful community, I don't want to see this building. Came to council a few months ago regarding the Fieldhouse parking. If we add another building without sufficient parking, we are going to be all cars.

Judy Murphy 956 Pine Slope Road – I am speaking as a resident of the City of Idaho Springs. The developer waited until the last minute to submit these plans to try to get a rushed review. Make this developer show/prove how they intend to conform to the 10 conditions. Is there no plan to save the old Carlson building? This should have come to us much easier.

Kandace Lukow 850 Chicago Creek Road – I am a lifelong resident, business owner, president CCC Library and of Project Support. I attended grade and middle school at Carlson. The library is 122 years old. In the Guinness Book of World Records, Idaho Springs is the only place where a river runs into a creek, also as the narrowest city in the world. The traffic study should be challenged, this would work fine in Denver, the submitted traffic study does not take into account the visibility and the impact to current residents. Pulling out onto Colorado Blvd is dangerous. Riverbend and Project Support are actual affordable housing with HUD. The Fieldhouse is not. These units may not be given to locals. HUD has long waitlists and those on that list will flood into these units. Project support is real low-income housing, and we can place our residents there, we do not have to go off of a HUD waitlist. Change the code if you do not like it.

Jacob Scott 104 27th Place – I bought my house with CHFA program, and I have reviewed all the submitted documents. This is a temporary funding problem for the school, and a permanent problem for the city. There are better spots near the East end of town. The parking study was not presented at the Planning Commission meeting. 165 feet is an exception, concedes ROW and grants library employee parking, they would not meet the parking requirements. There will be a transit hub in the area. This housing is a poverty trap, if you get a better job and make more, you will not qualify. The current AMI includes Denver; fee waivers are not appropriate.

Don Tobin 416 Colorado Blvd – Mr. Tobin stated he appreciates the opportunity to speak. In 2019 we bought our home and restored it to its original historic look. Bought a home here because of the Historic character. A cookie cutter building is not acceptable. Ask city council to delay this approval indefinitely until the plans submitted keep with the character of the town, delay this approval.

Dru VanDoren 1414 Wall Street – This is not a debate on affordable housing; it's on this property and if this form is appropriate. You are voting on a Final Development Plan. Final being key word, and this is not in final form. You are here to protect the community, not the developer. This is a 3-story building that does not support the historic district. Need to review a final submittal, parking is an issue. 7 parking spaces are ADA so that also takes away from the 79 required parking spots. The waivers that they are asking for show that they are financially unstable. Greatest concern is traffic. Winter Ski traffic, summer, the weekends. This will be adding dozens of additional trips in an already congested area. The neighborhood was not designed for this amount of traffic. A full traffic study should be done prior to approval. Seniors will not qualify for these units, because if they sell their home, they will have too much in assets to qualify.

Norm Cramer 1320 Colorado Blvd – This is obviously the wrong plan for this site. Downtown defines our city, this would totally dominate the gateway to our town. The Fieldhouse apartments are only 40% occupied. The code says "should" you can do better; you do not have to approve everything that comes in.

Tim Hicks 1528 Wall Street – Here to voice opposition. This is a unique/showcase property, and your decision will have an impact for years to come. You have been given 2 defensible reasons to delay/deny.

Christian Hawkins 412 Colorado Blvd – I have come back from Montana to attend this meeting. I have family history in Idaho springs starting back in 1870. My childhood home in Denver has been redeveloped so much, it's not recognizable. I am supportive of responsible development, but this is not that. Disappointed with the school district for putting the town in this position repeatedly, using the city resources repeatedly. If "should" can be dismissed, why is it in the code at all? The shape and scale of this is not appropriate. Would like to see incorporation that uses the current building. This is a shame that the school board is treating the Idaho Springs resources as they are collectively about to cash out and skip town without regard to how it affects us. We deserve ideas that accomplish affordable housing without needing to permanently be defacing the economic center of our very small town.

Lily Williams 412 Colorado Blvd – I taught in this building, teaching art. This is a terrible vibe. This is not a mass market town. I have seen many entities turn old schools into affordable housing. We don't need to tear this down to build a modern building. The Fieldhouse was supposed to have affordable housing, have a playground, a park and zero scaped. It now has SOD. Repurpose Carlson. Everyone deserves a beautiful place to live, even low income. There are some ADA questions, snow removal, ice removal, wheelchairs will not be able to access.

Andy Anderson 48 Wheel haven Road – I was born and raised in this town; my mom Donna Anderson ran a successful business for years. I thought you had more taste. The Fieldhouse is not even full, the reservoir is dry, we are all dry. You want to put up a 3-story building, and we don't have any water. It's about the water. They don't care, the new football field has grass, and it should be rocks, and no trees. Go to the reservoir and look yourself. I love Idaho Springs and they are going to tax you on the water, just wait and see.

Vickie Savage 425 Idaho Street – My concern is about the water supply. The water at the reservoir and the creeks are all drying up. The water at the waterwheel come from Squaw pass down Bear Creek. How is this going to benefit or not benefit this community, especially if a fire starts out.

Libby Caplan 3668 Fall River Road – I am the library director. This will impact library services. It's hard for the library to support the community. People are going to the Georgetown library because they can park for 6 hours. This development will hinder the library services. This is the first time that I have heard we will be losing our employee parking. If businesses are required to have enough parking, why do City properties not have to provide any parking, like for the library.

Jenna Billig 904 Miner Street – I have deep concern and frustration. There are thoughtful housing solutions out there. This is the visible gateway into Idaho Springs, and it sits in the buffer zone. We deserve more than cookie cutter housing. Adding dense housing is not a productive plan. The traffic study does not reflect what is happening now. Why not deed restricted townhomes versus transient structure. Should invest for the long term. You have one chance to get this right, pause and reconsider.

Bonnie Reimer 222 10th Avenue – Why are we fast tracking this when the Fieldhouse apartments are not even filled? We don't know what issues a full Fieldhouse will have on our resources. 150 water taps? Where is the water coming from. I don't understand the utility credit, is the city subsidizing that? Would like to see the elevations from Miner Street, how much of the building will be seen from Colorado Blvd. Isn't there a moratorium on water taps? I would like to see the Fieldhouse outcome before building another apartment complex.

Lily Jaeger 1739 Virginia Street – Part of the Historical Society. Passionate citizen, I've got my dream job at the Underhill museum. The Carlson building is 89 years old, and it doesn't even have a plaque on it. This could be used as a community center. An AI chat box can never copy what we are as a community. This is not the right option.

Richard Jeager 1739 Virginia Street – The look of the building is way too ugly. It's not appropriate here. Where is the Carlson brick going? We can do things to make things look old. For affordable housing, all the trailer parks should be turned into apartment buildings, to weed out the slum lords.

Dan Dalpes 1244 Colorado Blvd – Lived her for 50 years. Raise your hand if you are opposed (everyone in audience raised their hands) turned 85 yesterday. I have lost sleep, my wife has cried. I have the nicest porch in town; we are all going to lose value in our properties. Scared of the legacy that you may leave in this community in regard to your decision on this development.

George Marlin 1302 Colorado Blvd – Mr. Marlin stated he is here as a member of this community who lives directly across from the Carlson building. This will be a loud construction project, but 50 families will get to move in. I may lose my view, and I may have to drop the rent of the apartment I rent out. These things matter to me, but not as much as another essential characteristic of this town, its people and their culture. Riverbend shows what is possible. 75% of the people who have jobs in the County do not live here. They are raising their families someplace else. CHFA affordable housing. I respectfully encourage you to put conditions on this proposal, the architectural concerns, and approve this.

Holly Crystal 1334 Virginia Street - This has been eye opening. Everyone should be participating in these meetings. How codes are written, what they are and what consequences they have. Driving off the freeway, you can see that line of Victorian homes. Think about the views, the views will be impacted. How will this 3-story building impact daily views. It's going to be sad, and at what cost. That's the question.

Jan Bowland 175 Divide View Drive – I am the president of the Historical Society. I am very concerned; city council has a terrible job. The gold rush started in 1859; we are keeping up our historical buildings. Thanks to the audience for participating. I am concerned with the fence, you said it was to protect the people living there, what about the people who already live here? I'm not for this development. There was a meeting held at Carlson, that asked the community what they wanted to see in this building, it was clear that mixed use was desired. This will change our community for generations to come.

Lany Seratch 1250 Warren Gulch Road - I am the architectural intern here in Idaho Springs and I will put this rendition to show the views. This is not a good use for AI; you should do it yourself. Time of significance is 1877-1920. This building does not reflect any history.

Chad Miller 1334 Virginia Street – Traffic study is flawed, should be redone. There was so much traffic this weekend. This needs to be re-evaluated. You said you needed a fence because of the high crime area? Are you being transparent or trying to fit it? Please delay this until a viable plan comes.

Eileen Wheelock 100 East Sunny Avenue Empire CO – There is already horrible traffic in the area, and this will be adding more people and requires less parking. I got to meet someone who lives in my childhood home at this meeting. My mother was in the first class to graduate from Carlson. This will be a historical decision, make a good decision for years to come.

Dan Dalpes (Paul Stephenson donated his 3 minutes to Dan to speak a second time) 1244 Colorado Blvd – This is the first development for this company in Colorado. 35 feet should be the highest height allowed, not like the Fieldhouse. Come watch the intersection at 13th avenue and Colorado Blvd on the weekends, we can repurpose Carlson. We could have a coffee shop, maybe a laundromat. I am a landlord, and this is an out of state investor coming in.

APPLICANT – Austin Richardson Furlong Circle, Fountain Colorad0 – I have no further comments.

Councilmember Mariani - asked Public Works director Edward Sigward about some water concerns. Mr. Sigward stated that the creek is supplying enough water at this time and we just got rain. The water for the waterfall and the waterwheel comes from Soad Creek, not from City treated water.

Councilmember Collier - I love the comment regarding the school district putting Planning Commission and City Council in a bad spot because they accept the first buyer. There should be more focus on the school district and their current guidance.

DELIBERATION

Associate Attorney Nick Klein laid out the 3 defensible options:

1. Approving the FDP with conditions
2. Deny the FDP due to the parking issues, lack of final landscape plan, the incomplete site plan not showing screened in trash for example.
3. Continue the FDP hearing until revised plans are received, if they are not received by the continued hearing date, then it would be continued to a date certain. Dates could be August 10th, August 24th or could have special hearings on September 1st or September 9th (to comply with the 90-day review timeframe by PROP123).

Mayor Pro Tem Jeremy Jones stated that vacating the ROW causes a lot of issues. This project cannot make the parking requirement without the vacation of the ROW. Also losing 4 more parking spots on 14th avenue, a 48-foot dumpster on 14th, 14th is not wide enough. The traffic study needs to be done on a gated community; the gates move really slow. Vacating the ROW is not a good idea. Councilmember Mariani asked if this gets denied, can the developer come back? Associate Attorney Klein stated yes, with a revised application.

MOTION – Councilmember Collier moved to Deny Resolution #15, Series 2026 a resolution conditionally approving a Final Development Plan on Property known as 1300 Colorado Blvd for a new multi-family affordable housing development based on the fact that I do not believe turning over the ROW is not the right thing to do for the city or the library. Councilmember Manifold seconded the denial motion.

Associate Attorney Klein asked councilmember Collier to amend her motion to just deny the resolution and then have councilmember Manifold second the amendment and direct the city attorney to draft a findings and decision to be adopted at the next city council meeting. Discussion followed by roll call vote:

Councilmember Bassist – yes to deny resolution #15

Councilmember Mariani – no to the denial of resolution #15

Councilmember Manifold – yes to deny resolution #15

Councilmember Collier – yes to deny resolution #15

Councilmember Reagon – yes to deny resolution #15

Mayor Pro Tem Jeremy Jones – yes to deny resolution #15

Mayor Chuck Harmon – yes to deny resolution #15.

Resolution #15, Series 2026 is denied 6-1

Resolution #16, Series 2026 – Mayor Harmon moved to table Resolution #16, Series 2026 A resolution granting a waiver request submitted by DW Development Group for Various Fees related to the Development of a Multifamily Affordable housing project to be located on property known as 1300 Colorado Blvd. Councilmember Mariani seconded the motion, second followed by a roll call vote. Motion to table the resolution passes 6-1 with Councilmember Collier voting no.

Councilmember Collier moved to approve Resolution #17, Series 2026 a resolution approving a first modification to restrictive covenant and agreement between the City and Alfred E. Brown related to a certain restrictive covenant encumbering property known as 839 CO-103, Idaho Springs, CO 8045. Councilmember Manifold seconded and stated that this is affordable senior housing, bought by the city and as an investment in our community. Second followed by an all in favor roll call vote. Resolution #17, Series 2026 passes 7-0. Mayor Harmon stated that Mr. Brown gave us a half-price deal.

ORDINANCE FIRST READING

Mayor Harmon moved to approve Ordinance #15, Series 2026 an Ordinance approving an amended and restated occupancy agreement for 2060 Miner Street between the City and the Historical Society of Idaho Springs amended to a 50-year term. Councilmember Bassist seconded, second followed by an all in favor roll call vote. Motion carries.

Councilmember Collier moved to approve Ordinance #18, Series 2026 an Ordinance imposing a temporary moratorium on the submission, acceptance, processing, and approval of any application for a City of Idaho Springs permit or license related to the operation of a private paid parking facility within the city. Councilmember Manifold seconded, second followed by an all in favor roll call vote. Motion carries.

Councilmember Mariani moved to approve Ordinance #19, Series 2026 an Ordinance referring a ballot issue to city electors pursuant to Article X, Section 20 of the Colorado Constitution to establish a new occupational tax on the occupation of providing outdoor recreational experiences, dedicating all revenue from the new tax to address the impacts of those activities upon the city, and amending chapter 8 of the Idaho springs municipal Code to implement the tax, contingent upon voter approval. Councilmember Bassist seconded, second followed by an all in favor roll call vote. Motion carries.

ORDINANCNE SECOND READING

CITY ATTORNEY

CITY ADMINISTRATOR

Agenda modified to add this request. Councilmember Collier moved to approve the RTAP letter of support. Councilmember Reagon seconded, second followed by an all in favor roll call vote.

ADMINISTRATIVE DEPARTMENT

Assistant City Administrator – Staff report submitted with one request for action. Councilmember Mariani moved to authorize the mayor to sign the Letter of Commitment supporting the Clear Creek Regional Housing Authority’s application to the Colorado Department of Local Affairs Housing Planning Grant. Councilmember Bassist seconded. Second followed by an all in favor roll call vote. Motion carries.

Community Development Planner- Staff report submitted with no requests for action. Mr. Graves advised council that the Window Workshop had about 15 attendees and was a fun event. This was put on by Mr. Graves and Vice Chair of HPRC, Erica Duvic.

Deputy City Clerk – No staff report submitted.

POLICE DEPARTMENT

Staff report submitted with one request for action. Councilmember Manifold moved to approve the proposal from Desks Incorporated in the amount of \$47,878.83 from line item 21-00-6026 for furniture for the new police station. Councilmember Collier seconded, second followed by an all in favor roll call vote. Motion carries.

PUBLIC WORKS DEPARTMENT

Staff report submitted with no requests for action.

MAYOR/COUNCIL

Councilmember Manifold thanked all the residents who came and commented tonight.

