



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

Wednesday, March 5, 2025

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/88123857147>)

to participate in a meeting remotely.

1. Work Session Agenda and Packet

a. Board Member and Commissioner Training

b. Housing Discussion - Efficiency Units and Floor Area Requirements

Memo: Efficiency Units Draft Ordinance Discussion and Other Housing Items

c. Comprehensive Plan Kick Off: Information, First Steps, Timeline

Staff Memo - Comprehensive Plan Kick Off

2. Regular Meeting Agenda

3. Call to Order

4. Roll Call

5. Agenda Approval

6. Appointment of Chair and Vice Chair

7. Conflict of Interest

8. Approval of Minutes

a. Minutes

Motion to Approve Planning Commission Minutes from February 5th, 2025

9. Public Comment

10. General Updates

11. New Business

a. AN ORDINANCE AMENDING SECTION 21-50 OF THE IDAHO SPRINGS MUNICIPAL CODE TO ESTABLISH EFFICIENCY UNITS AS A PERMITTED USE IN THE R-3, R-M, C-1, AND C-2 ZONE DISTRICTS WITHIN THE CITY

12. Old Business

13. 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 12 p.m. (Noon) the Thursday 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 Thursday Deadline.



TO: Planning Commission
CC: City Administrator Andrew Marsh
FROM: Dylan Graves, Community Development Planner
SUBJECT: Efficiency Units Draft Ordinance Discussion and Other Housing Items
MEETING DATE: March 5, 2025

The scope of this work session is to present and review new information about the dwelling, efficiency unit ordinance draft that we first discussed last month. As you recall, the intent of the draft ordinance was to address concerns about housing that is not an extended stay lodging space but is also not a dwelling unit according to the definition of a dwelling unit in Chapter 21 of the Idaho Springs Municipal Code (ISMC), which states:

Dwelling unit. One (1) or more rooms and a single kitchen and at least one (1) bathroom, designed, occupied or intended for occupancy as separate quarters for the exclusive use for living, cooking and sanitary purposes, located in a single-family, two-family or multi-family dwelling or mixed-use building. "Dwelling unit" does not include extended stay hotels.

At the February meeting, we discussed adding the definition of a Dwelling, Efficiency Unit to the R-3, R-M, C-1, and C-2 zoning districts as a use by right. Although the dwelling, efficiency unit definition exists in the ISMC, the ISMC currently does not allow a dwelling, efficiency unit in any zoning district, according to the use table from Sec. 21-74.

As a reminder, here is the definition of a "Dwelling, Efficiency Unit":

Dwelling, Efficiency unit; A dwelling unit containing not more than one (1) room or enclosed floor space arranged for living, eating, and sleeping purposes not including bathrooms, water closets, laundry rooms, pantries, foyers, hallways, and other accessory floor spaces. An efficiency unit is also known as a studio-type dwelling unit.

Broadly speaking, it appeared that the Planning Commission was favorable to adding the Dwelling, Efficiency Unit use to the City's use table to allow it as a use by right in the previously mentioned zone districts. However, a few questions/concerns came up at the February meeting. City staff did not update the proposed ordinance from the last meeting; after additional research, we wanted to get feedback about whether any additional changes are necessary. If Planning Commission is happy to move forward, we have a regular meeting item on the agenda to take action. If more work is needed, we can push that item to a future meeting. The key questions that came up at the meeting are summarized as follows:

- **How would the City define "floor space arranged for eating," which is a requirement of the Dwelling, Efficiency Unit definition. There were conflicting opinions on whether efficiency units should be required to have fixed, permanent cooking facilities.**

The ISMC does not presently define a kitchen, a kitchenette, a cooking facility, or a space for eating. The IRC generally specifies that a kitchen should have a cooking appliance, a sink, and a refrigerator. It is not clear that a fixed, permanent cooking appliance (fixed cooktop, oven, range, etc.) would be necessary to comply with the building code. So, while we could require that efficiency units have fixed cooking facilities, there is not a building code requirement to do so. The current definition in the ISMC would not require fixed cooking appliances.

