



PLANNING COMMISSION

Work Session via zoom

February 2, 2022

6:00 PM

- ❖ **Public Comment Period**
- ❖ **Zoning Map Update/Year in Review**
- ❖ **STR Enforcement Update**
- ❖ **2022 Work Plan and Priorities**
- ❖ **Monthly Planning Report**

The Public will be able to view and hear this meeting remotely at the following address:

<https://www.colorado.gov/pacific/idahosprings/city-council-live>



CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-4421
FAX (303) 567-4955

Community Development Planner Communication

Document Date: January 27, 2022
Meeting Date: February 2, 2022
To: Planning Commission Members
Cc: Andrew Marsh, City Administrator
From: Jerad Chipman, AICP, Community Development Planner
RE: **2022 Zoning Map Update and 2021 Year in Review**

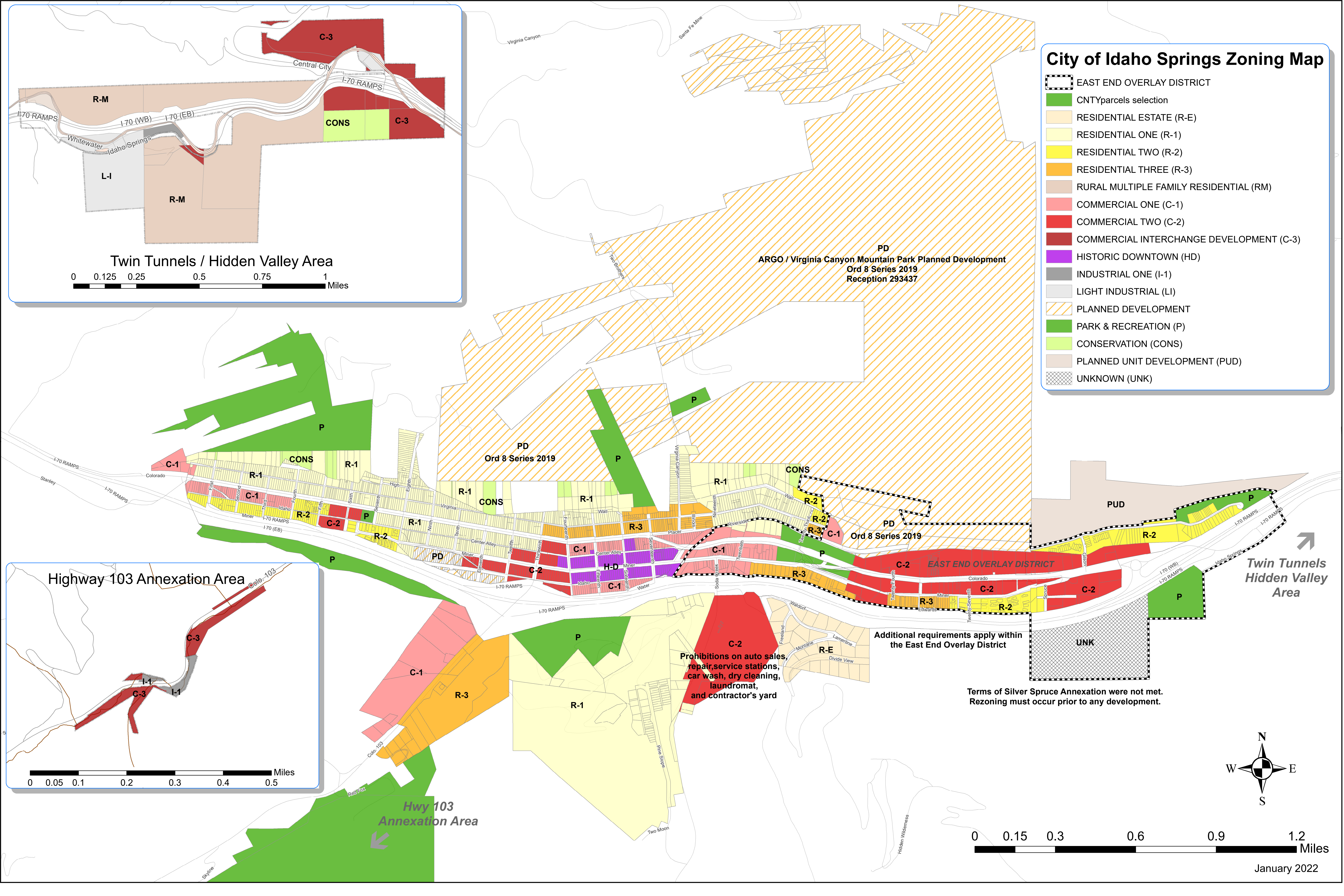
Staff intends to update the City's Zoning Map on an annual basis, and take the opportunity to highlight the actions of the Planning Commission over the last year. The Zoning Map was last updated in 2019.