ADJOURN

Mayor Harmon adjourned the regular meeting at 10:33 pm.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Alsco - Denver Linen (13)								
3322787								
3322787	Invoice	Carpets	07/28/2026	08/08/2026	105.27	Open	07/26	10-30-5108
Total 3322787:					105.27			
Total Alsco - Denver Linen (13):					105.27			
American Solutions for Business (1076)								
09046390								
09046390	Invoice	utility billing cards	07/15/2026	08/15/2026	851.27	Open	07/26	52-00-5325
09046390	Invoice	utility billing cards	07/15/2026	08/15/2026	851.27	Open	07/26	51-00-5325
Total 09046390:					1,702.54			
Total American Solutions for Business (1076):					1,702.54			
AT&T Mobility (283)								
287246995984X07212026								
287246995984X07212026	Invoice	Water - Cell Phone	07/21/2026	08/08/2026	158.63	Open	07/26	51-00-5335
287246995984X07212026	Invoice	WW - Cell Phone	07/21/2026	08/08/2026	158.64	Open	07/26	52-00-5335
Total 287246995984X07212026:					317.27			
Total AT&T Mobility (283):					317.27			
Bone and Stone Anthrosciences, LLC (2296)								
1069								
1069	Invoice	3 Day Class - Recovery of Scatter	08/03/2026	09/01/2026	545.00	Open	09/26	10-30-5212
Total 1069:					545.00			
Total Bone and Stone Anthrosciences, LLC (2296):					545.00			
Browns Hill Engineering & Cont (1416)								
1851								
1851	Invoice	WWTP SCADA Leasing Agreeeme	08/01/2026	09/01/2026	1,620.00	Open	09/26	52-00-5000
Total 1851:					1,620.00			
Total Browns Hill Engineering & Cont (1416):					1,620.00			
CCMRD (43)								
2040								
2040	Invoice	Rec Center Passes - Admin	07/23/2026	08/07/2026	198.00	Open	07/26	10-20-5215
2040	Invoice	Rec Center Passes - PD	07/23/2026	08/07/2026	126.00	Open	07/26	10-30-5215
Total 2040:					324.00			
Total CCMRD (43):					324.00			
CenturyLink (569)								
333637776-7222026								
333637776-7222026	Invoice	Water Plant	07/22/2026	08/10/2026	148.94	Open	08/26	51-00-5303
Total 333637776-7222026:					148.94			
333710092-7252026								
333710092-7252026	Invoice	Water Plant	07/25/2026	08/17/2026	242.96	Open	08/26	51-00-5303
Total 333710092-7252026:					242.96			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total CenturyLink (569):					391.90			
Chamomile & Sage Consulting (2265)								
7.31.2026								
7.31.2026	Invoice	Business and Community Promoti	08/04/2026	08/30/2026	1,533.33	Open	07/26	10-21-5108
7.31.2026	Invoice	Business and Community Promoti	08/04/2026	08/30/2026	5,133.33	Open	07/26	59-70-5108
7.31.2026	Invoice	Reimburse Meta charges	08/04/2026	08/30/2026	42.54	Open	07/26	10-21-5109
Total 7.31.2026:					6,709.20			
Total Chamomile & Sage Consulting (2265):					6,709.20			
Chicago Creek Sanitation (434)								
5373								
5373	Invoice	Maintenance Fee	07/27/2026	08/27/2026	206.00	Open	08/26	51-00-5206
Total 5373:					206.00			
Total Chicago Creek Sanitation (434):					206.00			
City of Idaho Springs (289)								
8.14.26								
8.14.26	Invoice	Payroll Transfer	08/01/2026	08/10/2026	95,000.00	Open	08/26	10-00-1580
Total 8.14.26:					95,000.00			
Total City of Idaho Springs (289):					95,000.00			
Clear Creek County Clerk & Rec (61)								
0049217								
0049217	Invoice	Treasurer Fees	07/27/2026	08/27/2026	258.00	Open	07/26	10-20-5050
Total 0049217:					258.00			
0049224								
0049224	Invoice	Document Recording	07/28/2026	08/28/2026	172.00	Open	07/26	10-20-5316
Total 0049224:					172.00			
Total Clear Creek County Clerk & Rec (61):					430.00			
Clear Creek Fire Authority (65)								
8.1.26								
8.1.26	Invoice	3rd quarter	08/01/2026	08/30/2026	99,068.75	Open	08/26	10-50-5050
Total 8.1.26:					99,068.75			
Total Clear Creek Fire Authority (65):					99,068.75			
Clear Creek Supply (291)								
23327								
23327	Invoice	drill bit	07/22/2026	08/21/2026	11.99	Open	07/26	10-10-6020
Total 23327:					11.99			
23426								
23426	Invoice	oil and filter	07/27/2026	08/26/2026	36.53	Open	07/26	10-10-6150
Total 23426:					36.53			
7614								
7614	Invoice	battery	07/29/2026	08/28/2026	169.99	Open	07/26	10-10-6150
7614	Invoice	brakes and rotors	07/29/2026	08/28/2026	193.94	Open	07/26	10-10-6150

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
7614	Invoice	oil and filter	07/29/2026	08/28/2026	42.94	Open	07/26	10-10-6150
Total 7614:					406.87			
23690								
23690	Invoice	oil	08/03/2026	09/02/2026	7.99	Open	08/26	10-10-6150
Total 23690:					7.99			
23696								
23696	Invoice	rags	08/03/2026	09/02/2026	44.99	Open	08/26	10-10-6007
Total 23696:					44.99			
23749								
23749	Invoice	vbelt	08/04/2026	09/03/2026	9.99	Open	08/26	52-16-6005
Total 23749:					9.99			
Total Clear Creek Supply (291):					518.36			
Colorado Analytical Lab (945)								
260721096								
260721096	Invoice	total coliform P/A compl	07/22/2026	08/21/2026	110.00	Open	07/26	51-00-5201
Total 260721096:					110.00			
260721094								
260721094	Invoice	bod-5	07/28/2026	08/27/2026	70.20	Open	07/26	52-00-5201
Total 260721094:					70.20			
Total Colorado Analytical Lab (945):					180.20			
Colorado Barricade Co. LLC (79)								
65171145-001								
65171145-001	Invoice	parking blocks	07/13/2026	08/12/2026	2,648.00	Open	07/26	59-70-7901
Total 65171145-001:					2,648.00			
Total Colorado Barricade Co. LLC (79):					2,648.00			
Comcast (1486)								
0218935-7112026								
0218935-7112026	Invoice	Pd internet	07/11/2026	08/05/2026	405.34	Open	07/26	10-30-5335
Total 0218935-7112026:					405.34			
0197295-7232026								
0197295-7232026	Invoice	City Hall Internet	07/23/2026	08/17/2026	475.56	Open	08/26	10-20-5335
Total 0197295-7232026:					475.56			
Total Comcast (1486):					880.90			
Common Knowledge Technology, Inc (1549)								
71299								
71299	Invoice	IT Services - Admin	08/03/2026	09/02/2026	1,392.00	Open	08/26	10-20-5106
71299	Invoice	IT Services - PD	08/03/2026	09/02/2026	1,392.00	Open	08/26	10-30-5108
71299	Invoice	IT Services - Streets	08/03/2026	09/02/2026	1,392.00	Open	08/26	10-10-5108
71299	Invoice	IT Services - Water	08/03/2026	09/02/2026	696.00	Open	08/26	51-00-5106
71299	Invoice	IT Services - WW	08/03/2026	09/02/2026	696.00	Open	08/26	52-00-5106

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 71299:					5,568.00			
Total Common Knowledge Technology, Inc (1549):					5,568.00			
Core & Main LP (959)								
Z478989								
Z478989	Invoice	hydrant valve seat ring	07/30/2026	08/29/2026	491.15	Open	07/26	51-15-5206
Total Z478989:					491.15			
Total Core & Main LP (959):					491.15			
Dash Medical Gloves (777)								
1350733								
1350733	Invoice	Gloves	04/29/2026	05/06/2026	132.00	Open	07/26	51-00-6004
1350733	Invoice	Gloves	04/29/2026	05/06/2026	132.00	Open	07/26	52-00-6004
Total 1350733:					264.00			
Total Dash Medical Gloves (777):					264.00			
Dog Waste Depot (1716)								
827075								
827075	Invoice	Dog Waste Bags	07/30/2026	08/29/2026	857.24	Open	07/26	10-60-6010
Total 827075:					857.24			
Total Dog Waste Depot (1716):					857.24			
Doyle Disposal (380)								
40516								
40516	Invoice	WWTP Dumpster	07/25/2026	08/24/2026	453.00	Open	07/26	52-00-5202
Total 40516:					453.00			
Total Doyle Disposal (380):					453.00			
Employee (2093)								
8.4.2026								
8.4.2026	Invoice	car printer and supplies	08/04/2026	08/19/2026	134.56	Open	07/26	10-30-6015
Total 8.4.2026:					134.56			
Total Employee (2093):					134.56			
Grainger Inc. (134)								
9027656637								
9027656637	Invoice	coupling	07/31/2026	08/30/2026	194.22	Open	07/26	52-00-5204
Total 9027656637:					194.22			
Total Grainger Inc. (134):					194.22			
Hach Company (138)								
15106473.94400.79590.67782								
15106473.94400.79590.67	Invoice	tnt	07/30/2026	08/29/2026	592.63	Open	07/26	52-00-6207
Total 15106473.94400.79590.67782:					592.63			
Total Hach Company (138):					592.63			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Happy Llama (2221)								
12747								
12747	Invoice	Banner	07/28/2026	08/12/2026	194.29	Open	07/26	10-21-5039
Total 12747:					194.29			
Total Happy Llama (2221):					194.29			
HD Supply (1895)								
9251949938								
9251949938	Invoice	lemon cleaner	07/24/2026	08/23/2026	109.20	Open	07/26	10-60-6010
Total 9251949938:					109.20			
Total HD Supply (1895):					109.20			
HDR Engineering, Inc (1605)								
1200849603								
1200849603	Invoice	Mobility Hub	08/03/2026	09/09/2026	63,372.50	Open	07/26	59-70-5108
Total 1200849603:					63,372.50			
Total HDR Engineering, Inc (1605):					63,372.50			
JVA Incorporated (1110)								
31161								
31161	Invoice	miner street apartments	06/30/2026	08/01/2026	940.00	Open	06/26	10-00-2401
Total 31161:					940.00			
Total JVA Incorporated (1110):					940.00			
Law Firm Of Suzanne Rogers PC (737)								
8.1.26								
8.1.26	Invoice	Mileage	08/01/2026	08/20/2026	63.37	Open	08/26	10-40-5115
8.1.26	Invoice	Prosecutor	08/01/2026	08/20/2026	3,000.00	Open	08/26	10-40-5115
Total 8.1.26:					3,063.37			
Total Law Firm Of Suzanne Rogers PC (737):					3,063.37			
Liberty Communications (1547)								
4220912								
4220912	Invoice	phone service admin	07/30/2026	08/20/2026	141.92	Open	08/26	10-20-5303
4220912	Invoice	phone service police	07/30/2026	08/20/2026	141.92	Open	08/26	10-30-5303
4220912	Invoice	phone service public works	07/30/2026	08/20/2026	141.92	Open	08/26	10-10-5303
4220912	Invoice	phone service wastewater	07/30/2026	08/20/2026	70.96	Open	08/26	52-00-5303
4220912	Invoice	phone service water	07/30/2026	08/20/2026	70.96	Open	08/26	51-00-5303
Total 4220912:					567.68			
Total Liberty Communications (1547):					567.68			
McDonald Farms (1588)								
0198450								
0198450	Invoice	WasteWater Hauled to Landfill	07/28/2026	08/12/2026	1,330.00	Open	07/26	52-00-5250
Total 0198450:					1,330.00			
Total McDonald Farms (1588):					1,330.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
8.1.26								
8.1.26	Invoice	Judge	08/01/2026	08/20/2026	1,600.00	Open	08/26	10-40-5110
Total 8.1.26:					1,600.00			
Total Michael Goodbee (1940):					1,600.00			
Peak Digital Office Solutions (409)								
75208								
75208	Invoice	PD meter billing for printer	08/01/2026	08/16/2026	34.66	Open	07/26	10-30-5309
Total 75208:					34.66			
75227								
75227	Invoice	Meter Bill - City Hall	08/01/2026	08/16/2026	297.63	Open	06/26	10-20-5309
Total 75227:					297.63			
75248								
75248	Invoice	City Hall Copier Rental	08/04/2026	08/19/2026	136.50	Open	08/26	10-20-5108
Total 75248:					136.50			
Total Peak Digital Office Solutions (409):					468.79			
Phil Long Ford of Denver (2163)								
567070								
567070	Invoice	tire patch, oil plug, skid plate reins	07/20/2026	08/20/2026	261.75	Open	07/26	10-30-6100
Total 567070:					261.75			
Total Phil Long Ford of Denver (2163):					261.75			
Quill Corporation (230)								
49690801								
49690801	Invoice	coffe, cups	07/22/2026	08/21/2026	224.00	Open	07/26	10-20-6010
Total 49690801:					224.00			
Total Quill Corporation (230):					224.00			
S&B Carwash (534)								
20								
20	Invoice	Car Wash	08/01/2026	08/30/2026	280.58	Open	07/26	10-30-6100
Total 20:					280.58			
Total S&B Carwash (534):					280.58			
Staples Business Advantage (1219)								
7010559030								
7010559030	Invoice	mouse pad pens steno	07/11/2026	08/10/2026	70.47	Open	07/26	10-30-6010
7010559030	Invoice	paper	07/11/2026	08/10/2026	163.96	Open	07/26	10-30-6010
7010559030	Invoice	static mount assemble	07/11/2026	08/10/2026	314.99	Open	07/26	10-30-6010
Total 7010559030:					549.42			
Total Staples Business Advantage (1219):					549.42			
State of Colorado (1161)								
FGD20260255								
FGD20260255	Invoice	Drinking Water Fee	07/27/2026	08/26/2026	2,445.00	Open	07/26	51-00-5302

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total FGD20260255:					2,445.00			
Total State of Colorado (1161):					2,445.00			
T Mobile (2040)								
997960542-7202026								
997960542-7202026	Invoice	Pd hot spots	07/20/2026	08/20/2026	446.00	Open	07/26	10-30-5335
Total 997960542-7202026:					446.00			
211680251-7212026								
211680251-7212026	Invoice	Hauled water hotspot	07/21/2026	08/19/2026	95.45	Open	07/26	51-15-7006
Total 211680251-7212026:					95.45			
Total T Mobile (2040):					541.45			
The Key People (2202)								
41149								
41149	Invoice	City Hall Janitorial	08/01/2026	08/30/2026	231.30	Open	08/26	10-20-5108
Total 41149:					231.30			
41150								
41150	Invoice	PD Janitorial	08/01/2026	08/30/2026	128.50	Open	08/26	10-30-5108
Total 41150:					128.50			
Total The Key People (2202):					359.80			
Timberline Disposal (1467)								
6110960V324								
6110960V324	Invoice	Hwy 103 toilet	08/01/2026	08/15/2026	409.76	Open	08/26	51-00-5202
Total 6110960V324:					409.76			
6111161V324								
6111161V324	Invoice	200 W. Colorado Blvd Trash	08/01/2026	08/15/2026	510.51	Open	08/26	52-00-5202
6111161V324	Invoice	VCMP Portalet	08/01/2026	08/15/2026	99.99	Open	08/26	52-00-5202
Total 6111161V324:					610.50			
Total Timberline Disposal (1467):					1,020.26			
TK Elevator Corporation (1578)								
4800094312								
4800094312	Invoice	Fuel Surcharge	07/24/2026	08/07/2026	100.00	Open	07/26	10-21-5430
Total 4800094312:					100.00			
Total TK Elevator Corporation (1578):					100.00			
USA Blue Book (376)								
01115136								
01115136	Invoice	chlorine reagent set	07/27/2026	08/26/2026	535.69	Open	07/26	52-00-6207
01115136	Invoice	tnt	07/27/2026	08/26/2026	95.39	Open	07/26	52-00-6207
Total 01115136:					631.08			
01116582.01117752								
01116582.01117752	Invoice	Pipette tips, dechlorination tab	07/30/2026	08/30/2026	496.68	Open	07/26	52-00-6207
01116582.01117752	Invoice	tnt	07/30/2026	08/30/2026	286.33	Open	07/26	52-00-6201