The current definition requires space arranged for eating. Based on the IRC, it appears that this would require a sink that is separate from the bathroom sink, counter space, a refrigerator, and some sort of cooking appliance (fixed or otherwise). It is important to note that getting approval to construct a dwelling, efficiency unit – whether a retrofit or a new build – would require compliance with building code requirements. This would require that electrical outlets and the overall electrical system are sufficiently constructed. This was a concern we had with extended stay hotels – plugging in multiple cooking appliances on old electrical systems is a fire risk that would not be present with new efficiency units, since the City would require building code compliance. This would give renters the ability to safely plug in any appliances that they wanted to bring into their units, even if they didn't have fixed stoves/cooktops.

- **How would a Dwelling, Efficiency Unit differ from a hotel room?**

There was discussion about how an efficiency unit would actually differ in practice from a hotel room. The concern being that if the City is not careful, the result of adding the Dwelling, Efficiency Unit use to the City's use table would merely result in hotel rooms being converted into efficiency units. Staff analyzed this question and came up with several key differences.

First, the building code will differ between a hotel room and an efficiency unit, with transient commercial uses falling into a different category from residential uses. The building code requirements for a commercial, transient lodging room differ from a residential dwelling unit. Any conversion of an existing hotel into a dwelling, efficiency unit structure would need to comply with residential building code, which would likely require upgrades and improvements. Additionally, hotel rooms are not required to provide spaces for eating.

Second, the size and orientation of a hotel room can differ substantially from an efficiency unit. A typical hotel room does not arrange the room in such a way that there are spaces for living, eating, and sleeping purposes. There are hotels that provide a more studio-like feel, such as a Home2Suites or a Residence Inn, which look much more like a small apartment or efficiency unit than a typical hotel room because they do provide space for eating.

From a review of building code requirements and definitions of studio apartments and efficiency units in other spaces, the key difference between a typical hotel room and an efficiency unit is the presence of a sink that is not the bathroom sink, as well as dedicated countertop and cabinet space for the storage and preparation of food. Requiring an additional sink in the unit appears to be the factor that sets efficiency units and studios apart from an average hotel room. In Idaho Springs, there is little evidence that any of the existing hotels have those suite-type facilities so may not be relevant.

Given the above, staff analysis concludes that although existing hotels or motels could conceivably convert their structures into long-term dwelling, efficiency units, it would require a change of use that would require building code compliance. It is also likely that most hotel rooms today are smaller than what the City allows for studios and efficiency units, making it difficult to convert hotel rooms in the City unless the property is willing to expand room sizes.

Requestion for direction: Is the Planning Commission satisfied with this analysis? Are there any additional questions about the configuration of Dwelling, Efficiency Units that need to be addressed before we would be comfortable moving forward with the ordinance as the City's attorneys have proposed?

Staff Analysis / Recommendation: If the Planning Commission is ready to move forward on this particular topic (Dwelling Efficiency Units), there is an item on the regular meeting agenda that would allow the Planning Commission to make a motion recommending approval. If we are not ready to move forward, this item can be continued to a later meeting.

Recommended motion: Motion to recommend that City Council approve an Ordinance amending Section 21-50 of the Idaho Springs Municipal Code to establish efficiency units as a permitted use in the R-3, R-M, C-1, and C-2 zone districts within the city.

OTHER HOUSING TOPICS:

In addition to the above topic, Staff has some done some additional research into a few other housing-related items. We thought it would be best to conclude the Dwelling, Efficiency Unit discussion before putting together proposed language for the other items. Nevertheless, these are topics that were brought up at the last few meetings and warrant future discussion. As discussed below, Staff believe that it may be best to wait on these items until we have more information. I have addressed each topic below in descending order of what I think is easiest to achieve to most difficult to achieve.

- **Is 400 square feet still the appropriate floor area requirement for efficiency units? Should we consider amending square footage requirements for other residential development in the City?**

As a reminder, here are the current minimum floor area requirements for residential development in the City:

District	Dwelling Type	Minimum Gross Square Footage
R-E	Single-family	1,200
R-1	Single-family	850 (a)
R-2, R-3 & R-M	Single-family attached and detached	850 (a)
R-3 & R-M	Multiple-family Efficiency Unit (studio)	400 (a)
R-3 & R-M	Multiple-family 1-bedroom apartment	550 (a)
R-3 & R-M	Multiple-family 2-bedroom apartment	720 (a)
R-3 & R-M	Multiple-family 3-bedroom apartment	900 (a)
R-3 & R-M	Multiple-family over 3-bedroom apartment	Add 200 sq. ft. for each bedroom to the 3rd bedroom
R-E & R-1	Accessory Dwelling Unit (ADU)	200 (a)