Changes to the Zoning Map include:

- The Annexation and Rezoning of the Idaho Springs Cemetery.
- The Rezoning of the Block 57 and Bus Barn Properties to PD
- The Annexation and Rezoning of the "Cabins".

Planning Commission Year in Review:

- January 2021 Work Session
 - Training Session
- February 2021 Executive Session and Regular Meeting
 - Collaborative Care Clinic building height review.
 - 2021 Work Plan Discussion
- March 2021 Work Session
 - Code Amendment Discussion
- April 2021 Regular Meeting
 - Final Development Plan for 1628 Virginia Street Townhomes
- August 2021 Regular Meeting
 - Rezoning of the Recently Annexed Idaho Springs Cemetery
- September 2021 Regular Meeting
 - Planned Development, Rezoning, Preliminary Plat and Plan for a Mixed Use Development at Block 57/Former Golddigger Field and Bus Barn
- October 2021 Work Session
 - Review of the Draft Downtown Master Plan
- November 2021 Work Session
 - Second Review of the Draft Downtown Master Plan
 - Review of Text Amendments and Short-Term Rental Policies
- December 2021 Regular Meeting
 - Review of the Final Downtown Master Plan





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RE: Short Term Rental (STR) Enforcement Status

In the autumn of 2021 the Planning Commission discussed the need for additional enforcement of the STR ordinance. Staff brought a plan to the Planning Commission at their November meeting that focused on renewing existing licenses, sending cease and desist letters to violators, and preparing for a lottery process for any open licenses. Since that meeting, staff analyzed the listings that had been posted on several of the short term rental hosting websites. Renewal and enforcement letters were sent in December with second notices being sent out in January. The current status of the renewal and enforcement actions are as follows:

- Staff is in the process of renewing fourteen (14) STRs.
 - Four (4) of the fourteen (14) STRs have completed the renewal process.
 - Ten (10) STRs are in the process of returning documents to City staff.
- There are two (2) units that are considered legal non-conforming as a result of a previous Zoning Ordinance definition that has recently been removed.
- There are two (2) long term rentals that are allowed without a license as they rent for longer than thirty (30) days.
- Five (5) cease and desist letters have been issued to locations in violation of the STR ordinance.
- Staff will begin the lottery process for the open license in February. A thirty (30) day notice window is required prior to awarding a new license.

The next renewal period that will take place in 2023 will include inspections of properties that have been licensed for three years and letters to surrounding property owners from license holders.



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RE: 2022 Planning Commission Priorities

It's the beginning of a new year and City staff is requesting the Planning Commission's input on priorities for 2022. Staff has created a short list of potential priorities for the Planning Commission's consideration. Please feel free to bring your suggestions to the meeting for discussion.

Potential Planning Commission Priorities for 2022:

- Update the Three (3) Mile Plan.
- Get to work on implementing the Downtown Master Plan.
 - Seek grant funding for short term implementation projects.
 - Zoning code amendments indicated in the Downtown Master Plan:
 - Amend zoning code to remove barriers for adding housing to existing two-story buildings, single family houses and in redevelopment projects.
 - Amend zoning and building codes to remove barriers to adaptively reusing existing buildings.
 - Add design standards and guidelines for parking structure (if time allows).
- Dark Sky ordinance.
- Vacant Structures ordinance.
- Small Cell ordinance.
- Improve the section of the zoning ordinance addressing accessory structures.



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RE: Community Development Monthly Report

The Community Development Planner has been working on the following recent, current, and upcoming projects.

Development applications and pre-applications:

- **Redevelopment of Block 57/Golddigger Field and the School Bus Maintenance Facility.** Staff is currently reviewing the Final Development Plan and Plat application. Staff anticipates this item to be on the March Planning Commission Agenda. A community meeting will also be held in February.
- **Downtown Master Plan.** Staff is in the process of analyzing the implementation action items and seeking funding sources for construction.
- **STR Enforcement Update.** Staff is in the process of renewing the existing STR licenses. Staff believes that this process will conclude in early February and that a lottery will be held shortly thereafter for any open licenses. Cease and desist letters have been issued to unlicensed locations.
- **Soda Creek Highlands.** Staff has provided comments to the applicant regarding the proposed subdivision improvement plans. The applicant is in the process of amending those plans for further review.

Other Activities:

- **Historic Preservation Review Commission.** 2022 is the City of Idaho Springs's quadrennial Certified Local Government (CLG) review period. A representative from History Colorado will attend a future meeting and coordinate with staff to complete the quadrennial review.
- **Variance Board.** Staff anticipates a minimum of one variance at the February meeting.
- **Inquiries.** Staff continues to respond to a variety of planning and zoning inquiries from the public.