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 01116582.01117752:					783.01			
Total USA Blue Book (376):					1,414.09			
Utility Notification Center of Colorado (1984)								
226030904.226040904								
226030904.226040904	Invoice	Re-Notifications - Water	03/31/2026	08/30/2026	256.53	Open	07/26	51-00-5108
226030904.226040904	Invoice	Re-Notifications -WW	03/31/2026	08/30/2026	256.53	Open	07/26	52-00-5108
Total 226030904.226040904:					513.06			
226070587								
226070587	Invoice	Locates - Water	07/31/2026	08/30/2026	56.70	Open	07/26	51-00-5108
226070587	Invoice	Locates - WW	07/31/2026	08/30/2026	56.69	Open	07/26	52-00-5108
Total 226070587:					113.39			
Total Utility Notification Center of Colorado (1984):					626.45			
WEX BANK (1459)								
113956938								
113956938	Invoice	Fleet fuel - Police	07/23/2026	08/14/2026	666.78	Open	07/26	10-30-6191
Total 113956938:					666.78			
Total WEX BANK (1459):					666.78			
Xcel Energy (540)								
7.30.26								
7.30.26	Invoice	1711 Miner	07/30/2026	08/30/2026	260.91	Open	07/26	10-20-6001
7.30.26	Invoice	1744 Miner Street	07/30/2026	08/30/2026	1,242.34	Open	07/26	10-30-6001
7.30.26	Invoice	1801 miner a	07/30/2026	08/30/2026	13.46	Open	07/26	52-00-6001
7.30.26	Invoice	200 Colorado	07/30/2026	08/30/2026	26.25	Open	07/26	10-10-6001
7.30.26	Invoice	960 CR 314 New PW Facility	07/30/2026	08/30/2026	437.43	Open	07/26	10-10-6001
7.30.26	Invoice	New WWTP	07/30/2026	08/30/2026	2,548.84	Open	07/26	52-00-6001
7.30.26	Invoice	PD	07/30/2026	08/30/2026	169.28	Open	07/26	10-30-6001
7.30.26	Invoice	street lights	07/30/2026	08/30/2026	4,809.97	Open	07/26	10-10-6001
7.30.26	Invoice	Water Treatment Plant	07/30/2026	08/30/2026	3,228.28	Open	07/26	51-00-6001
7.30.26	Invoice	Wwtp	07/30/2026	08/30/2026	4,946.96	Open	07/26	52-00-6001
Total 7.30.26:					17,683.72			
Total Xcel Energy (540):					17,683.72			
Grand Totals:					317,021.32			

Report GL Period Summary

GL Period	Amount
07/26	106,097.90
06/26	1,237.63
09/26	2,165.00
08/26	207,520.79
Grand Totals:	317,021.32

Vendor number hash - split:	0
Total number of invoices:	0
Total number of transactions:	0

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No. 15, Series 2026

A RESOLUTION DENYING A FINAL DEVELOPMENT PLAN ON PROPERTY KNOWN AS 1300 COLORADO BOULEVARD FOR A NEW MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENT

WHEREAS, the City Council and Planning Commission have authority pursuant to the laws of the State of Colorado and the Idaho Springs Municipal Code (“Code”) to review and approve Final Development Plans (FDPs) for property within the City; and

WHEREAS, Austin Richardson, representing DW Development Group (the “Applicant”), applied to the City for approval of a multifamily affordable housing development (the “Project”) upon property located at 1300 Colorado Boulevard, Idaho Springs, Colorado (“the Property”); and

WHEREAS, pursuant to the Code, the Project is required to go through an FDP process; and

WHEREAS, on July 20, 2026, the Planning Commission reviewed all facts and circumstances relevant to the Project and application (the “Application”) and forwarded its recommendation to the City Council; and

WHEREAS, the Application was scheduled for public hearing before the City Council on July 27, 2026, and due notice thereof was given by mailing and posting of the Property as required by the Code; and

WHEREAS, the public hearing was conducted on July 27, 2026, at which time interested parties were afforded an opportunity to be heard; and

WHEREAS, after reviewing all the relevant evidence and testimony, the City Council has determined that the proposed Project and FDP does not conform to all use and development standards of the Idaho Springs Municipal Code and therefore desires to deny the same.

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

Section 1. The above and foregoing recitals are incorporated herein as specific findings of the City Council.

Section 2. Application Denied. Pursuant to Code Sec. 21-106(F)(1), the Application and proposed FDP for the Project are hereby denied for the following reasons:

- The Application failed to satisfy the parking requirements of 21-127(A) without requiring a vacation of City right-of-way.

- The Application did not provide sufficient evidence that all trash facilities would be screened from view as required by Code Sec. 21-220(A)(9).
- The Application did not include a site plan which satisfied the requirements of Code Sec. 21-93(K).
- The Application did not include the landscaping plan required by Code Sec. 21-231.
- The Application did not include a fence wholly within the Property's setback, as required by 21-210(A), without the approval of Applicant's right-of-way vacation request.

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 10th day of August, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Resolution No. 19, Series 2026

A RESOLUTION ADOPTING AN AMENDED COMPENSATION PLAN FOR CITY EMPLOYEES AND OFFICERS

WHEREAS, by Ordinance No. 6, Series 2009, the City Council adopted a compensation plan for certain officers and employees of the City, as authorized by § 31-4-109, C.R.S.; and

WHEREAS, the Compensation Plan so adopted provides for the Salary Schedule and Job Descriptions contained within and forming a part of said Compensation Plan to be adopted, amended and updated from time to time by Resolution of the City Council; and

WHEREAS, the City Council has periodically updated and amended the Compensation Plan, most recently for the calendar year 2024; and

WHEREAS, the City Administrator has conducted a comprehensive salary survey of similar municipalities using the annual Compensation Report sponsored by the Colorado Municipal League; and

WHEREAS, the City Council now wishes to adopt a new updated and amended Compensation Plan for calendar year 2027.

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

Section 1. The above and foregoing recitals are adopted and incorporated by reference.

Section 2. The City of Idaho Springs Compensation Plan Salary Schedule attached hereto and incorporated herein by this reference is hereby approved. The Compensation Plan approved hereby shall become effective on January 1, 2027.

Section 3. Any and all Resolutions or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such Resolution or part thereof shall not revive any other section or part of any Resolution heretofore repealed or superseded.

RESOLVED, APPROVED, and ADOPTED this 10th day of August, 2026.

Chuck Harmon, Mayor

ATTEST:

Jennie Kim, City Clerk

CITY OF IDAHO SPRINGS COMPENSATION PLAN

SALARY SCHEDULE January 1, 2027 – December 31, 2027

Position	Minimum Hourly	Minimum Annual	Maximum Hourly	Maximum Annual
City Administrator (exempt)	\$88.72	\$184,534	\$115.34	\$239,894

Administration Department

Position	Minimum Hourly	Minimum Annual	Maximum Hourly	Maximum Annual
Assistant City Administrator (exempt)	\$80.51	\$167,450	\$104.66	\$217,685
Community Development Planner (exempt)	\$42.31	\$87,994	\$55.00	\$114,392
Deputy City Clerk	\$36.01	\$74,901	\$46.81	\$97,371
Deputy Treasurer/Court Clerk	\$32.13	\$66,835	\$41.77	\$86,886
Administrative/Utility Billing Clerk	\$23.58	\$49,046	\$30.65	\$63,760

Police Department

Position	Minimum Hourly	Minimum Annual	Maximum Hourly	Maximum Annual
Police Chief (exempt)	\$64.93	\$135,054	\$84.41	\$175,570
Police Sergeant	\$52.94	\$110,115	\$68.82	\$143,150
Police Officer	\$37.03	\$77,022	\$48.14	\$100,129
Code Compliance Officer	\$26.96	\$56,084	\$35.05	\$72,909
Records Coordinator	\$27.00	\$56,160	\$35.10	\$73,008
Administrative Assistant/Court Liaison	\$28.53	\$59,339	\$37.09	\$77,141

Public Works Department

Position	Minimum Hourly	Minimum Annual	Maximum Hourly	Maximum Annual
Public Works Director (exempt)	\$64.93	\$135,054	\$84.41	\$175,570
Public Works Supervisor	\$33.68	\$70,046	\$46.31	\$96,316
Maintenance Worker III	\$27.84	\$57,897	\$39.03	\$81,182
Maintenance Worker II	\$25.38	\$52,219	\$32.99	\$67,885
Maintenance Worker I	\$23.81	\$49,525	\$30.95	\$64,383
Seasonal Laborer	\$22.00	n/a	\$22.00	n/a
Water Facilities Supervisor/Lead Operator	\$39.35	\$81,841	\$54.26	\$112,857
Water Facilities Operator III	\$30.50	\$63,440	\$42.00	\$87,360
Water Facilities Operator II	\$28.20	\$58,656	\$39.00	\$81,120
Water Facilities Operator I	\$26.24	\$54,579	\$34.28	\$71,302

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No. 21, Series 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IDAHO SPRINGS, COLORADO APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF IDAHO SPRINGS, THE TOWN OF GEORGETOWN, THE TOWN OF SILVER PLUME, THE TOWN OF EMPIRE, THE CITY OF CENTRAL, CLEAR CREEK COUNTY, AND GILPIN COUNTY REGARDING SHARED PROPOSITION 123 CREDITS

WHEREAS, the City of Idaho Springs, Colorado (the “City”), is a Colorado statutory municipality, duly organized and existing under the laws of the state of Colorado ; and

WHEREAS, C.R.S. § 29-1-203 authorizes local governments to cooperate and contract with other governmental entities regarding functions, services and facilities each is authorized to provide; and

WHEREAS, in 2022, Colorado voters approved Proposition 123, codified at C.R.S. §29-32-101 et seq., to make additional state funding available to participating local jurisdictions for affordable housing purposes; and

WHEREAS, the City, along with the Clear Creek County, the Town of Georgetown, the Town of Silver Plume, the Town of Empire, the City of Central, and Gilpin County (collectively, the “Parties”) wish to collaborate in the allocation of Proposition 123 unit credit sharing amongst the Parties; and

WHEREAS, the City desires to enter into an intergovernmental agreement with the Parties, (the “IGA”), as set forth in **Exhibit A** to this Resolution, to memorialize the terms and conditions of their respective obligations regarding Proposition 123; and

WHEREAS, the City Council wishes to approve the IGA and finds that said approval is in the best interests of the City and its citizens.

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

Section 1. The above and foregoing recitals are incorporated herein as specific findings of the City Council.

Section 2. IGA Approved. The IGA attached hereto as **Exhibit A** is hereby approved and the Council hereby authorizes the Mayor to affix his signature to same.

Section 3. Effective Date. This Resolution shall be effective upon passage.

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 10th day of August, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

**INTERGOVERNMENTAL AGREEMENT REGARDING
PROPOSITION 123 SHARED AFFORDABLE HOUSING CREDITS**

THIS INTERGOVERNMENTAL AGREEMENT (“Agreement”) is made and entered into this _____ day of _____, 2026, by and between the City of Idaho Springs, a Colorado statutory municipality (“Idaho Springs”); Clear Creek County, a political subdivision of the State of Colorado (“County”); Gilpin County, a political subdivision of the State of Colorado (“Gilpin County”); the Town of Georgetown, a territorial charter municipality; the Town of Silver Plume, a home rule town; the Town of Empire, a statutory town; and the City of Central, a home rule city (referred to individually as a “Party” and collectively, the “Parties”).

WHEREAS, pursuant to Article XIV, Section 18(2)(a) of the Colorado Constitution and C.R.S. § 29-1-203, governments may cooperate and contract with one another to provide any function, service, or facility each is authorized to perform; and

WHEREAS, in 2022, Colorado voters approved Proposition 123, codified at C.R.S. § 29-32-101, *et seq.*, to make additional state funding available to participating jurisdictions that commit to increasing their affordable housing stock by three percent (3%) annually over a three-year period; and

WHEREAS, the Parties included in this agreement have formally submitted their respective Proposition 123 Commitments to the Department of Local Affairs (“DOLA”) and the Colorado Division of Housing (“Division”), agreeing to increase the number of affordable housing units within their respective jurisdictions by three percent (3%) annually from their established baselines for the 2024-2026 grant cycle (“Current Grant Cycle”); and

WHEREAS, the Parties recognize that the Fieldhouse Apartments, an affordable housing development located within Idaho Springs’ municipal boundaries, located at 905 Miner Street, 995 Miner Street, and 97 11th Avenue, Idaho Springs, Colorado 80452 (“the Development”) could contribute to meeting both Idaho Springs’ and the other Parties’ Proposition 123 unit growth targets for the Current Grant Cycle; and

WHEREAS, Idaho Springs is willing to allocate affordable housing units located within its boundaries to other area jurisdictions similarly committed to affordable housing goals in order to facilitate and support affordable housing within the entire region; and

WHEREAS, the Parties therefore desire to enter into this Agreement to formalize a shared unit crediting arrangement for the Current Grant Cycle for the affordable units at the Development and to commit to such collaboration on potential future developments, as allowed under C.R.S. § 29-32-105(3)(d)(II), which encourages intergovernmental agreements to allocate affordable housing credits among participating jurisdictions; and

WHEREAS, the Parties further intend to coordinate and cooperate for the purpose of tracking, reporting, and documenting shared affordable housing units to satisfy applicable compliance requirements under Proposition 123.

NOW, THEREFORE, in consideration of the foregoing, and the mutual promises and covenants contained herein, the Parties agree as follows:

1. The Parties enter into this Agreement to allocate and track affordable housing units from the Development for the purpose of Proposition 123 compliance. This Agreement is intended to support each Party's obligations under their respective commitments filed with the Division.
2. The Development is an affordable housing project located within Idaho Springs and includes a total of 120 dwelling units that meet the eligibility criteria for affordable housing under Proposition 123.
3. The Parties agree that the 120 affordable housing units within the Development shall be counted toward the Parties' individual Proposition 123 commitments as follows:
 - a. City of Idaho Springs: 50 units
 - b. Clear Creek County: 19 units
 - c. Gilpin County: 18 units
 - d. Town of Georgetown: 14 units
 - e. City of Central: 13 units
 - f. Town of Empire: 4 units
 - g. Town of Silver Plume: 2 units
4. To the extent permitted, the Parties agree to collaborate to identify and potentially share future affordable housing units constructed or created in one Party's jurisdiction when said Party does not require all such units to meet its individual Proposition 123 commitment. The Parties agree that they may memorialize the allocation of future shared units amongst them by letter agreement signed by an authorized representative of each Party; in such event, the provisions of this Agreement may apply to the newly-allocated units if expressly stated so in the letter agreement. In the event the Parties wish to amend any term of this Agreement other than the allocation of specific units, a written amendment hereto shall be required.
5. Each Party shall be responsible for submitting its own reports and documentation to the Division in accordance with applicable state requirements. To the extent permitted by law, the Parties agree to reasonably cooperate and share relevant project data or certifications, when required, to ensure accurate reporting and crediting of the Development units in accordance with the allocation described in this Agreement.
6. This Agreement shall take effect upon execution by all Parties and shall continue thereafter indefinitely until terminated by mutual agreement of all Parties or until only one Party remains. Any Party may withdraw from this Agreement by providing written notice to the remaining Parties.
7. Although nothing in this Agreement shall be construed to create a financial obligation on the part of any Party, any contribution of funds by any of them is subject to the

annual appropriations of such jurisdiction for such purpose. Any decision to contribute funds or resources in support of the Development shall be addressed separately and is not governed by this Agreement. No debt or fiscal year financial obligation is created by this Agreement.