Comparing this to national averages taken from an aggregate of data from the country, typical range of sizes for different types of housing are as follows:

Unit Type	Minimum Floor Area
Studio	300 to 600 sq ft (28 to 56 m ²)
One-Bedroom Apartment	500 to 750 sq ft (46 to 70 m ²)
Two-Bedroom Apartment	700 to 1,000 sq ft (65 to 93 m ²)
Three-Bedroom Apartment	1,000 to 1,250 sq ft (93 to 116 m ²)
Single-Family Home	1,000 to 2,500+ sq ft (93 to 232 m ²)

You can see that the City’s standards are average when compared to aggregate data from elsewhere in the United States. However, just because the City’s standards are average does not necessarily mean that Idaho Springs’ standards are appropriate. There is not a building code or any state/federal requirements for overall size of a residential unit, which is a potential reason to keep a standard in place rather than eliminate them altogether. It is important to note, however, that Idaho Springs tends to have smaller-than-average homes, especially in the historic residential neighborhoods where many homes were built prior to the 1920s. There are examples of existing homes that would not meet the current 850 square foot requirement.

The ISMC currently requires an ADU to be 200 square feet at minimum. ADUs are permitted to be rented and occupied long-term. With that in mind, is there any reason why an efficiency unit must be at least double the size? Similarly, there does not seem to be

a compelling reason why a single-family home is required to be at least 850 square feet. Many lots in the City that are currently undeveloped are small or oddly shaped. Removing the requirement that single-family residences be at least 850 square feet may allow homes to be built on smaller or oddly shaped lots without needing to go through a variance process. The *Idaho Springs Housing Policy Analysis* document recommends removing the 200 square foot requirement for ADUs to allow for tiny homes to be used as ADUs, and staff thinks that this could be further applied as an argument to reconsider floor area minimums for all types of housing.

A benefit of reducing minimum square footage standards is that it would reduce the average cost per unit for developers and it would potentially allow for additional density on existing multifamily lots. This could allow for affordable housing development to occur more easily within the City. However, it is important to also consider livability and whether units smaller than 200 square feet (for ADUs) or 400 square feet (for efficiency units) could reduce quality of life.

Request for Direction: How does Planning Commission feel about current dimensional standards for efficiency units, ADUs, multifamily housing, and single-family housing?

- **ADU Regulations – Incentives and Amendments**

The Planning Commission asked staff to start looking at ways to encourage additional ADU development in the City. Staff has considered the following ways to potentially increase the development of ADUs:

1. Expand Use-by-Right to allow ADUs in C-1 and C-2 districts as long as they are accessory to a primary use or a legal, nonconforming use.
2. Remove the minimum floor area standard of 200 square feet to allow for tiny home development on small residential lots.
3. Relax setback and open space requirements for ADU construction projects.
4. Adoption of pre-approved, standard ADU plans for property owners seeking to construct standalone ADUs on their properties.
5. Relax parking requirements for lots containing ADUs.
6. Reduce or eliminate building permit/plan review fees for ADUs.
7. Reduce or waive water and sewer tap fees associated with ADUs.

The big question with these programs to incentivize ADUs is whether the City would require property owners to use the newly constructed ADUs in any particular way. Currently, if an ADU is built, it can be used in a variety of ways. It can be a long-term rental unit; a guest house; a residence for a family member; or left vacant. If we were to adopt some or all of these strategies, would the City require that a property owner sign an agreement that the ADU be used as a long-term rental space, thereby limiting what it can be used for? If so, what conditions would the Planning Commission want to put on the ADU spaces (max rental rate, condition that the renter must work locally, etc.)?

Staff believe that it may be best to wait to make any changes that require deed restrictions or occupancy requirements until the Multi-Jurisdictional Housing Authority (MJHA) is established and can help with oversight and enforcement. However, some of these strategies could be adopted without this in place. For example, the first four items seem like items that would not require a deed restriction or occupancy requirement. With Planning Commission directly, I would be happy to bring back information at an upcoming meeting.

