



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

Wednesday, September 2, 2026

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

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

You must join the Zoom Meeting
(<https://us02web.zoom.us/j/82200987574>) passcode 627970 to participate in a meeting remotely.

1. **Call to Order (6:00 PM)**
2. **Roll Call**
3. **Agenda Approval**
 - a. Motion to approve the agenda of September 2nd, 2026
4. **Public Comment**
5. **Conflict of Interest**
6. **Approval of Minutes**
 - a. Motion to approve the minutes of August 5th, 2026
7. **General Updates**
 - a. Staff Updates
8. **New Business**
 - a. PUBLIC HEARING: Motion to recommend approval of SUBD26-002: A Minor Subdivision of Lots 1-12, Block 75, and the West Half of vacated Sixth Avenue, Idaho Springs; Located at 503, 509, and 521 Colorado Boulevard, zoned R-2 and C-2, into four (4) parcels.
 - b. PUBLIC HEARING: Motion to recommend approval of 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.
9. **Old Business**
10. **Adjourn**
11. **Work Session Agenda**
 - a. Sec. 21-12: Nonconforming Buildings Potential Code Amendment
 - b. Exterior Lighting Regulations Potential Code Amendment

c. Parking Study - Preliminary Results

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

Participation

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

General Guidelines

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