8. The parties to this Agreement do not intend to benefit any person not a party to this Agreement. No other person or entity, other than the Parties to this Agreement, shall have any right, legal or equitable, to enforce any provision of this Agreement.
9. The Parties may not assign any rights or delegate any duties under this Agreement, whether by assignment, subcontract, or other means, unless granted prior written permission by Idaho Springs. Any such attempted assignment or delegation shall be void and shall constitute a breach of this Agreement.
10. Nothing in this Agreement shall be construed as a waiver of the rights, protections, or limitations of liability provided to each Party under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended. Each Party agrees to be responsible for its own acts and omissions and those of its officers, employees, and agents in the performance of this Agreement. This provision shall survive the termination of this Agreement.
11. Notice and Communications: Any notice to the parties required under this Agreement shall be in writing, delivered to the person designated below for the parties at the indicated address unless otherwise designated in writing. Only mailing by United States mail or hand delivery shall be utilized for notice required to be given under this Agreement. E-mail addresses are provided for convenience only. However, copies of mailed or hand-delivered notices may be sent to the Parties via e-mail.

Idaho Springs: City of Idaho Springs 1711 Miner Street POB 907 Idaho Springs, Colorado 80452 Attn: City Manager Telephone: 303-567-4421 Email: admin@idahospringsco.com	Clear Creek County: Clear Creek County 405 Argentine Street POB 2000 Georgetown, CO 80444 Attn: County Manager Telephone: 303-679-2300 Email: CRohloff@clearcreekcounty.us
Silver Plume: Town of Silver Plume PO Drawer F Silver Plume, CO 80476 Attn: Town Clerk Telephone: 303-569-2363 Email: clerk@silverplumetown.com	Empire: Town of Empire PO Box 100 Empire, CO 80438 Atten: Town Administrator Telephone: 303-569-2978 Email: clerk@empirecolorado.us

Georgetown: Town of Georgetown PO Box 426 Georgetown, CO 80444 Attn: Town Clerk Telephone: 303-569-2555 Email: townclerk@townofgeorgetown.us	City of Central: City of Central PO Box 249 Central City, CO 80427 Attn: City Clerk Telephone: 303-582-5251 Email: cityclerk@cityofcentral.co
Gilpin County: 203 Eureka Street P.O. Box 366 Central City, Colorado 80427 Attn: Community Development Director Telephone: 303-582-5214 Email: communitydevelopment@gilpincounty.org	

12. The waiver by any Party of any breach by the other of any term, covenant, or condition contained in this Agreement shall not be deemed to be a waiver of any subsequent breach of the same or other term, covenant, or condition.
13. This Agreement represents the entire understanding between the Parties with respect to the subject matter hereof and supersedes any prior or contemporaneous agreements or understandings, whether oral or written.
14. The invalidity or unenforceability of any particular term or provision of this Agreement shall not affect the validity or enforceability of any other term or provision and this Agreement shall be construed in all respects as if such invalid or unenforceable term or provision was omitted.
15. Excepting the allocation of future units by letter agreement in accordance with Section 4 hereof, this Agreement may be modified only by written amendment executed by the Parties.
16. The Parties consent to the use of electronic signatures and agree that the transaction may be conducted electronically pursuant to the Uniform Electronic Transactions Act, C.R.S. § 24-71.3-101, *et seq.* The Agreement and any other documents requiring a signature may be signed electronically by either Party. The Parties agree not to deny the legal effect or enforceability of the Agreement solely because it is in electronic form or because an electronic record was used in its formation. The Parties agree not to object to the admissibility of the Agreement in the form of an electronic record, a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature on the grounds that it is an electronic record or an electronic

signature or that it is not in its original form or is not an original. Nothing herein shall be construed as a waiver of any other good faith objection any Party may raise or assert regarding the validity, admissibility or form of this Agreement.

17. Upon the execution of this Agreement by all Parties, a copy of this Agreement shall be transmitted by Idaho Springs to DOLA and the Division.
18. Unless otherwise agreed in writing, the Agreement and the interpretation thereof shall be governed by the laws of the State of Colorado and venue for any civil action between the Parties arising out of or relating to this Agreement shall be in the State of Colorado District Court for Clear Creek County, Colorado.

City of Idaho Springs

ATTEST:

Charles Harmon, Mayor

Jennie Kim, City Clerk

Date

Date

Clear Creek County

ATTEST:

Rebecca Lloyd, Chair

Deputy Clerk and Recorder for
Brenda L. Corbett
Clear Creek County
Clerk and Recorder

Date

Date

Town of Silver Plume

ATTEST:

Name, Title

Name, Title

Date

Town of Empire

Name, Title

Date

Town of Georgetown

Name, Title

Date

City of Central

Jeremy Fey, Mayor
Name, Title

Date

Gilpin County

Date

ATTEST:

Name, Title

Date

ATTEST:

Name, Title

Date

ATTEST:

Reba Bechtel, City Clerk
Name, Title

Date

ATTEST:

Name, Title

Date

Name, Title

Date

CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado

Resolution No. 22, Series 2026

**A RESOLUTION APPROVING THE INTERGOVERNMENTAL AGREEMENT WITH
CLEAR CREEK COUNTY FOR COORDINATION OF THE 2026 SPECIAL MUNICIPAL
ELECTION**

WHEREAS, the City of Idaho Springs, Colorado (“City”) is a statutory municipality, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, the City is required to conduct regular municipal elections during November of odd-numbered years, and permitted to call special elections on any Tuesday designated by ordinance or resolution; and

WHEREAS, by Resolution No. 13, Series 2026, on July 13, 2026, the Idaho Springs City Council (“Council”) declared its intent to conduct a special City election to be coordinated with the State General Election on November 3, 2026; and

WHEREAS, accordingly, the County Clerk and Recorder has sent to the City Clerk’s Office a proposed Intergovernmental Agreement for the 2026 coordinated election, outlining the respective roles and responsibilities of the two jurisdictions for the coordinated election process; and

WHEREAS, the Council wishes to approve said intergovernmental agreement to allow the coordination of said election.

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

The City Council hereby approves the Intergovernmental Agreement between the City and Clear Creek County for the 2026 Coordinated Election, to be held on November 3, 2026, and authorize the Mayor and City Clerk to execute the same and to take all other actions necessary to effectuate its terms.

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 10th day of August, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

**INTERGOVERNMENTAL AGREEMENT
FOR NOVEMBER 3, 2026 GENERAL ELECTION**

This Intergovernmental Agreement for 2026 General Election (“Agreement”) is by and between the Clear Creek County Clerk and Recorder (“C&R”), and the City of Idaho Springs (Political Subdivision).

1. Purpose. The C&R and the Political Subdivision agree to schedule a coordinated election on November 3, 2026. Such coordinated election may involve more than one political subdivision with overlapping boundaries, and the C&R shall serve as the coordinated election official for all political subdivisions involved in this election. This election shall be held under the provisions of Title One, Colorado Revised Statutes.

2. Legal Notices.

(a) The publication of legal notices concerning the Political Subdivision’s election which are to be published before certification of the ballot content to the C&R shall be the responsibility of the Political Subdivision. A copy of the published legal notice shall be submitted for the C&R’s records.

(b) Publication of legal notices concerning the coordinated election, if any, which are required to be published after certification of the ballot content to the C&R shall be the responsibility of the C&R.

3. Receiving and Processing of Petitions. The petition process for the Political Subdivision shall be entirely the responsibility of the Political Subdivision, and shall be done in compliance with applicable Colorado Statutes and municipal ordinances.

4. Receipt of Petition Representative’s Summary of Comments. Receipt of such summary shall be solely the responsibility of the Political Subdivision as covered by C.R.S. § 1-7-903.

5. Ballot Content. In accordance with Colorado law, the ballot content must be certified to the C&R by the Political Subdivision, in its exact and final form, **no later than 4:00 PM, September 4, 2026**. Such information must be delivered in digital format in both .pdf and Word format, via e-mail or flash drive, to the C&R at 405 Argentine Street, Georgetown, Colorado.

6. Receiving of Written Comments. The process of receiving written comments concerning ballot issues as required by Section 20, Article X, of the Colorado Constitution, shall solely be the responsibility of the Political Subdivision. The political subdivision shall accept written comments until **12:00 PM, September 18, 2026**, per C.R.S. § 1-7-901(4). Written comments for and/or against, shall be summarized into 500 words or less for TABOR notices.

7. Preparation and Mailing of TABOR Notices for Ballot Issue Elections. If the C&R is required to coordinate the text for the ballot issue mailing for all participating Clear Creek County political subdivisions into one notice, the Political Subdivision shall provide to the C&R its information in digital format via e-mail or flash drive **by close of business September 21, 2026**. If required, said ballot issue mailing shall be prepared and mailed by the County in accordance with Section 20, Article X, of the Colorado Constitution. Special Districts shall be responsible for mailing the TABOR notice to non-resident property owners, if applicable.

8. Preparation for General Election. The C&R shall be responsible for preparing and printing the ballots for the coordinated election as well as printing of all other election materials necessary to hold a coordinated election.

9. Conduct of the General Election. The C&R shall be responsible for the conduct of the coordinated election as required by the provisions of Title One, Colorado Revised Statutes.

10. Mail Ballot/In-Person Voting. A ballot will be mailed to all active registered voters between October 2 and October 9, 2026. The Voter Service and Polling Center (“VSPC”) will open at the C&R’s office at the County Courthouse beginning October 19 from 8:00 AM to 4:00 PM, and will remain open Monday through Friday through Election Day, November 3, 2026. Saturday hours will be 8:00 AM to 12:00 PM on October 31, 2026. The VSPC will be open from 7:00 AM to 7:00

PM on Election Day, November 3, 2026. The VSPC will accommodate those voters who need to get replacement mail ballots, change address or register to vote, or who need to use the accessible voting machines that will be available at this location.

11. Tabulation of Ballots. All processes relating to the tabulation of ballots shall be the responsibility of the C&R. An unofficial abstract of votes shall be provided to the Political Subdivision, upon completion of the counting of all ballots.

12. Canvass of Votes. The canvass of votes will be the responsibility of the C&R. Such canvass will be completed no later than November 25, 2026, and the official results of the canvass will be provided to all political subdivisions participating in the November 3, 2026, General Election no later than November 27, 2026.

13. Allocation of Cost of the Election. The C&R shall determine the cost allocation for each political subdivision participating in the coordinated election. The basic formula that will be used for calculating the proportional share of actual costs is: the number of registered voters in the Political Subdivision times the number of offices and questions specific to it, divided by the total registered voters in all participating political subdivisions times the total number of offices and questions for all participating political subdivisions, which will equal the percentage of the total costs for which each participating political subdivision is responsible. Total costs for the election will include ballots, TABOR Notices, postage, fuel for ballot pickup, personnel used specifically for this election and required publications. Each participating political subdivision will be charged for only those services that apply to it. Anything that is specific to the Political Subdivision, such as TABOR notices for non-resident property owners, will be the Political Subdivision's responsibility. The Political Subdivision shall reimburse the County for such election costs allocated to the Political Subdivision. Such reimbursement shall be made to the County no later than thirty (30) days from receipt of billing from the County.

14. Indemnification. To the extent permitted by law, if permitted at all, the Political Subdivision agrees to indemnify, defend, and hold harmless the C&R from any and all loss, costs, demands, or actions, arising out of or related to any actions, errors, or commissions for the Political Subdivision in completing its responsibilities relating to the November 3, 2026 General Election. Nothing in this agreement shall be construed to be a waiver by the C&R or the Political Subdivision of the provisions of the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101, et seq, nor create any benefits for a person not a party to this Agreement.

This Agreement is executed by the parties as of the dates written below.

“C&R”

CLEAR CREEK COUNTY
CLERK AND RECORDER

Brenda L. Corbett
Clear Creek County Clerk and Recorder

Date _____

“POLITICAL SUBDIVISION”

CITY OF IDAHO SPRINGS

[name]

[title]

ATTEST:

[name]

[title]

Date _____

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 16, Series 2026

AN ORDINANCE AMENDING SECTION 21-105 OF THE IDAHO SPRINGS MUNICIPAL CODE TO AUTHORIZE THE ISSUANCE OF CONDITIONAL USE PERMITS AS PERSONAL TO THE APPLICANT AND AS LIMITED OR UNLIMITED IN DURATION

WHEREAS, the City of Idaho Springs, Colorado (the “City”) is a statutory city, duly organized and existing under the laws of the State of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-23-301 *et seq.*, the Idaho Springs City Council (“Council”) is authorized to adopt laws and regulations governing zoning and land use within the City; and

WHEREAS, the Council has adopted such zoning and land use laws, codified generally as Chapter 21 of the Idaho Springs Municipal Code (“Code”); and

WHEREAS, Code Section 21-105 authorizes conditional uses and addresses how the same are applied for, reviewed and adjudicated; and

WHEREAS, conditional uses within the City are currently authorized as indefinite in duration, unless otherwise sought by or agreed to by an applicant, recorded against and running with the subject property; and

WHEREAS, the Council finds and determines that conditional uses by definition and nature are highly circumstance-specific in regards to their appropriateness; and

WHEREAS, the Council further finds that, due to their heavily fact-dependent nature, conditional uses may not always be appropriate indefinitely; and

WHEREAS, the Council therefore wishes to amend Code Section 21-105 to authorize conditional uses of a more limited duration when the proposed use is dependent upon design, management or operational aspects such that it meets all other review criteria only when it is a personal grant to the applicant or to the applicant and any subsequent owner who demonstrates a continuing ability to also satisfy such criteria, all as further set forth herein.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Idaho Springs, Colorado, as follows:

Section 1. Section 21-105 of the Idaho Springs Municipal Code (“Code”), concerning conditional uses, is hereby amended as follows:

Sec. 21-105. - Conditional uses.

(A) General. Article III of this Chapter permits uses not specified as being by right in the various zoning districts to be approved and implemented by conditional use. This Section governs the application for and approval, administration and enforcement of conditional uses. Conditional uses generally present special impacts upon adjacent properties which necessitate individualized review and consideration and, in most instances, the approval of a conditional use requires the imposition of

conditions or requirements designed to eliminate, reduce or mitigate adverse impacts resulting from the proposed use.

(B) Applicability. This Section applies to any uses proposed as conditional uses. No building permit shall be issued in any zoning district for any use not identified by right, nor shall any person cause or permit such use upon property owned, controlled or occupied by such person, until a conditional use has been approved by the City Council according to the requirements of this Section.

(C) Submittal requirements. Required materials shall be as indicated in the Submittal Requirements by Development Process table provided in this Article.