Request for Direction: What does the Planning Commission think is the best way to encourage additional ADUs? Would you like to see occupancy requirements or standards placed on ADUs if the City were to adopt any of these strategies? Are there any items that we should move forward with in the near future?

- **Other types of housing that allow for co-living**

The *Idaho Springs Housing Policy Analysis* document recommends that the city add a use type for co-living housing forms, allowing individuals to rent a private bedroom and bathroom in a larger unit that shares cooking and common space. These housing forms have been used in student housing for decades and are rising in popularity for the broader population as household sizes are decreasing and people are seeking ways to lower housing costs. Co-living occurs informally through roommate situations, but the idea behind formal co-living spaces is that each renter would have an individual lease, rather than a shared lease; management is often done by a professional company, rather than by a landlord/homeowner; amenities are often included (Wi-Fi, furniture, cleaning service for common areas, etc.). By adopting standards or definitions to address this use, the city could encourage rental units that are not required to have individual kitchens and create formalized co-living arrangements where seasonal employees, people new to town, and others could rent private rooms in a larger, purpose-built facility.

Currently, any development could be proposed through the City's Conditional Use permit process. If someone wanted to propose a dormitory style housing development, the Conditional Use permit process would allow uses not currently permitted in the ISMC to be considered. Staff believe that this could be a reasonable way to consider co-living proposals currently. Staff recommend that we hold off on adopting new co-living standards until we go through the Comprehensive Plan process. We can use the process to get community feedback about these types of developments, which could be used to guide future decision-making.

Request for Direction: Is the Planning Commission comfortable holding off on making changes to the ISMC regarding co-living until the Comprehensive Plan process is complete and feedback can be solicited and analyzed?

- **Strategic increase in density in existing neighborhoods**

Also suggested in the *Idaho Springs Housing Policy Analysis* document is to consider allowing increased density in certain zoning districts in the City. They suggest allowing triplexes and four-plexes in all residential zone districts as a permitted use for developments that meet the following criteria:

1. Meets the dimensional standards of the zone district
2. Can accommodate required parking on-site
3. Units are restricted to price points that serve community needs

They recommend that we require property owners who wish to build a triplex or four-plex to agree to restrict their additional density units to a certain area median income (AMI) rental rate or sale rate. For example, if a property owner wanted to redevelop their previously single-family zoned lot and build a triplex, one unit would continue to be market rate but the other two units would have to be rented or sold at a rate equal to a certain AMI, say 100%.

Enforcement of this type of deed restriction on a home may be difficult but since the City recently entered into an Intergovernmental Agreement (IGA) for the Multi-Jurisdictional Housing Authority (MJHA), capacity for oversight and enforcement has increased. The MJHA could be tasked with oversight of these deed restrictions to ensure they continue to be met.

This is another item where Staff believe that we could solicit community feedback during the Comprehensive Plan process to determine areas where pushback is likely to occur. While ADUs are accessory to a primary residence and are unlikely to change community character, adding density to existing single-family neighborhoods could have a bigger change in character, which could result in substantial pushback if not considered property.

Request for Direction: Would the Planning Commission be favorable towards adding this discussion to Comprehensive Planning efforts to solicit direct community feedback? Or would the Commission have any different opinions on how to address this topic?



TO: Idaho Springs Planning Commission
 FROM: Dylan Graves, Community Development Planner
 SUBJECT: Comprehensive Plan Kick-Off Memo: Timeline, Process, Phases, etc.
 MEETING DATE: March 5, 2025

The purpose of this memo is to propose that the City kicks off its 2025 Comprehensive Plan (“Plan”) update this month so that we have a current Comprehensive Plan that focuses on the next 5-10 years of development and growth within the City.

The current Plan was adopted in 2017. This replaced the 2008 Plan. The Plan was developed over an approximately 13-month period, starting with Planning Commission meetings in October 2016, with adoption in November 2017. This was an internal process, with the City Planner at the time – Alan Tiefenbach – taking on the brunt of the work, along with planning commissioners and other City staff. The process contained three (3) community meetings where feedback was solicited at various stages of the process. Plan elements were presented to the Planning Commission at eight (8) separate meetings (one for each element of the Plan).