(D) Notification requirements. Public notification shall occur as indicated in the Required Public Notification by Development Process table provided in this Article.

(E) Public Hearings. A public hearing shall occur as indicated by the Required Decision Making Process for Development Applications table provided in this Article.

(F) Criteria for review and approval. Conditional uses may be approved by the City only where the applicant demonstrates that the following conditions will be met:

- (1) The proposed use conforms to all requirements of this Article and all other applicable provisions and other development regulations, standards or requirements adopted by the City;
- (2) The proposed use is in general conformance with applicable provisions of the Comprehensive Plan, or that changed conditions occurring since the adoption of the Comprehensive Plan support approval of the proposed conditional use of the property; and
- (3) The proposed use will not result in impacts to adjacent properties which are significantly different in nature, type or extent than impacts caused by uses which are permitted by right in the zone district where the property is located.
- (4) Additionally, the City Council shall determine if the proposed use is dependent upon design, management or operational aspects such that it be a personal grant of use to the owner of the use and not a grant which transfers with the affected property, and, in that connection, the City Council shall decide whether the conditional use:
 - (a) Runs with the land in perpetuity; or
 - (b) Is personal to the applicant and may or may not be inherited; and/or
 - (c) Shall be granted only for a defined period, after which time the conditional use shall expire unless renewed subject to all of the requirements of this section.

(G) Post approval.

- (1) Nothing in this Section shall limit the authority of the City Council to refer its decision on the conditional use permit to the eligible electors of the City for final determination.
 - (2) All approved conditional use permits shall be approved by ordinance. Such ordinance shall include the legal description of the property, specify in detail the conditional use permitted and clearly specify any and all permit conditions imposed. ~~The ordinance shall be recorded in the records of the County Clerk and Recorder, and the permit shall run with the described property. All approved conditional uses shall be referenced on the zoning district map and a file containing all documents relevant to the application and the resulting permit shall be maintained by the City Clerk.~~
 - (3) A conditional use permit is valid so long as the conditions of approval are maintained unless a specific time limit for the use or development is set forth as part of the permit approval. Except as otherwise provided herein, if an approved conditional use ceases operation for any reason for a period of one (1) year, the conditional use permit shall be deemed expired, unless otherwise provided in the permit itself.
 - (4) If the conditions of a conditional use permit become the responsibility of a person or entity other than the applicant, the City shall be notified in writing, identifying the new person or entity responsible for maintaining the conditions of the permit. Until such notice is received, the applicant shall remain responsible for maintaining the conditions. The notice shall be attached to the permit on file with the City. It shall be the burden of the proposed new permit holder to demonstrate that its continuation of the conditional use shall meet the review criteria set forth in subsection (F) of this Section
 - (3 5) Revocation. Any conditional use may be revoked at any time by ordinance of the City Council, following notice to the owner of the property and observance of substantially the same procedure provided herein for City Council consideration of issuance of the permit, where the City Council finds failure to meet the conditions imposed, if any, or that the property has not been devoted to the approved conditional use for a period of one (1) year or more more than two (2) years.
 - (4 6) Any rezoning of the property after a conditional use is approved but before the approved conditional use is implemented on the property shall automatically terminate and void the conditional use permit unless the City expressly reaffirms the permit as part of the rezoning.
- (H) Amendment. An application for amendment of an approved and valid conditional use shall be processed in accordance with the requirements applicable to the issuance of a new conditional use.

Section 2. Any and all Ordinances or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such Ordinance or part thereof shall not revive any other section or part of any

Ordinance heretofore repealed or superseded.

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

INTRODUCED, READ AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 10th day of August 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 14th day of September, 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk



TO: Idaho Springs City Council
FROM: Dylan Graves, Community Development Planner
SUBJECT: Ordinance #16, Series 2026, an ordinance amending Section 21-105 of the Idaho Springs Municipal Code to authorize the issuance of Conditional Use Permits as personal to the applicant and as limited or unlimited in duration.
MEETING DATE: August 10, 2026 City Council Regular Meeting

SCOPE:

This Ordinance First Reading item is a potential change to Sec. 21-105 of the Idaho Springs Municipal Code (ISMC) concerning Conditional Use Permits (CUPs) to establish standards to approve a temporary conditional use. This code amendment will be discussed in greater detail at Ordinance Second Reading, but I wanted to provide a bit of context now for the First Reading.

DISCUSSION:

The proposed ordinance amends the ISMC to allow the city two additional ways of approving CUPs within the city to acknowledge that circumstance-specific conditions may exist that mean the conditional use should not be approved indefinitely.

First, the ordinance would allow the city to grant a CUP that does not run with the land. Rather, it would only run with the property owner. If the property changed hands, the CUP would no longer be valid.

Second, the ordinance would allow the city to grant a CUP for a temporary, defined period. This would allow the city to time-constrain a CUP so that it is only valid for a certain period, after which time it would expire.

No changes to the review criteria are proposed. Any use, whether approved in perpetuity or for a temporary term, would be required to meet the existing criteria for approval.

Staff believe that this proposed code amendment gives the city additional tools to work with when reviewing and granting CUP applications. Not all CUP applications are appropriate for indefinite periods, and this CUP amendment would address the need to be able to time limit or owner limit an application.

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 17, Series 2026

AN ORDINANCE AMENDING CHAPTER 21 OF THE IDAHO SPRINGS MUNICIPAL CODE TO REGULATE GROUP HOMES AND RELATED RESIDENTIAL USES FOR PERSONS WITH DISABILITIES IN CONFORMANCE WITH COLORADO LAW AND THE FEDERAL FAIR HOUSING ACT

WHEREAS, the City of Idaho Springs, Colorado (the “City”) is a statutory city, duly organized and existing under the laws of the State of Colorado; and

WHEREAS, the General Assembly of the State of Colorado has declared, in CRS § 31-23-301(4), that a statutory or home rule municipality shall not enact an ordinance prohibiting the use of a state-licensed group home for either persons with intellectual and developmental disabilities or behavioral or mental health disorders that serves not more than eight persons and appropriate staff as a residential use of property for zoning purposes, and that the phrase “residential use of property for zoning purposes” expressly includes all forms of residential zoning, specifically including single-family residential zoning; and

WHEREAS, the General Assembly has further declared, in CRS § 31-23-303(2), that the establishment of state-licensed group homes for persons with intellectual and developmental disabilities, group homes for the aged for persons 60 years of age or older, state-licensed group homes for persons with behavioral or mental health disorders, and recovery residences for persons in recovery from substance use disorders are each matters of statewide concern, and that each constitutes a residential use of property for zoning purposes; and

WHEREAS, the General Assembly has further declared in CRS § 31-23-303(2)(b.7) that recovery residences, as defined in CRS § 27-80-129(1)(b), are a residential use of property for zoning purposes and are subject only to the regulations of like dwellings in the same zone, reflecting the state’s policy to encourage, promote, and assist persons who are in recovery from substance use disorders to live in residential neighborhoods; and

WHEREAS, CRS § 25.5-10-214(1) mandates that individual residential services and supports settings for persons with intellectual and developmental disabilities must be treated as residential property in the application of all local regulations, including zoning, land use development, fire and life safety, sanitation, and building codes, and that local governing authorities shall not impose additional regulations on such settings that do not apply to other residential properties; and

WHEREAS, during its last regular session, the Colorado General Assembly reinforced and clarified these protections in House Bill 26-1147, signed into law on June 3, 2026 (effective August 12, 2026), which expressly prohibits local governing authorities from imposing additional regulations on individual residential services and supports settings that do not apply to other residential properties, and establishes a statewide database to provide accurate information about such settings; and

WHEREAS, CRS § 29-20-111, enacted as the “HOME Act,” prohibits local governments from limiting the number of people who may live together in a single dwelling based on familial

relationship, and provides that occupancy limits may be based only on demonstrated health and safety standards or affordable housing program guidelines; and

WHEREAS, the federal Fair Housing Act, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601 et seq. ("FHA"), prohibits discrimination in housing based on disability (referred to as "handicap" in the statute), including discrimination in the terms, conditions, and privileges of the sale or rental of a dwelling, 42 U.S.C. § 3604(f)(2), and expressly requires that municipalities make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford persons with disabilities equal opportunity to use and enjoy a dwelling, 42 U.S.C. § 3604(f)(3)(B); and

WHEREAS, the United States Supreme Court held in *City of Edmonds v. Oxford House, Inc.*, 514 U.S. 725 (1995), that family-composition rules in municipal zoning codes are not exempt from FHA scrutiny under 42 U.S.C. § 3607(b)(1) as maximum occupancy restrictions, and that municipalities must engage with FHA reasonable accommodation obligations when applying occupancy and family-definition restrictions to group homes for persons with disabilities; and

WHEREAS, the United States Court of Appeals for the Tenth Circuit held in *Courage to Change Ranches Holding Company v. El Paso County*, 73 F.4th 1175 (10th Cir. 2023), that a zoning code imposing lower occupancy caps on group homes for persons with disabilities than on comparable structured group-living arrangements constitutes facial discrimination under the FHA; that the proper comparator for group homes for persons with disabilities is other structured group-living arrangements in the local code, not single-family homes occupied by unrelated roommates; and that any justification for such differential treatment must be rooted in the language of the FHA or antidiscrimination case law; and

WHEREAS, the Colorado Supreme Court held in *Adams County Ass'n for Retarded Citizens, Inc. v. City of Westminster*, 196 Colo. 79 (1978), that the legislature enacted the state group home statutes specifically to preclude municipalities from barring group homes from residential neighborhoods on the basis of fears and stereotypes about persons with disabilities, and that grounds such as adverse effect on single-family character, disruption of neighborhood peace and quiet, and general neighborhood hostility are impermissible bases for denial of a group home permit; and

WHEREAS, the Colorado Supreme Court held in *Glennon Heights, Inc. v. Central Bank & Trust*, 658 P.2d 872 (1983), that CRS § 31-23-301(4)'s prohibition on municipal zoning ordinances that exclude qualifying group homes from residential districts constitutes a legitimate limitation on the legislative powers delegated to statutory cities, and that neighboring property owners have no vested right in the maintenance of a particular zoning classification as against the state's group home statutes; and

WHEREAS, the Colorado Fair Housing Act, CRS § 24-34-502, independently prohibits disability-based discrimination in housing and has been construed by Colorado Courts to require reasonable accommodations in housing rules, policies, and practices when such accommodations are necessary to afford persons with disabilities equal opportunity to use and enjoy a dwelling; and

WHEREAS, the Idaho Springs City Council has reviewed the existing provisions of Chapter 21 of the Idaho Springs Municipal Code ("Code") concerning group homes and group living uses and finds that such provisions require updating in order to comply with state and federal

law and ensure that persons with disabilities are afforded full and equal access to residential neighborhoods within the City on the same terms and conditions as other residents; and

WHEREAS, the City Council further finds that the amendments set forth in this Ordinance are consistent with and in furtherance of the Comprehensive Plan of the City of Idaho Springs and with the general welfare of present and future City residents.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Idaho Springs, Colorado, as follows:

Section 1. Section 21-15 of the Idaho Springs Municipal Code (“Code”), concerning definitions applicable to Chapter 21, is hereby amended as follows:

The definition of “Group Home” is amended as follows:

~~*Group Home.* An institution, place, building, or agency providing for a period exceeding twenty-four (24) consecutive hours accommodation, board, personal assistance, and other essential daily living activities to individuals not related to the administrator or owner thereof, who by reason of illness, disease, or physical or mental infirmity are unable to sufficiently or properly care for themselves but who do not require the services of a registered or licensed practical nurse except on an emergency basis. A Community Residential Home; Group Home for the Aged; Group Home for Persons with Behavioral or Mental Health Disorders; Individual Residential Services and Supports Setting (IRSS Setting); or Recovery Residence, as further defined herein.~~

The following new definitions are inserted in appropriate alphabetical order:

Community Residential Home. A state-licensed residential home, as defined in CRS § 25.5-10-202, providing accommodation, training, supervision, and support for the exclusive use of not fewer than four (4) and not more than eight (8) persons with intellectual and developmental disabilities, together with appropriate staff. A Community Residential Home must hold a current, valid license or certification issued by the Colorado Department of Public Health and Environment and the Colorado Department of Health Care Policy and Financing pursuant to CRS § 25.5-10-214. A Community Residential Home is a residential use of property for zoning purposes, including single-family residential zoning, pursuant to CRS §§ 31-23-301(4) and 31-23-303(2)(a).

Group Home for the Aged. A home providing accommodation and personal care for the exclusive use of not more than eight (8) persons who are 60 years of age or older, as contemplated by CRS § 31-23-303(2)(b)(II). A Group Home for the Aged must be distinguished from a nursing facility, as defined in CRS § 25.5-4-103, and from an institution providing life care, as defined in CRS § 11-49-101. A Group Home for the Aged is a residential use of property for zoning purposes, including single-family residential zoning, pursuant to CRS § 31-23-303(2)(b)(II).

Group Home for Persons with Behavioral or Mental Health Disorders. A state-licensed group home providing accommodation for the exclusive use of not more than eight (8) persons with behavioral or mental health disorders, as defined in CRS § 27-65-102, together with appropriate staff, and licensed pursuant to applicable state law and rules of the Colorado Department of Public Health and Environment.

A Group Home for Persons with Behavioral or Mental Health Disorders is a residential use of property for zoning purposes, including single-family residential zoning, pursuant to CRS §§ 31-23-301(4) and 31-23-303(2)(b.5). Persons determined to be not guilty by reason of insanity to a violent offense, and any person who has been convicted of a felony involving a violent offense, shall not be placed in such a group home, as provided in CRS § 31-23-303(2)(b.5).

Individual Residential Services and Supports Setting (IRSS Setting). Any setting in which individual residential services and supports are provided by a service provider agency to persons with intellectual and developmental disabilities pursuant to CRS § 25.5-10-214, not otherwise qualifying as a Community Residential Home. An IRSS Setting must be treated as residential property in the application of all local regulations, including zoning, land use development, fire and life safety, sanitation, and building codes. No additional regulations beyond those applicable to other residential properties may be imposed on an IRSS Setting.

Recovery Residence. Any premises, place, facility, or building that provides housing accommodation for individuals with a primary diagnosis of a substance use disorder, as defined in CRS § 27-80-129(1)(b), that: (i) is free from alcohol and nonprescribed or illicit drugs; (ii) promotes independent living and life skill development; and (iii) provides structured activities and recovery support services primarily intended to promote recovery from substance use disorders. A Recovery Residence must be: (a) certified by a certifying body approved by the Colorado Behavioral Health Administration pursuant to CRS § 27-80-129; (b) chartered by Oxford House, Inc., or its successor organization; or (c) have been operating as a recovery residence in Colorado for thirty (30) or more years as of May 23, 2019. A Recovery Residence is a residential use of property for zoning purposes and is subject only to the regulations of like dwellings in the same zone, pursuant to CRS § 31-23-303(2)(b.7). The term "Recovery Residence" does not include a facility approved for residential treatment by the Colorado Behavioral Health Administration, permanent supportive housing units incorporated into affordable housing developments, or the facility described in CRS § 24-32-724.

Section 2. Table 21-50-1 of the Code, set forth under Code Section 21-50, is hereby amended by amending the “Group Living” rows under the “RESIDENTIAL” use category section of the Table, as follows:

Amended Group Living Rows – Table 21-50-1

<i>Table 21-50-1 (Group Living Uses) - Amended</i>												
<i>CATEGORY</i>	<i>USE TYPE</i>	<i>ZONE DISTRICT</i>										
		<i>R-E</i>	<i>R-I</i>	<i>R-2</i>	<i>R-3</i>	<i>R-M</i>	<i>HD</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>L-I</i>	<i>P</i>
Group Living ¹	Group homes for up to eight (8) developmentally disabled persons, handicapped individuals, children or senior citizens.	X	X		X							

	Group homes for over eight (8) developmentally disabled persons, handicapped individuals, children or senior citizens.	X			X							
	<u>Group Home for Persons with Behavioral or Mental Health Disorders (state-licensed; up to 8 residents and appropriate staff). Permitted in all residential and Historic Downtown zone districts as a use by right. Must not be located within 750 feet of another such group home unless otherwise provided by the City. Subject only to the same development regulations as other residential uses in the same zone. See Sec. 21-51.</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>					
	<u>Recovery Residence. For persons in recovery from substance use disorders; certified or chartered pursuant to CRS § 27-80-129. Permitted in all zone districts where residential uses are permitted as a use by right. Subject only to the regulations of like dwellings in the same zone. See Sec. 21-51.</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>					
	<u>Individual Residential Services and Supports (IRSS) Setting. For persons with intellectual and developmental disabilities provided pursuant to CRS § 25.5-10-214. Treated as residential property for all local regulatory purposes. No additional regulations may be imposed beyond those applicable to other residential properties. See Sec. 21-51.</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>					
	<u>Large group home or group residential facility for more than 8 persons with disabilities (not state-licensed under the above categories, or exceeding 8 residents): Permitted as conditional use in R-E, R-1, R-2, R-3, R-M, and HD zone districts; subject to reasonable</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>					

	<u>accommodation procedure at Sec. 21-52.</u>													
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Footnote 1 to Table 21-50-1 (Group Living category):

(1) Use by right in all residential districts and HD District. All Group Living uses listed above as permitted “by right” (marked X) in the R-E, R-1, R-2, R-3, R-M, and HD zone districts require only those permits and approvals applicable to any other residential use of the same type (e.g., building permit, certificate of occupancy). No special use permit, conditional use permit, public hearing, neighborhood notification, or registration process beyond that applicable to other residential uses may be required.

(2) Historic Downtown (HD) District. Group Living uses are permitted by right in the HD zone district to the extent that residential uses are permitted in that district. The HD district’s historic preservation review requirements and design standards applicable to all development in the district continue to apply to group homes on the same terms as they apply to other residential uses.

(3) Spacing requirement. A Group Home for the Aged established pursuant to § 31-23-303(2)(b)(II) shall not be located within 750 feet of another group home unless otherwise provided by the City. A Group Home for Persons with Behavioral or Mental Health Disorders shall not be located within 750 feet of another such group home, or of a Community Residential Home or Group Home for the Aged, unless otherwise provided by the City, consistent with CRS § 31-23-303(2)(b.5).

(4) Recovery Residences. Recovery Residences are subject only to the regulations of like dwellings in the same zone. No additional zoning requirements, spacing requirements, registration requirements, or conditions may be imposed on Recovery Residences that are not imposed on other residential uses of like type in the same zone district.

(5) IRSS Settings. Individual Residential Services and Supports Settings must be treated as residential property for all local regulatory purposes. No additional regulations may be imposed on an IRSS Setting that do not apply to other residential properties, consistent with CRS § 25.5-10-214(1) and House Bill 26-1147.

(6) Generally applicable standards. All Group Living uses remain subject to the height, setback, area, lot coverage, external signage, and architectural design standards of this Chapter that apply to other residential uses in the same zone district, provided such standards are applied on the same terms as they are applied to other residential uses and do not operate to prohibit any Group Living use from any residential district. Nothing herein precludes enforcement of applicable state, county, and City health, safety, and fire codes. See also Sec. 21-51.

(7) Reasonable accommodation. Any person or entity seeking a modification of these or other zoning requirements with respect to a Group Living use because of disability may apply for a reasonable accommodation pursuant to Sec. 21-52 of this Chapter.

Section 3. Article III of Chapter 21 of the Code, concerning zoning, is hereby amended by the addition of two new Sections - 21-51 and 21-52 - to read in their respective entireties as follows:

Sec. 21-51. Group Home Compliance Standards

- (A) Purpose and Construction. The purpose of this Section is to set forth the standards applicable to Group Living uses defined in Section 21-15 of this Chapter and listed in Table 21-50-1, to confirm the legal framework under which such uses are permitted, and to establish clear boundaries between permissible local regulation and impermissible prohibition. This Section shall be construed broadly to effectuate the mandate of CRS §§ 31-23-301(4) and 31-23-303 that qualifying group homes are permitted as residential uses of property in all residential zone districts, and narrowly with respect to any restriction on group homes, consistent with those statutes.
- (B) State Licensure Prerequisite. The use-by-right status accorded to Community Residential Homes and Group Homes for Persons with Behavioral or Mental Health Disorders under Section 21-50 and this Chapter applies only to homes that hold a current, valid state license or certification as required by applicable Colorado law. A group home that does not hold the required state license is not entitled to the protections of CRS § 31-23-301(4) or § 31-23-303. The operator of any Community Residential Home or Group Home for Persons with Behavioral or Mental Health Disorders shall, upon request by the City Administrator, provide documentation of current state licensure.
- (C) Permissible Regulation. The City may apply to any Group Living use those provisions of this Chapter that govern: (1) height, setbacks, area, and lot coverage applicable to residential structures generally in the same zone district; (2) external signage standards applicable to residential uses; (3) architectural design standards, provided they are not substantially inconsistent with the character of the surrounding neighborhood as applied to other residential uses; (4) fire, building, health, and sanitation codes applicable to all residential uses; and (5) specific location requirements that are reasonably related to the requirements of a particular home, including the availability of transportation, commercial services, and public recreation facilities, consistent with CRS § 31-23-303(2)(c). The City shall not require any permit, approval, registration, public hearing, neighborhood notification, or condition that is not required of other residential uses of the same type in the same zone district, except as expressly authorized by state law.
- (D) Prohibited Restrictions. The City shall not: (1) require any Group Living use permitted by right under Table 21-50-1 to obtain a special use permit, conditional use permit, or any other discretionary land use approval not required of other residential uses; (2) impose spacing, dispersal, or proximity requirements on Group Living uses, except the 750-foot spacing requirements applicable to Group Homes for the Aged and Group Homes for Persons with Behavioral or Mental Health Disorders as set forth in Section 21-50-1, Note (3); (3) impose occupancy standards on Group Living uses that are more restrictive than those imposed on other structured group-living arrangements in the same zone district; (4) impose registration or notification requirements on Group Living uses not required of other residential uses; or (5) conduct,

require, or invite public comment on the placement of any Group Living use permitted by right, in a manner not applicable to other residential uses.

- (E) Treatment Activities. Nothing in this Section shall be construed to permit the conducting of ministerial activities of any private or public organization or agency, or to permit types of treatment activities or the rendering of services, in a manner substantially inconsistent with the activities otherwise permitted in the particular zone district, consistent with CRS § 31-23-303(2)(c). For the avoidance of doubt, the in-home provision of therapeutic, medical, or personal care services to residents of a Group Living use, by staff employed by the home or by visiting professionals, is a residential activity consistent with the residential character of any residential zone district and does not convert a Group Living use into a commercial, medical, or institutional use.
- (F) HOME Act Compliance. Consistent with CRS § 29-20-111, the City shall not limit the number of persons who may reside together in a Group Living use or any other dwelling based on familial relationship. Any occupancy limit applicable to a Group Living use must be based solely on demonstrated health and safety standards, such as applicable building code, fire code, or Colorado Department of Public Health and Environment wastewater and water quality standards.
- (G) Nonconforming Uses. Any Group Living use lawfully existing as of the effective date of this Ordinance that does not conform to the provisions of this Chapter as amended hereby shall be deemed a lawful conforming use from and after the effective date of this Ordinance to the extent this Ordinance expands the zones in which Group Living uses are permitted. No Group Living use that was previously permitted shall be rendered nonconforming by this Ordinance.

Sec. 21-52. Reasonable Accommodation Procedure.

- (A) Purpose. The purpose of this Section is to establish a formal procedure by which persons with disabilities, and entities acting on their behalf, may request a modification or exception to any rule, policy, practice, or requirement of this Chapter when such modification is necessary to afford such persons equal opportunity to use and enjoy a dwelling, as required by the federal Fair Housing Act, 42 U.S.C. § 3604(f)(3)(B), and the Colorado Fair Housing Act, CRS § 24-34-502. This Section shall be liberally construed to effectuate these statutory protections.
- (B) Applicability. Any person with a disability, or any entity acting on behalf of one or more persons with disabilities, may submit a written request for a reasonable accommodation under this Section with respect to any provision of this Chapter if the accommodation is sought in connection with a dwelling or the use of a dwelling. This Section applies regardless of whether a permit, variance, or other approval is pending. A request for reasonable accommodation does not require the filing of any other application as a prerequisite.

- (C) Application. A request for reasonable accommodation shall be submitted in writing to the City Administrator on a form prescribed by the City Administrator. The form shall request, at minimum: (1) the name, address, and contact information of the applicant; (2) the address of the property for which the accommodation is requested; (3) the specific provision of this Chapter from which an accommodation is requested; (4) the nature of the accommodation requested; and (5) the reason the accommodation is necessary due to a disability of the person(s) who will benefit from the accommodation.
- (D) Information Regarding Disability. The City Administrator may request only such information regarding disability as is necessary to verify that the applicant or the persons on whose behalf the application is filed have a disability within the meaning of the FHA and the Colorado Fair Housing Act and to evaluate the disability-related need for the requested accommodation. The City shall not require an applicant to disclose the specific diagnosis or nature of any disability, nor to provide medical records, if the disability and the functional limitations giving rise to the need for accommodation can be verified by other reliable means. All information provided in connection with a request for reasonable accommodation shall be treated as confidential to the extent required by state and federal law and shall not be disclosed to third parties or made part of any public hearing record without the written consent of the applicant.
- (E) Administrative Review. The City Administrator, or the City Administrator's designee, shall review and decide requests for reasonable accommodation at the staff level, without referral to the Planning Commission, City Council, Variance Board, or any other public body, unless the applicant specifically requests a public hearing. Staff-level review is preferred to protect applicants from public stigmatization inconsistent with the FHA. The City Administrator shall issue a written decision within thirty (30) days of receipt of a complete application, unless the applicant and the City Administrator agree in writing to a longer period. The written decision shall state: (1) whether the applicant or persons on whose behalf the application is filed have a qualifying disability; (2) whether the requested accommodation is reasonable; (3) whether the accommodation is necessary to provide the applicant or such persons equal opportunity to use and enjoy a dwelling; and (4) the decision to grant or deny the request, with specific findings.
- (F) Interactive Process. Before issuing a denial of a reasonable accommodation request, the City Administrator shall make reasonable efforts to engage in an interactive process with the applicant to discuss whether alternative or modified accommodations might effectively address the applicant's disability-related need. The City Administrator shall document this interactive process in the written decision. Failure to engage in the interactive process where disability and need are reasonably apparent may constitute a failure to accommodate under the FHA.
- (G) Standard of Review. A reasonable accommodation shall be granted if the City Administrator finds that: (1) the person or persons on whose behalf the request

is made have a disability within the meaning of the FHA or the Colorado Fair Housing Act; (2) the requested accommodation is necessary to afford such person or persons equal opportunity to use and enjoy a dwelling; and (3) granting the accommodation would not impose an undue financial or administrative burden on the City, would not require a fundamental alteration of the City's land use regulatory scheme, and would not constitute a direct threat to the health or safety of other individuals. The burden of demonstrating that a requested accommodation is unreasonable, unnecessary, or an undue burden shall rest with the City.

- (H) Conditions. The City Administrator may impose reasonable conditions on an approved accommodation, provided such conditions are narrowly tailored to legitimate public health, safety, or zoning interests and are reasonably related to the specific circumstances of the request. Conditions shall not be based on generalizations, stereotypes, or neighborhood opposition relating to the disability of the person or persons to be benefited by the accommodation.
- (I) Appeal. An applicant aggrieved by a decision of the City Administrator on a request for reasonable accommodation may, within thirty (30) days of the date of the written decision, file a written notice of appeal with the City Clerk. Upon receipt of a timely notice of appeal, the City shall schedule a de novo hearing on the matter before the City Planning Commission as soon as practical, but in no event later than forty-five (45) days after the written appeal is filed. The Planning Commission shall issue a written decision within sixty (60) days of the hearing. Timely filing of a notice of appeal shall stay any enforcement action based on the matter that is the subject of the accommodation request, pending the Planning Commission decision.
- (J) Fees. No application fee shall be charged for a reasonable accommodation request filed pursuant to this Section.
- (K) Relationship to Other Approvals. An approved reasonable accommodation shall operate as a modification to or exception from the applicable provisions of this Chapter for the specific use and property identified in the application. An approved accommodation shall be recorded with the Clear Creek County Clerk and Recorder and shall run with the property unless the City Administrator's written decision specifies otherwise. An approved accommodation does not exempt the applicant from any requirement of this Chapter that is not the subject of the accommodation request.
- (L) Judicial Review. Any person aggrieved by a final decision of the Planning Commission on a reasonable accommodation request may seek judicial review in the District Court for Clear Creek County pursuant to C.R.C.P. Rule 106(a)(4), or may pursue any available remedy under the federal Fair Housing Act, the Americans with Disabilities Act, or the Colorado Fair Housing Act.

Section 4. Table 21-127-1 of the Code, set forth under Code Section 21-127, is hereby amended by amending the "Group Living" rows of the "RESIDENTIAL USES" category as follows:

<i>Table 21-127-1 (Excerpt - Group Living parking standards, as amended)</i>		
<i>Use Category</i>	<i>Use Type</i>	<i>Number of spaces required</i>
Group Living ¹	<u>Community Residential Home; Group Home for the Aged; Group Home for Persons with Behavioral or Mental Health Disorders; Individual Residential Services and Supports Setting (all sizes)</u>	1.25 per efficiency unit 1.5 per one-bedroom unit 1.5 per two-bedroom unit 800 SF or less 1.75 per two-bedroom unit over 800 SF
	<u>Small group home (up to 8)</u>	1.75 per three-bedroom unit 900 SF or less
	<u>Large group home (more than 8)</u>	2.5 per three-bedroom unit over 900 SF
	<u>Recovery Residence (all sizes)</u>	<u>Number of spaces required is the same as required of a single-family dwelling or multi-family dwelling of equivalent size and configuration in the same zone district.</u>

Footnote 1: The parking standards for Group Living uses shall be applied on the same terms as the corresponding standards are applied to other residential uses of similar size and type. The City shall not impose more burdensome parking requirements on any Group Living use than are imposed on other residential uses of like size in the same zone district. Where a Group Living use is functionally equivalent to a single-family dwelling (i.e., the home operates as a normal household unit with residents sharing common living spaces), the parking standard for a single-family detached dwelling shall apply. The City Administrator may grant a parking reduction for any Group Living use upon a showing that the functional characteristics of the use, including the absence of private vehicles among residents, support a reduced parking requirement.

Section 5. Any and all Ordinances or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such Ordinance or part thereof shall not revive any other section or part of any Ordinance heretofore repealed or superseded.

Section 6. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance, the intention being that the various provisions are severable.