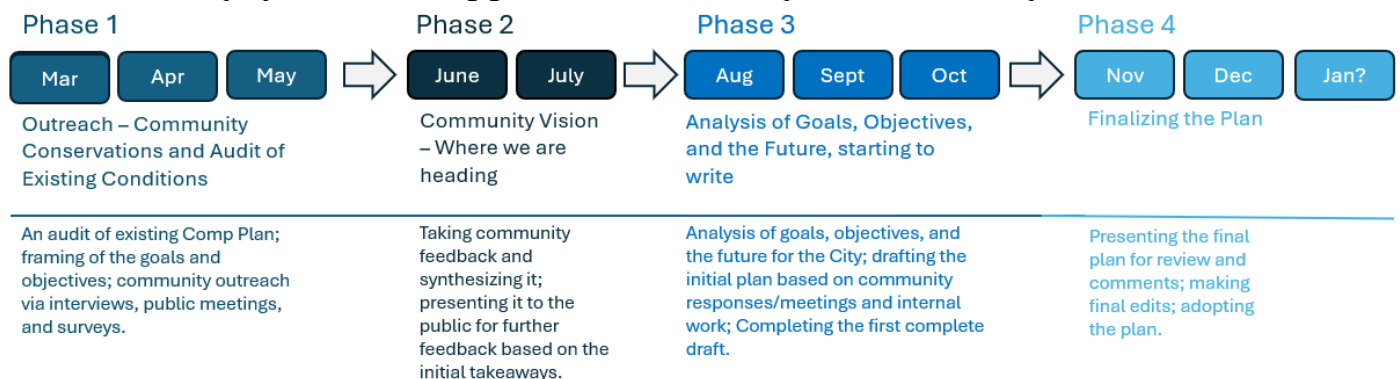
The 2017 process was staff-driven and was written by Mr. Tiefenbach. Similarly, I believe that I have the capacity to take on the Plan update today, rather than contracting it out to a consultant. I believe this for several reasons. First, we have a solid existing Plan to work from. The Plan needs to be updated because many of the goals included in the existing Plan have been achieved or are no longer relevant. Additionally, much has happened since 2017 in the City and with the various changes that the City has undergone, priorities amongst community members and local leaders have similarly shifted. However, the existing framework does not need to be fully overhauled – rather, we simply need to update what is already here. As such, I would call this a Comprehensive Plan update rather than a Comprehensive plan re-write.

Additionally, Maria is with the City until mid-October, giving us additional capacity to put together the plan and get it near the finish line before she leaves the City. I would like to push for additional community outreach beyond what occurred in 2017, but I believe that we otherwise have a good framework to follow from back then. We currently have \$50,000 budgeted for the Plan, which I think would be best used to hire contractors as needed to perform small bits of work associated with the project (such as creating professional graphics/maps, helping with certain research items, etc.). We will also need this budget for community meeting materials (posters, handouts, etc.), mailings, and other essentials.

There are likely a few places where new information will be necessary, such as:

1. Creation of a new section that summarizes the work that was done from 2017 to present with key takeaways and successes.
2. More focus on detail for the City’s housing and commercial development goals.
3. Integrate/build off of standalone plans that have been conducted since 2017 – Downtown Master Plan, East End Action Plan, Historic Resources Survey Plan, etc.

Given the above, I propose the following general timeline for Comprehensive Plan completion:



This is an approximately 10- or 11-month process, which I believe is reasonable based on my above explanation. I propose to break this process into four loose phases, which will have some overlap. Phase 2 and Phase 3 will overlap and may push into October, depending on how many sessions are needed with Planning Commission and how many edits and revisions are needed to our initial plan.

I believe that we can get help for this project from some of the other boards and commissions. For example, the HPRC has stated that they are interested in helping with the Historic Element if City Council authorizes them to expand their scope of responsibilities to include the Comprehensive Plan. Similarly, the Business and Community Promotions Board – along with the Tourism Bureau and the business community at-large – would be quite valuable when putting together the tourism and economic development sections.

PHASE 1:

Phase 1 will be designed to kick off the comprehensive planning process by auditing the existing Plan and collecting information from the Community. This will involve several community meetings – both general and specific to different elements – and surveys/questionnaires distributed to as many people as possible. Maria and I will begin putting together materials for community meetings and surveys. I would anticipate starting off with an initial community meeting in late March once we have the Planning Commission on board. I will also plan to present this to City Council and the Business and Community Promotions Board (BCPB) in mid-March.