INTRODUCED, READ AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 10th day of August 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 14th day of September 2026.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Jennie Kim, City Clerk



TO: Idaho Springs City Council
FROM: Dylan Graves, Community Development Planner
SUBJECT: Ordinance #17, Series 2026 an ordinance amending chapter 21 of the Idaho Springs Municipal Code to regulate group homes and related residential uses for persons with disabilities in conformance with Colorado Law and the Federal Fair Housing Act.
MEETING DATE: August 10, 2026 City Council Regular Meeting

SCOPE:

This Ordinance First Reading item is a potential change to Chapter 21 of the Idaho Springs Municipal Code (ISMC) concerning the city's group homes regulations. The ISMC does not currently conform with Colorado laws or the federal Fair Housing Act, so needs to be updated to reflect the relevant state and federal requirements. We will discuss the changes in more depth at the Second Reading of the Ordinance.

DISCUSSION:

The ISMC currently allows group homes as a by-right use in the R-E, R-1, and R-3 zone districts. The city's attorneys have realized that the ISMC is out of compliance with current state and federal regulations on the subject, and have let city staff know that a code amendment is needed to get into compliance.

Proposed changes include a revision to the existing definition of a Group Home, to be replaced with a definition for a Community Residential Home. The code amendment would also add definitions for a Group Home for the Aged, a Group Home for Persons with Behavioral or Mental Health Disorders, Individual Residential Services and Supports Setting (IRSS Setting), and a Recovery Residence.

The amendment would also change Use Table 21-50-1 to allow these newly defined uses in all residential zone districts.

The amendment would further create group home standards that are greatly expanded as compared to what the ISMC has in place now, which is meant to ensure that any proposed group home meets state licensure prerequisites, establishes standards that regulate any residential use (setbacks, height, lot coverage, architectural design, parking standards, etc.), and establishes review procedures and standards that the city must meet. Administrative review would be required except in cases where any other residential use would require a public process. For example, if a multifamily group home is proposed, this would go through the city's Final Development Plan (FDP) process, as is required for any multifamily residential building. This ensures that while the use(s) are clearly allowed, they still must meet the standards that we would expect to see for any other residential development.

Office of the City Administrator

To: Mayor and City Council
From: Andrew Marsh
Date: August 10, 2026
Subject: City Administrator Update

Requests for Action:

- None

Updates:

- Staff and I attended on July 23 a meeting with the Colorado Mountain Bike Association (COMBA) regarding maintenance at Virginia Canyon Mountain Park.
- The City and Town Administrators in Clear Creek County met for lunch on July 23.
- Staff and I attended on July 27 the monthly coordination meeting with the Federal Highway Administration (FHWA) and the Colorado Department of Transportation (CDOT) regarding the Mobility Hub Project.
- The Mayor, Lorraine, Guy and I met on July 27 for our periodic financial check-in.
- Guy and I met on July 29 with THK Associates and the Clear Creek Metropolitan Recreation District regarding phase 2 of the Shelly Quinn Park Improvements that includes a tennis/pickleball court and a playground.
- Staff and I met on August 3 with the Clear Creek Center for Arts and Education (CCCAE) and HDR Engineering regarding the Roberts Brothers Building in relation to the Mobility Hub Project.
- Staff and I attended on August 4 with HDR Engineering the bi-weekly progress meeting for the Mobility Hub Project.
- The Mayor, staff and I met on August 4 with the CCCAE regarding their request for City assistance with the restoration of the Roberts Brothers Building.
- Met on August 5 with CDOT's Division of Transit and Rail regarding their comments on the design for phase 1 of the Mobility Hub Project.
- Attended on August 5 the monthly board meeting of the I-70 Coalition.

Upcoming Events:

- The Clear Creek County Commissioners will be sponsoring a Town Hall meeting at the Health and Wellness Center on Wednesday, August 12 from 6:00 to 7:00 p.m.
- The Business and Community Promotions Board will be sponsoring a Community Conversation on Thursday, August 13 from 6:00 to 7:30 p.m. at Tommyknocker Brewery and Pub.

TO: City Council
CC: City Administrator Andrew Marsh
FROM: Guy Patterson | Assistant City Administrator
DATE: 8/10/2026
SUBJECT: Assistant City Administrator Report
ATTACHMENTS: • None



Motion: Move to approve the mayor to sign a letter written by the City attorney providing written consent allowing for the assignment of the Licensee under the June 14, 2021 Charging Station License Agreement from EV Build, Inc. to Loop Global, Inc. with the following condition: prior to the issuance of written consent to the assignment, Loop Global must provide evidence satisfactory to the City Attorney of the entity's authority to conduct business in the State of Colorado.

Electric Vehicle Charging Station License Agreement:

Staff has been working with the City Attorney regarding the recent transfer of the electric vehicle charging station equipment from EV Build, LLC to Loop Global, Inc. Although the equipment ownership has changed, the City's License Agreement remains with EV Build, LLC and cannot be transferred without Council approval. Under the terms of the agreement, assignment to a new entity requires the City's prior written consent because Loop Global is neither a subsidiary of EV Build nor a successor through merger or acquisition.

The above motion is for Council to approve the assignment of the existing Charging Station License Agreement from EV Build, LLC to Loop Global, Inc., subject to the condition that Loop Global provides evidence satisfactory to the City Attorney that it is authorized to conduct business in the State of Colorado before the City's written consent is issued. This action will ensure the agreement is transferred to the entity now responsible for operating the charging stations while protecting the City's legal interests.

Upon approval by Council and after receiving proof of the entity's authority to conduct business in the State of Colorado, the City Attorney will craft a letter for the Mayor's signature.



Office of the Deputy City Clerk

To: Mayor and City Council

From: Wonder Martell, Deputy City Clerk

Date: August 10th, 2026

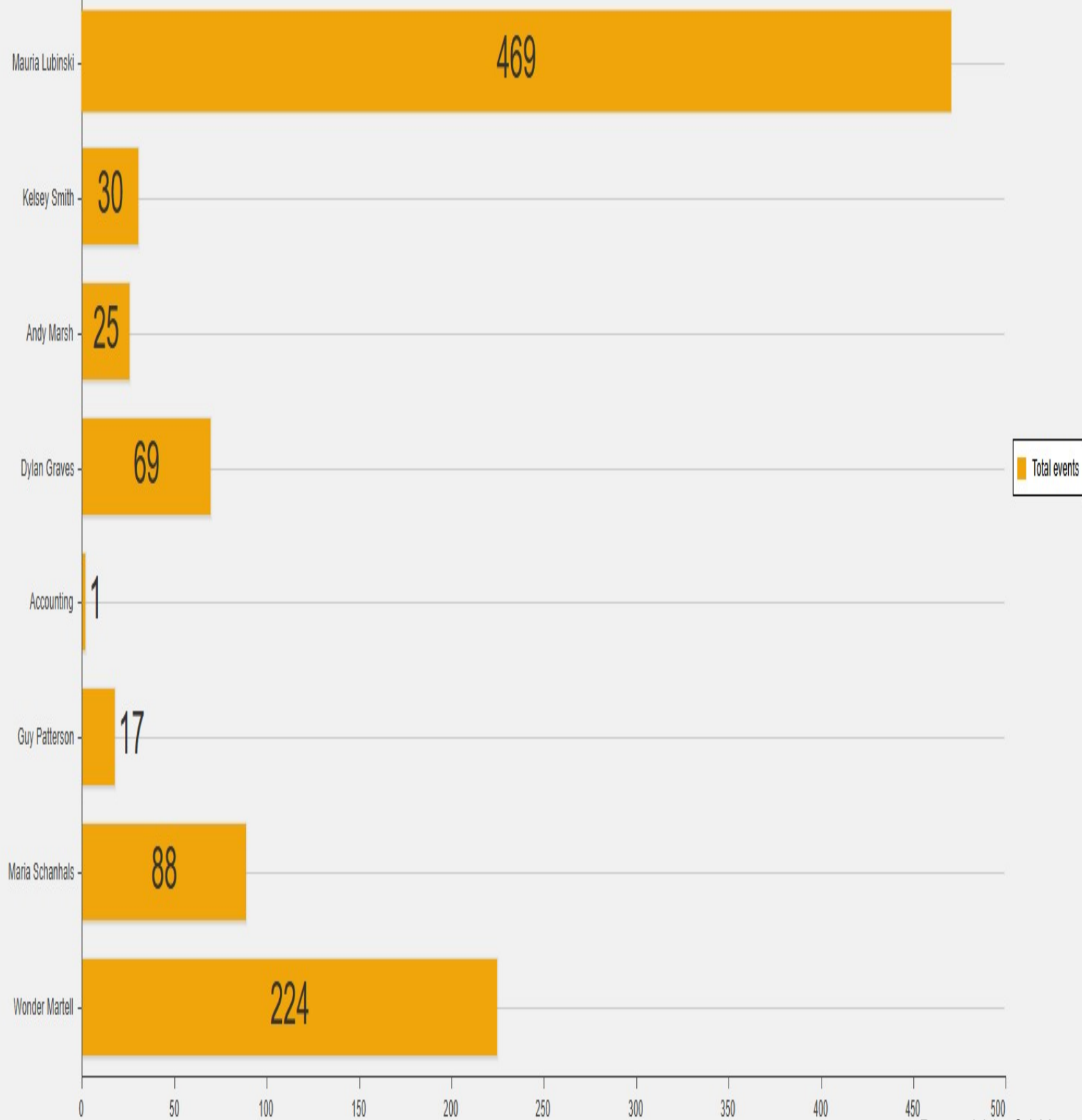
Subject: Staff Report Regular Meeting

- ✓ Building Permit Report July 2026. I processed 6 building permits in Idaho springs in the month of July.
- ✓ Phone Log data July 2026. City hall processed 923 phone calls during the 17 working days of July.
- ✓ June 2026 Sales Tax report
- ✓ June 2026 ROBUST sales tax report

Permits Details

Permit Acceptance Date: 07-01-2026 - 07-31-2026

Application Date	Property Address	Permit Number	Contractor	Category	Permit Issued Date	Permit Closed Date	Review Received Date	Review Completed Date	Due Date	Permit Status	Submittal Status	Plan Review Status	Submittal Name	Disciplines	Plans Examiner	Submittal #	Days In Review	SB Review	Valuation	Fees Assessed	Fees Paid
	Permit Type Permit Status		Commercial Remodel In Progress																		
07/22/2026	2631 Colorado Boulevard, Idaho Springs	26IDSP-00067	Endo Electric & Construction	Commercial Alteration			07/27/2026		08/10/2026	In Progress	In Review	Not Started	Safebuilt Plan Review	Building, Electrical, Structural	Dennis Graham, Thaddeus Mark	1	7	No	\$65,000.00	\$2,449.11	\$2,449.11
Count: 1																					Total: \$65,000.00
Count: 1																					Total: \$65,000.00
	Permit Type Permit Status		Detached Garage In Progress																		
07/01/2026	12 Colorado Boulevard, Idaho Springs	26IDSP-00063	The Shed Yard	Residential Alteration			08/03/2026		08/10/2026	In Progress	In Review	In Progress	Safebuilt Plan Review #2	Building, Electrical, Mechanical, Plumbing, Structural	Andrew Frame	2	2	No	\$135,000.00	\$4,184.52	\$850.72
Count: 1																					Total: \$135,000.00
Count: 1																					Total: \$135,000.00
	Permit Type Permit Status		Replacement Windows In Progress																		
07/21/2026	2819 Riverside Drive, Idaho Springs	26IDSP-00064	Renewal by Andersen	One Stop	07/27/2026					In Progress								No	\$41,415.00	\$721.23	\$721.23
07/27/2026	2051 Miner Street, Idaho Springs	26IDSP-00068	Window Nation LLC	One Stop	07/27/2026					In Progress								No	\$4,657.00	\$169.86	\$169.86
Count: 2																					Total: \$46,072.00
Count: 2																					Total: \$46,072.00
	Permit Type Permit Status		Residential Roof - Asphalt Completed																		
07/22/2026	1950 Riverside Drive, Idaho Springs	26IDSP-00065	Jack the Roofer, LLC	Residential One Stoo	07/22/2026	07/31/2026				Completed								No	\$7,048.50	\$205.73	\$205.73
Count: 1																					Total: \$7,048.50
Count: 1																					Total: \$7,048.50
	Permit Type Permit Status		Water Heater In Progress																		
07/22/2026	1739 Virginia Street, Idaho Springs	26IDSP-00066	Colorado Delta Mechanical	One Stop	07/22/2026					In Progress								No	\$2,680.00	\$115.20	\$115.20
Count: 1																					Total: \$2,680.00
Count: 1																					Total: \$2,680.00
Total Permits: 6																					Valuation Total: \$255,800.50



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Mo. To Mo. Comparison	YTD Comparison	Current YTD Total	Previous YTD Total
Jan	\$139,731.94	\$200,236.03	\$194,756.37	\$222,532.49	\$235,940.98	\$266,501.90	\$265,799.93	\$344,180.43	\$365,835.89	\$357,076.65	\$329,635.39	-7.68%	-7.68%	329,635.39	357,076.65
Feb	\$187,483.54	\$177,395.43	\$190,166.90	\$207,177.31	\$232,375.01	\$243,676.11	\$272,972.03	\$361,032.17	\$349,072.52	\$363,464.19	\$383,533.08	5.52%	-1.02%	713,168.47	720,540.84
Mar	\$182,398.01	\$206,563.51	\$223,907.92	\$232,244.57	\$186,300.12	\$291,578.68	\$310,036.11	\$402,899.93	\$402,360.50	\$400,737.88	\$410,054.24	2.32%	0.17%	1,123,222.71	1,121,278.72
April	\$134,442.24	\$159,819.04	\$175,580.94	\$178,261.23	\$188,064.67	\$248,167.82	\$256,468.48	\$317,733.49	\$310,527.71	\$341,153.02	\$308,255.84	-9.64%	-2.12%	1,431,478.55	1,462,431.74
May	\$181,631.58	\$177,345.32	\$184,601.78	\$213,658.13	\$176,240.37	\$275,287.42	\$280,922.87	\$339,029.09	\$346,473.76	\$356,129.94	\$374,725.69	5.22%	-0.68%	1,806,204.24	1,818,561.68
June	\$233,208.76	\$248,756.18	\$274,310.00	\$285,678.54	\$289,485.68	\$364,020.44	\$364,822.74	\$445,442.74	\$471,665.00	\$492,710.42	\$495,839.00	0.63%	-0.40%	2,302,043.24	2,311,272.10
July	\$261,915.78	\$295,890.20	\$351,932.41	\$393,380.68	\$301,704.63	\$411,802.03	\$422,571.90	\$562,291.21	\$549,871.19	\$562,470.38		-100.00%	-19.89%	2,302,043.24	2,873,742.48
August	\$247,167.24	\$266,861.70	\$261,825.68	\$308,276.28	\$302,934.73	\$346,174.64	\$396,083.62	\$479,965.55	\$477,026.41	\$472,389.49		-100.00%	-31.20%	2,302,043.24	3,346,131.97
Sept	\$237,656.99	\$217,782.08	\$253,207.80	\$268,690.51	\$311,044.04	\$379,340.95	\$370,507.24	\$437,935.60	\$432,939.99	\$440,768.36		-100.00%	-39.21%	2,302,043.24	3,786,900.33
Oct	\$178,132.16	\$176,952.97	\$186,403.26	\$228,281.95	\$252,727.92	\$294,442.00	\$297,189.14	\$376,787.75	\$386,269.67	\$418,223.69		-100.00%	-45.26%	2,302,043.24	4,205,124.02
Nov	\$154,218.54	\$154,968.62	\$166,830.68	\$199,661.64	\$209,633.95	\$241,059.18	\$267,471.90	\$312,734.13	\$307,835.28	\$317,611.72		-100.00%	-49.10%	2,302,043.24	4,522,735.74
Dec	\$194,616.57	\$201,422.32	\$246,761.66	\$258,309.27	\$266,351.19	\$300,210.35	\$326,794.82	\$368,363.25	\$408,265.72	\$395,977.36		-100.00%	-53.20%	2,302,043.24	4,918,713.10
Total	\$2,332,603.35	\$2,483,993.40	\$2,710,285.40	\$2,996,152.60	\$2,952,803.29	\$3,662,261.52	\$3,831,640.78	\$4,748,395.34	\$4,808,143.64	\$4,918,713.10					
Budget	1,970,000.00	2,344,592.00	2,536,932.00	2,581,078.00	3,002,445.00	3,002,445.00	3,800,000.00	5,125,000.00	5,273,750.00						
% of Bud	118.41%	105.95%	106.83%	116.08%	98.35%	121.98%	100.83%	92.65%	91.17%	#DIV/0!					