The initial community event will let community-members know where we are at this point by presenting key facts from the current 2017 Plan. Things like the existing Land Use and Character Area Map, the existing zoning map, existing sites that were determined to be suitable for multifamily housing, and key takeaways about the various elements included in the plan and how we have or have not achieved the goals/objectives found in the Plan. It will also provide opportunities for open-ended information gathering, giving people various methods by which to provide feedback on what they think is working well in the City, what is working poorly, what priorities the Plan should focus on, and anything else that might help inform current community priorities and opinions.

This will be supplemented with a questionnaire/survey that will hopefully be sent to all property owners/business owners in the City, posted on the website, and distributed around the City. This will allow us to ask questions aimed at determining how the community generally feels about a wide variety of topics. From there, we will have a few focused community meetings for various elements (housing, environment/open space/recreation, economic development and tourism) to get specific responses.

The goal at the end of this Phase (mid-to-late May) would be to have a good dataset that we can analyze to determine key takeaways to be able to create a roadmap for the next 7-8 months.

PHASE 2:

Now that we have collected data from surveys, community meetings, and internal staff audits of the existing plan, we can synthesize the results and put them into a readable package that can be presented to PC, Council, and the Community at follow-up community meetings.

This phase will require background research for things like affordable housing standards, demographic and economic information, transportation and parking data, etc., to help support the community's responses to create a coherent, fact-based vision for the Plan moving forward.

This is still an early phase where we have a lot of room for changes based on community and commission input. The aim is to synthesize results into key takeaways and start to sort feedback and ideas into different categories/elements that might be included later-on. Creating initial goals and objectives from the feedback that can be reviewed will also begin in this stage.

PHASE 3:

After another round of community feedback in Phase 2, Phase 3 will begin the process of writing the draft Comprehensive Plan. At this stage, we have synthesized the Community's vision and collated it with background research and data collection. This Phase will be used to take that information and start working on a draft of an updated Comprehensive Plan.

I would anticipate that Phase 2 pushes into August and overlaps quite a bit with Phase 3, since both are about putting the ideas to paper and working towards a complete draft. As we move into August/September, we will hopefully be at a point where we have all the information we need, and it is a matter of writing a complete draft. This will also involve creating updated maps and graphics, which may require some contracted work depending on capacity/skill on my part.

We will have another community meeting during this Phase to present the draft and then have a draft on the website for approximately a month to solicit comments and feedback.

PHASE 4:

At this stage, we will work on finalizing the plan based on Phase 3 feedback. Once ready, we will take the final draft to the Planning Commission and City Council for review and hopeful approval.

This is anticipated to be some time near the end of 2025 but may go into 2026 depending on what sorts of revisions and comments we get during Phase 3 that might push the timeline. Maria will no longer be with the City by the time the Comprehensive Plan is approved but if we start soon, we can get to a place where she has been able to help through the first three phases where we have a draft written.



**PLANNING COMMISSION
MINUTES
February 05, 2025**

CALL TO ORDER

Chair Cindy Olson called the meeting to order at 6:02 p.m.

ROLL CALL

Commissioners present were Chair Cindy Olson, Vice Chair Ursula Cruzalegui, Chuck Howard, Kent Slaymaker and alternate Jefferson Lich. Commissioner Caitie Maxwell was absent. Commissioner Lich served as regular member at this meeting. Staff present were Community Development Planner Dylan Graves, Deputy City Clerk Wonder Martell, Assistant City Administrator Guy Patterson, City Administrator Andrew Marsh, Water Facilities Superintendent Edward Sigward and Assistant City Attorney Nick Klein.

AGENDA APPROVAL

Chair Olson advised the commission that the agenda needed to be amended as item A on the work session agenda, the Mighty ARGO Cable Car (MACC) Project Update and Presentation, was to be presented at a future date. Commissioner Slaymaker moved to approve the amended agenda. Commissioner Lich seconded followed by an all in favor voice vote. Motion carries

APPROVAL OF MINUTES

Commissioner Slaymaker moved to approve the minutes from December 11th, 2024. Commissioner Howard seconded. Second followed by unanimous voice vote. Motion carries

CONFLICT OF INTERST

There was no conflict.

PUBLIC COMMENT

None

STAFF UPDATE

Community Development Planner Dylan Graves advised the commission that the city was recruiting for members so if they know of everyone, have them submit a letter of intent to Deputy City Clerk Wonder Martell or to Mr. Graves. Mr. Graves also reminded the commission that at the next meeting in March they would need to appoint a chair and a vice chair per the Idaho Springs municipal Code. Mr. Graves let the commission know that they would be kicking off on updating the COMP Plan. The last time the COMP plan was updated was in 2017 and that this has been budgeted for this year, so Mr. Graves and Best and Brightest Fellow Maria Schanhals have been working on this on the back end. Community Development Planner Dylan Graves informed the commission on why there was no Planning Commission action to be taken on the next update. The update on the Subdivision Improvement Agreement with the Soda Creek

Highlands Development. Mr. Graves advised the commission that this plat was approved a long time ago, back in 2004. The final plat that was approved in 2004 was for 45 single family homes. Mr. Graves stated that the commission may remember when the developer asked to change that plat to allow for higher density and allow them to build 264 units. That request was NOT approved by City Council. This project has been dormant for some time, and the developer is now ready to move forward. Because the final plat was approved back in 2004, that is the reason that this does not require formal action from Planning Commission at this time. Mr. Graves advised the commission that at the time of development, the City will take out a 125% bond so if for any reason the improvements that are required are not completed, the City would have those funds to complete improvements as required. Mr. Graves stated that the developer has preliminary civil plans, but they are not final, and they need storm and drainage improvements and road improvements. Mr. Graves stated that this is going to be discussed at the City Council meeting on Monday February 10th as a work session item.

Chair Olson asked MR. Graves if the property has changed hands, to which Mr. Graves advised that it is the same owner. Chair Olson advised the board that she was part of City Council at the time this final plat was approved back in 2004 and that the council at that time worked on this for years and she thought that they did a great job. Chair Olson also mentioned that the city may want to review the impact fees because she remembers that they were really low and that maybe they should be increased. Mr. Graves advised the commission that the agreement was being written to where not one (1) rock can be moved until final civil plans are reviewed and approved.

Water Facilities Superintendent Mr. Sigward advised the commission that he had a comment to make regarding these required improvements. Mr. Sigward identified himself to the room. Mr. Sigward mentioned that there was going to be many high properties up there and that any houses that are built up high like that would need to have water pumped to them. For example Mr. Sigward mentioned that the City just rebuilt the Montane Water Tank as the houses on Montane also require that the water get pumped up to them. That rebuild required that the tank be able to pump 1000 gallons per minute, and the tank is a 75,000 gallon tank. This is a fire regulation, and Mr. Sigward mentioned that he did not see anything on the plan about a pump or a tank to supply the houses with water. Chair Olson advised Mr. Sigward that he should definitely participate at the City Council meeting Monday February 10th to let them know about this.

NEW BUSINESS

PUBLIC HEARING- Recommendation for Annexation and Zoning of City Parcel at 839 Colorado 103.

Chair Olson opened the public hearing at 6:25 pm.

STAFF- Community Development Planner Dylan Graves went over his staff report with the commission. Mr. Graves stated that this parcel is about 1.99 acres, is located at this time, outside the city limits and that final payment for this property was made in January of this year, so it is officially City property. Mr. Graves mentioned that the reason the city purchased this property is to construct affordable senior housing. Mr. Graves stated that the city is working on an agreement to dedicate that use. Mr. Graves stated that they City could possibly fit 60 units at a higher density. The next step is annexing this parcel into the City limits and rezoning the parcel. Mr. Graves mentioned that the annexation can be pretty simple as it is City owned property so can be done by a simple ordinance. Mr. Graves mentioned that this meets in line with the 3-Mile plan and the COMP Plan which both state the need for affordable senior housing. Mr. Graves stated that the zoning now, is for single family homes and that is zoned by the County. The City is proposing rezoning to R#. The adjoining properties are also zoned by the county as single family. The old high school and the new Carlson Elementary are zoned C1 now so it would be appropriate to rezone this parcel to R3. Colorado 103 is a high traffic road, it would support higher density, would be in harmony with the neighborhood and would support higher density in the future. Highway 103 can support additional travel. Mr. Graves stated that rezoning to R3 meets the requirements and he recommends approval.