Time Frame	Categories	Amount	E	W	East or West
January-26	Food/Beverage	\$172,660.35	\$101,223.30	\$71,437.05	
	Retail/Service	\$25,331.77	\$8,342.51	\$16,989.26	
	Gas/Convenience	\$14,663.58	\$13,060.78	\$1,602.80	
	Remote Sales/Home Delivery	\$32,627.75	N/A	N/A	
	Construction/Building	\$21,480.27	N/A	N/A	
	Utilities	\$25,102.99	N/A	N/A	
	Lodging	\$13,044.51	N/A	N/A	
	Other	\$24,724.17	N/A	N/A	
	Total	\$329,635.39	\$122,626.59	\$90,029.11	East \$32,597.48

Time Frame	Categories	Amount	E	W	
February-26	Food/Beverage	\$181,820.46	\$111,414.20	\$70,406.26	
	Retail/Service	\$31,738.06	\$11,041.87	\$20,696.19	
	Gas/Convenience	\$40,874.78	\$16,177.47	\$24,697.31	
	Remote Sales/Home Delivery	\$37,823.82	N/A	N/A	
	Construction/Building	\$26,317.60	N/A	N/A	
	Utilities	\$20,376.85	N/A	N/A	
	Lodging	\$14,521.17	N/A	N/A	
	Other	\$30,060.34	N/A	N/A	
	Total	\$383,533.08	\$138,633.54	\$115,799.76	East \$22,833.78

Time Frame	Categories	Amount	E	W	
March-26	Food/Beverage	\$205,956.88	\$108,071.80	\$97,885.08	
	Retail/Service	\$37,530.74	\$10,501.01	\$27,029.73	
	Gas/Convenience	\$31,752.22	\$17,956.37	\$13,795.85	
	Remote Sales/Home Delivery	\$43,020.00	N/A	N/A	
	Construction/Building	\$26,585.08	N/A	N/A	
	Utilities	\$19,178.52	N/A	N/A	
	Lodging	\$18,265.41	N/A	N/A	
	Other	\$27,765.39	N/A	N/A	
	Total	\$410,054.24	\$136,529.18	\$138,710.66	West \$2,181.48

Time Frame	Categories	Amount	E	W	
April-26	Food/Beverage	\$145,229.12	\$94,012.18	\$51,216.94	
	Retail/Service	\$24,713.75	\$9,193.44	\$15,520.31	
	Gas/Convenience	\$25,054.19	\$13,643.83	\$11,410.36	
	Remote Sales/Home Delivery	\$39,935.79	N/A	N/A	
	Construction/Building	\$15,124.11	N/A	N/A	
	Utilities	\$15,690.23	N/A	N/A	
	Lodging	\$19,081.86	N/A	N/A	
	Other	\$23,426.79	N/A	N/A	
	Total	\$308,255.84	\$116,849.45	\$78,147.61	East \$38,701.84

Time Frame	Categories	Amount	E	W	
May-26	Food/Beverage	\$174,398.11	\$100,655.10	\$73,743.01	
	Retail/Service	\$48,512.27	\$19,063.83	\$29,448.44	
	Gas/Convenience	\$28,918.10	\$15,418.55	\$13,499.55	
	Remote Sales/Home Delivery	\$35,638.50	N/A	N/A	
	Construction/Building	\$22,055.26	N/A	N/A	
	Utilities	\$15,071.57	N/A	N/A	
	Lodging	\$22,565.75	N/A	N/A	
	Other	\$27,566.13	N/A	N/A	
	Total	\$374,725.69	\$135,137.48	\$116,691.00	East \$18,446.48

Time Frame	Categories	Amount	E	W	
June-26	Food/Beverage	\$237,015.10	\$125,780.60	\$111,234.50	
	Retail/Service	\$54,912.38	\$19,508.00	\$35,404.38	
	Gas/Convenience	\$34,445.80	\$18,163.32	\$16,282.48	
	Remote Sales/Home Delivery	\$44,359.48	N/A	N/A	
	Construction/Building	\$17,863.16	N/A	N/A	
	Utilities	\$16,167.28	N/A	N/A	
	Lodging	\$32,982.97	N/A	N/A	
	Other	\$58,092.83	N/A	N/A	
	Total	\$495,839.00	\$163,451.92	\$162,921.36	East \$530.56

FOOD/BEVERAGE	Restaurants, liquor stores, grocery, fast food
RETAIL/SERVICE	This category includes retail shops, hardware/general stores, Art , clothing, jewelry.
GAS/CONVENIENCE	Gas stations, conveneient stores
REMOTE SALES/HOME DELIVERY	Pet Supplies, Grocery delivery, personal home delivery, remote sellers
CONSTRUCTION/BUILDING	Building supplies and services. None located inside th City of Idaho Springs
UTILITIES	Cable providers, phone providers and energy providers.
LODGING	Hotel, Motel, Short Term Rental, Employee Housing
OTHER	Leasing, financial, beauty, pharmaceutical, marijuana



Office of the Deputy City Clerk

To: Mayor and City Council
From: Wonder Martell, Deputy City Clerk
Date: August 10th, 2026
Subject: 2nd year of Clerk School synopsis

The past two years I have been given the opportunity to attend the Colorado Municipal Clerks Association Clerk Institute, where municipal clerks from across Colorado come together to continue our professional education. This year's Institute covered many topics, but two sessions stood out to me the most: the history of the Municipal Clerk profession and the role emotional intelligence plays in public service.

Learning about the history of our profession has given me a greater appreciation for the responsibility that comes with serving as Deputy City Clerk. I knew the profession had a long history, but I didn't realize just how far back it goes. The earliest known municipal clerk dates back to biblical times and was known as the **Mazkir Ha'ir**, meaning "reminder" or "recorder of the city." At a time when very few people could read or write, the clerk was responsible for documenting the decisions made by the community. That responsibility wasn't just about writing things down—it was about preserving integrity and ensuring the public record was accurate.

As history continued through the Middle Ages, monks became the record keepers because they were among the few who were literate. Later, in Colonial America, the need for accurate records became even more important as communities grew. Clerks maintained land records, deeds, marriages, elections, and official government actions. It was interesting to learn that the position has continually evolved while maintaining the same core purpose—protecting the public record. I also enjoyed learning about Colorado's own history. Before statehood, Golden served as Colorado's territorial capital for fifteen years, and municipal clerks were already serving as custodians of public records. Today, Colorado has 273 municipalities, yet only six still elect their City Clerk, making those positions increasingly unique.

Another part of the presentation that resonated with me was learning how the profession has evolved over time. Before World War II, municipal clerks were primarily men. When many of those men left to serve during the war, women stepped into these positions and ultimately remained, helping shape what has become a profession that is now largely represented by women. It was also interesting to see how much effort has gone into creating professional standards over the years. Organizations like the International Institute of Municipal Clerks (IIMC), certification programs, and continuing education have elevated the profession into one that requires ongoing training and commitment to public service.

While I appreciated learning about the history of the profession, another session that had a big impact on me focused on Emotional Intelligence. Emotional Intelligence is really about understanding your own emotions, recognizing the emotions of others, and using that awareness to communicate and respond in a productive way. The instructor shared research showing that approximately 75 percent of organizations consider emotional intelligence when making promotion decisions, and that 90 percent of top performers score high in emotional intelligence. Those statistics reinforced that these are not just "people skills"; they are essential leadership skills. Several messages from this session have stayed with me.

One was: **"Listen to understand, not to respond."** That statement really made me think about how often I am already forming an answer before someone has finished speaking. In local government, residents frequently come to City Hall frustrated, confused, or worried. Sometimes what they need first is simply to know they have been heard before we begin explaining the process or finding a solution.

Another statement that stood out was: **"It's not personal."** Working at the front counter and assisting the public, we often encounter people who are upset about a bill, a permit, a code requirement, or a policy. Most of the time, their frustration is directed at the situation—not at the employee trying to help them. Remembering that allows me to stay calm, avoid reacting emotionally, and continue helping them professionally.

The discussion on empathy was equally valuable. Empathy doesn't necessarily mean agreeing with someone. It means taking the time to listen, understand their perspective, and acknowledge how they are feeling. I realized that many interactions end much more positively when people simply feel heard, even if the outcome cannot change. Another topic that resonated with me was emotional self-awareness. The instructor explained that emotions themselves aren't good or bad—they're simply emotions. The important part is recognizing what we're feeling and choosing how we respond instead of allowing those emotions to control us.

One phrase I wrote down was: **"People don't leave companies. They leave managers. People don't stay for companies. They stay for relationships."**

Although this idea is often associated with private business, I believe it applies just as much in local government. Positive relationships among employees, elected officials, and the public help create a stronger organization and build trust in government. Perhaps the biggest personal takeaway for me was realizing that every interaction matters. The instructor said we are never truly neutral—we either uplift someone or diminish them. That really stuck with me because much of my day is spent interacting with residents, business owners, contractors, utility customers, visitors, coworkers, and Council members. Every conversation is an opportunity to leave someone with a positive impression of City Hall, even when I have to explain a regulation or deliver an answer they may not want to hear.

Finally, one of the themes woven throughout the week was personal responsibility. We were encouraged to focus on what we can control rather than spending energy on what we cannot. We were reminded to look for the positive, take time to reflect, be authentic, and not wait for "someday" to become a better version of ourselves. Those ideas may sound simple, but in a busy municipal office they can be easy to overlook. Overall, I left this year's Clerk Institute with a renewed appreciation for both the history of our profession and the importance of emotional intelligence in serving the public.

The history reminded me that municipal clerks have been entrusted with preserving the public record for centuries. The emotional intelligence training reminded me that how we serve people is just as important as the work we accomplish. As Deputy City Clerk, I believe these lessons will help me continue providing respectful, professional, and consistent service to our residents, businesses, visitors, coworkers, and City Council. More than anything, this training reinforced that while laws, records, and procedures are essential, the relationships we build with the people we serve are what truly make local government effective. I did wear a gold ballgown to the 50th anniversary graduation dinner. It was fabulous, the ballgown that is.

I look forward to attending my 3rd year in 2027, and obtaining my Certified Municipal Clerk Certification.



Idaho Springs Police Department

3000 Colorado Blvd. ★ Post Office Box 907

Idaho Springs, CO 80452

303-567-4291/303-567-1014 Fax

<https://www.idahospringsco.com/police-department>

To: Chuck Harmon, Mayor
City Council
From: Nate Buseck, Chief of Police
Date: August 05, 2026
Subject: Staff Report for August 10, 2026

Request for Action:

Chief Buseck Attended (07/28-08/10):

07/28/26 - Meeting with Sadie to plan open house event, new station
- Dept. Heads
07/29/26 - Tours of new station, City employees
- Station lobby display
- Sgt. Frost to discuss open sergeant position
- More tours of new station, City employees
08/04/26 - Check in with Andy
- Empire PD National Night Out event
08/05/26 - Law Enforcement simulator presentation for new station
08/06/26 - Clear Creek County OPS
- Colorado Fire, Police – retirement consult (visit to the area)

Code Enforcement:

- Addressing abandoned vehicles and parking complaints
- Has issued 157 parking tickets, 24 of which were for expired registration on city streets.

Staffing:

- ISPD has temporarily frozen one patrol position until 2027. ISPD has one vacant Sergeant position and is accepting applications from both external and internal candidates.

Upcoming Training:

08/20/2026: One Officer will attend Domestic Violence Predominate Aggressor Training (Eagle, CO)

09/01-09/03: One Sgt will attend Bone ID and Forensic Recovery Training (Aurora, CO)

Significant Incidents:

On July 29, 2026, Idaho Springs Police Department officers were contacted by a female reporting party who advised that her boyfriend had an active felony warrant. Officers responded to the residence, located the male, and confirmed he had an active felony warrant out of Clear Creek County for theft. The male was taken into custody without incident.

On August 2, 2026, Idaho Springs Police Department officers were dispatched to the 2400 block of Colorado Boulevard for a report of an elderly male who had fallen inside his residence and was unable to get up. Upon arrival, officers could hear the male calling for help from inside the home. Officers made forced entry to gain access, located the male, and provided care until emergency medical personnel arrived. The male was then transported by ambulance to a metro-area hospital for further evaluation and treatment.

On August 4th, at approximately 8:20 p.m., an Idaho Springs officer stopped a driver on I-70 after clocking the vehicle at **105 MPH** in a 65 MPH zone. During the stop, officers found a 4-year-old and a 6-year-old child in the vehicle with no child safety seats in the car. The driver was also found to be driving with a suspended license. The driver, a 28-year-old resident of Aurora, Colorado, was arrested on charges including Child Abuse, reckless endangerment, reckless driving, speeding 40 MPH over the limit, and driving under suspension. The children were safely released to the other parent.

On August 5th, 2026, ISPD responded to the 300 block of Soda Creek Road for a medical emergency. ISPD officers were the first to arrive on scene and immediately began providing lifesaving measures until EMS personnel arrived. The patient was later airlifted to a metro-area hospital for further treatment. The patient's condition is currently unknown. During the helicopter landing and transport, the westbound I-70 on-ramp at mile marker 239 was briefly closed to ensure the patient's safe transport.



City of Idaho Springs Water Quality
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-2400
FAX (303) 567-0124

TO: MAYOR and COUNCIL
FROM: Edward Sigward
DATE: 8/10/2026
Re. STAFF REPORT PUBLIC WORKS / WATER FACILITIES

WASTEWATER

	BOD	TSS	NH4	PO4	TIN
Goal	10	10	3	1	10
Current	3	ND	0.12	0.41	1.28

- Continued repairs on R#1 – Nearing the end of repairs started preparation for testing

WATER

Disinfectant Byproducts	TOC	COAGULANT dose	TOC removal	CL2 dose Actual	HAA5 Annual average	TTHM Annual average
Goal	<2		25%	system residual (0.62)	<60	<80
Current	1.5	8	45%	Demand 2.48	32.65	37.87

- Montane Tank Construction – Tank planned to be in service 8-24, Higher pressure and higher chlorine levels.

Distribution/ Collection

- Emergency – Sewer backup between CRC park and bank caused by tree roots
- Meter reads

- Hydrant repairs

Streets

- Sign changes
- Pine slope road work

Parks

- Bathroom deep cleaning
- Mowing
- Sprinkler repairs

Building Maintenance

- Truck body repairs
- Fleet oil changes/ brake job