PUBLIC COMMENT- There was no public comment on this hearing.

DISCUSSION- Commissioner Lich expressed concern about traffic on Hwy 103 and asked if the city could put a tip that the road get widened as there is a lot of traffic coming to and from Mount Blue Sky, and if there is a traffic study. Mr. Graves stated that a traffic study is not required for re-zoning but it would be for any development. Chair Olson asked if this would be coming to Planning Commission. Mr. Graves replied and stated yes that development would require an FDP. City Administrator Andrew Marsh mentioned that Highway 103 is a state highway and that CDOT would require an access agreement/permit as CDOT has control of that road and the access to it. Vice Chair Ursula Cruzalegui asked if the City has ever thought about Intergenerational Housing. Ms. Cruzalegui read the definition of Intergenerational Housing- Intergenerational housing provides older adults a new and easy way to forge relationships that are mutually beneficial. Research has shown that older and younger adults need one another. Mixed-age interactions help older adults cultivate purpose, maintain their sense of fulfillment, and stay active. Younger generations benefit from the guidance, support, and problem-solving skills that older generations can offer. City Administrator Mr. Marsh replied and stated that this property has deed restrictions for affordable senior housing and he is not sure if intergenerational is the same but he would bring it up.

Chair Olson closed the public hearing at 6:40pm

Vice Chair Ursula Cruzalegui Moved to recommend that City Council annex the parcel and sone the parcel R-3. Commissioner Lich seconded. Second followed by an all in favor roll call vote. Motion carries. Community Development Planner Mr. Graves stated that first read will be done by City Council at the February 10th, 2025 meeting and the public hearing will most likely occur with City Council on March 10th, 2025. Mr. Graves also mentioned a commission/board training that is scheduled for March, just to refresh current members and to train any new members that we may get.

ADJOURNMENT

Chair Olson adjourned the meeting at 6:41 pm.

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. __, Series 2025

AN ORDINANCE AMENDING SECTION 21-50 OF THE IDAHO SPRINGS MUNICIPAL CODE TO ESTABLISH EFFICIENCY UNITS AS A PERMITTED USE IN THE R-3, R-M, C-1, AND C-2 ZONE DISTRICTS WITHIN THE CITY

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, pursuant to Article 23 of Title 31, C.R.S., the City, acting through its City Council (the “Council”), is authorized to adopt rules and regulations governing the planning, zoning, and use of land within its territory; and

WHEREAS, pursuant to such authority, the Council previously adopted land development regulation regulations, codified as Chapter 21 of the Idaho Springs Municipal Code (“Code”); and

WHEREAS, “efficiency dwelling units” are defined by the Code but not currently allowed as a use by right in any zone district; and

WHEREAS, there are currently efficiency dwelling units operating within the City, and the Council projects that the demand for this type of housing stock is likely to continue into the future; and

WHEREAS, the Council therefore finds that it is desirable to add efficiency dwelling units as a permitted use in certain zone districts where such uses would be compatible with other uses in such districts, all as further set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IDAHO SPRINGS, COLORADO, THAT:

Section 1. Section 21-50 of the Code, concerning allowed uses by zone district, is amended to read as follows:

Sec. 21-50 - Allowed used by zone district.

		R-E, Residential Estate	R-1, Residential One	R-2, Residential Two	R-3, Residential Three	R-M, Rural Multiple-Family	HD, Historic Downtown	C-1, Commercial One	C-2, Commercial Two	C-3, Commercial Interchange	L-1, Light Industrial	I-1, Industrial One	P, Park and Recreation
Multifamily and mixed use	Multiple family dwelling				X	X		X	X				
	<u>Multiple family, efficiency dwelling unit</u>				X	X		X	X				

Section 2. Should any one or more sections or provisions of this Ordinance or of any Code provision enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

Section 3. Any and all Ordinances or Codes 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 Code provision or part thereof shall not revive any other section or part of any Ordinance or Code provision heretofore repealed or superseded.

INTRODUCED, READ AND ORDERED PUBLISHED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the ____ day of _____, 2025.

 Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

 Diane Breece, City Clerk

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the ____ day of _____, 2025.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk