



City Council Regular Meeting Agenda

Monday, August 11, 2025

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. Artificial Intelligence Application for Police Department
Work Session ISPD
 - b. Denver Regional Council of Governments (DRCOG) Regional Housing Needs Assessment Opt In to Satisfy SB24-124 Requirements Discussion and Comments
 - c. IHOP Housing Policy Analysis
 - d. Ballot Measures
Potential Ballot Measure Discussion
2. **Call to Order Regular Meeting (7:00 P.M.)**
3. **Roll Call**
4. **Pledge of Allegiance**
5. **Agenda Approval**
6. **Conflict of Interest**
7. **Approval of Minutes**
 - a. Move to approve the minutes from July 28th, 2025
8. **Approval of Bills**
 - a. Motion to approve the bills dated August 11th, 2025.
9. **Public Comment**
10. **Unscheduled Public Comment**
11. **Liquor Licensing Authority**
12. **Finance Officer**
13. **Resolutions**

- a. Move to approve Resolution #26, Series 2025, A Resolution Adopting an Amended City Parking Plan

14. Ordinance First Reading

- a. Move to approve Ordinance #15, Series 2025, An Ordinance Accepting and Recognizing a Portion of Wall Street as a Legal Public Street.

15. Ordinance Second Reading

- a. Move to Approve Ordinance #14, Series 2025, an Ordinance Accepting and Recognizing the Alignment of a Portion of Virginia Canyon Road

16. City Attorney

17. City Administrator

- a. Staff report with two requests for action:
 - Motion to approve a proposal from Musco Sports Lighting in the amount of \$519,500 to retrofit and upgrade the lighting system to accommodate the improvements at Shelly-Quinn Park (account #21-00-6032).
 - Motion to approve a proposal from Rocky Mountain Building Restoration in the amount of \$12,750 to repair the stone retaining wall on Wall Street at the 15th Avenue right-of-way (account #23-00-6016).

18. Administration Department

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

Request for action: Motion to approve Agreement for Professional Services with Core Planning Group, LLC with a not-to-exceed amount of \$28,250.

- b. Community Development Planner - Staff report submitted with one request for action. Move to opt-in to the DRCOG Regional Housing Needs Assessment to fulfill the city's SB24-174 obligations for a housing needs assessment.
- c. Deputy City Clerk – Staff report submitted with no requests for action.

19. Police Department

- a. ISPD Staff Report 08.11.25

20. Public Works Department

21. Water Facilities Department

- a. Staff report with no request for action

22. Committee Reports

23. City Clerk/Treasurer

24. Mayor/Council

25. 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.



Idaho Springs Police Department

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

To: Chuck Harmon, Mayor
City Council

From: Nate Buseck, Chief of Police

Date: August 07, 2025

Subject: Proposal to Implement Truleo:
a) Voice-generated reports (dictation/transcription)
b) Conversational AI for policy, statutes, and records system inquiries
c) Body Camera Analytics

Overview:

As law enforcement continues to evolve in response to community expectations, staffing challenges, and the need for transparency, the Idaho Springs Police Department must consider innovative tools that enhance officer performance, accountability, and public trust. One such tool is Truleo, an AI powered police officer assistant. Truleo operates on a closed, encrypted, and CJIS-compliant AI-powered platform. The system assists officers in creating voice-generated reports and voice-activated access to the records system and the ISPD policy manual. The system reviews 100% of body-worn camera (BWC) footage by performing analytics designed specifically for law enforcement, while removing Personal Identifying Information (PII) to ensure complete privacy.

Key Benefits:

- **Operational Efficiency and Risk Mitigation:** Truleo automates report generation through dictation/transcription on an encrypted, CJIS-compliant system. It is important to note that the report is generated by the officer, not Truleo. This reduces officers' time writing reports, allowing them to focus on fieldwork. The system notes grammatical/spelling errors, increasing the professionalism of reports, and may recommend further detail/information for a more complete report based on the NIBRS templates.
- **Conversational AI** allows officers to interact with Truleo to access all ISPD policies, Colorado statutes, and the Idaho Springs municipal codes. Officers would no longer use Google or paper statute books, increasing efficiency.
- **Conversational AI** provides officers immediate access to the ISPD records system. Officers can ask Truleo about details of an address/prior incidents, etc., while en route to a call. Jeffcom911 does not have access to the ISPD records system; therefore, Truleo fills that critical, informational void.
- **Comprehensive Review of BWC Footage:** Truleo automatically analyzes 100% of BWC footage, eliminating the inefficiencies and biases of random supervisory reviews. Currently, ISPD supervisors review about 3% of all BWC footage. This ensures that all interactions—positive and negative—are evaluated for supervisory insight and training opportunities.

- Promotion of Officer Professionalism: Truleo uses natural language processing to evaluate officer conduct, generating professionalism metrics for each encounter.
- Enhanced Training and Coaching: Supervisors receive actionable data to guide individualized coaching, recognize high-performing officers, and address areas needing improvement. This data-driven approach fosters a culture of continuous development, morale-building, and accountability.
- Privacy and Ethics Compliance: Truleo's Responsible Transcription™ technology ensures civilian privacy by auto-redacting personally identifiable information (PII). The platform has undergone independent ethics evaluations by leading academic institutions.
- Truleo does not charge departments for administrator licenses (in our case, the Chief) or licenses for United States veterans. The cost for implementation would be \$50.00 per officer per month (6 total), which equates to \$300.00 per month or \$3,600.00 annually for all sworn officers.

Recommendation:

Given the benefits of increased professionalism, efficiency, and accountability, I recommend that the Council approve Truleo for implementation at the Idaho Springs Police Department.



To: City of Idaho Springs

Subject: **Sole Source Memo**

Truleo is the sole provider of **Patented** AI- powered police officer assistant. Truleo's software (US patent allowance: <https://patentcenter.uspto.gov/applications/18180652>) is the **only** technology that:

- Automatically transcribes and analyzes 100% of body-worn camera videos while **auto-redacting** community members and officer's personal identifiable information so it is not used for training.
- Automatically detects in BWC video, with 99% accuracy, critical incidents such as use-of-force, pursuits, searches, stops, arrests, and non-compliant persons.
- Automatically recognizes and praises officers who deploy professional language
- Automatically generates report narratives based on the officer's dictation
- Automatically answers questions about policy, statutes and RMS data
- Automatically answers questions about cases and generates summaries

- A. **Background.** The department stores expensive body-worn camera (BWCs) videos but human review is time-consuming, costly, and prone to bias, resulting in less than 1% of total video being reviewed. Leaving 99% of videos unreviewed represents a major liability to the city and a missed opportunity to improve police operations, training outcomes, and community relations. In addition, officers are spread thin and overwhelmed from their administrative burden and case loads.
- B. **Need:** The department is seeking an unbiased, objective AI assistant to help generate reports narratives, answer officers questions about policy, statutes and case law as well as analyze 100% BWC videos and case files to reduce risk, improve clearance rates and improve department operations. The Department requires an independent, conflict free purchase from a vendor who does **not manufacture weapons and is 100% made in America.**
- C. **Sole Source Justification:** Truleo is the sole provider of this patented software, is FBI CJIS compliant and has undergone extensive academic studies to ensure efficacy, the removal of bias and the protection of civilian privacy. Truleo has also open sourced their methodologies and is taught at Quantico to the FBI National Academy Associates. There are no other vendors that can match the high ethical standards and product quality of Truleo.

Respectfully
Anthony Tassone
Co-Founder & CEO
Board Member – FBI National Academy FDN
www.Truleo.co



TO: Idaho Springs City Council
CC: City Administrator Andrew Marsh, Assistant City Administrator Guy Patterson
FROM: Dylan Graves, Community Development Planner
SUBJECT: Review of DRCOG Regional Housing Needs Assessment
MEETING DATE: August 11, 2025

BACKGROUND

The Denver Regional Council of Governments (DRCOG) in 2024 completed a Regional Housing Needs Assessment (HNA) to guide future housing planning, strategy, and action for the Denver region. The City of Idaho Springs is a member of DRCOG and is part of the organization's planning area, though Idaho Springs is not part of the Metropolitan Planning Organization (MPO) officially. While a member, Idaho Springs is considered a non-MPO area of the organization. Nevertheless, we are able to participate in regional planning efforts to address regional issues, including housing development.

In 2024, the state passed the Sustainable Affordable Housing Assistance Act (Colorado Senate Bill 24-174). Among other things, one thing SB24-174 does is to require local governments to conduct and publish a housing needs assessment that conforms to methodologies developed by DOLA by December 31, 2026. DRCOG submitted their completed assessment to the Colorado Department of Local Affairs for a conformity review per SB24-174. DRCOG staff received notice in February 2025 that the assessment is conditionally approved for substantial compliance. This allows local governments in the DRCOG region to use the regional assessment for compliance with the state law if their governing body reviews the Regional Housing Needs Assessment at a public meeting and submits comments to DRCOG during the 60-day review period, from July 14, 2025, to September 12, 2025.

City staff believe that Idaho Springs should participate in DRCOG's regional assessment to bring the city into compliance with SB24-174. Opting in to DRCOG's regional assessment does not preclude the city from working with Clear Creek County and other local municipalities to create our own local HNA but it does ensure that the city is in compliance, should completing a local HNA be infeasible before the end of 2026. It can also be used to help draft a local Housing Action Plan (HAP), which is required by the end of 2028 and is meant to guide implementation of housing development to meet local needs.

Attached is the Regional Housing Needs Assessment in its entirety, as well as an Idaho Springs-specific PowerPoint slide deck describing the city's local needs, per the DRCOG assessment. Key takeaways are as follows:

Regionally:

- Across the Denver region, 223,000 new homes are needed by 2032 and 500,000 new homes are needed by 2050.
- Housing supply is less than demand for every household income category, with AMIs of 50% or lower representing the greatest need for additional housing (an additional 105,000 units are needed by 2032, 300,000 by 2050).

Locally:

- Idaho Springs needs an additional 105 housing units by 2032, Unincorporated Clear Creek County needs 225, Georgetown needs 77, Silver Plume needs 6, and Empire needs 7. This is 420 units in total across the County.
- In Idaho Springs, over 60 of the 105 total units needed fall into the 0-50% AMI range and another 10-15 units are needed in the 50-80% AMI range.
- Greater than 60% of renters in the community are housing burdened as of 2022 data, up from 36% in 2000. Housing burdened refers to renters who are paying more than 30% of their income towards rent.
- DRCOG and DOLA data show that the total number of households is projected to stay relatively stable between now and 2050, while jobs are expected to grow modestly (approximately 200 new jobs by 2050).
- Based on 2021 data, over 60% of workers in Idaho Springs make less than \$3333/month and nearly 25% make less than \$1250/month.
- As of 2022, Idaho Springs has 944 housing units. This is increasing with the Fieldhouse Apartments project (119 additional units currently under construction) and other projects at various stages of development (Soda Creek Highlands, city-owned parcels, Habitat for Humanity, etc.). These projects may reduce the city's current demand for higher AMI housing.

The Planning Commission reviewed the DRCOG assessment on August 6, 2025. They recommended that the city opt-in to the DRCOG assessment. The primary comment that they made was that since Idaho Springs' AMI data is tied to the Denver region, Idaho Springs needs to focus on housing in the lower AMI levels, which better reflects local incomes. They also mentioned that it would be nice to have more granular data in the 0-50% AMI range, as it would be nice to know whether most need in that range is closer to 0% or closer to 50%.

REQUEST FOR DIRECTION

Is City Council open to opting into the Regional Housing Needs Assessment to fulfill the city's obligation to complete an assessment by the end of 2026 without precluding the city from completing its own local assessment? Does anyone have any comments on the Regional Housing Needs Assessment to pass along to DRCOG?



DRCOG regional housing needs assessment

Local needs and context

If you have difficulty using this document's content, please email access@drcog.org or call 303-455-1000. Please expect a response within 72 hours (three business days).

Jurisdictions by submarket

Central

Denver
Edgewater
Glendale
Golden*
Lakewood
Morrison*
Wheat Ridge*

North

Arvada*
Boulder*
Brighton*
Broomfield
Dacono
Erie
Firestone
Frederick
Lafayette
Lochbuie*
Longmont
Louisville
Mead
Northglenn*
Superior
Westminster*

North Central

Arvada*
Brighton*
Commerce City
Federal Heights
Golden*
Lochbuie*
Northglenn*
Thornton
Westminster*
Wheat Ridge*

Southeast

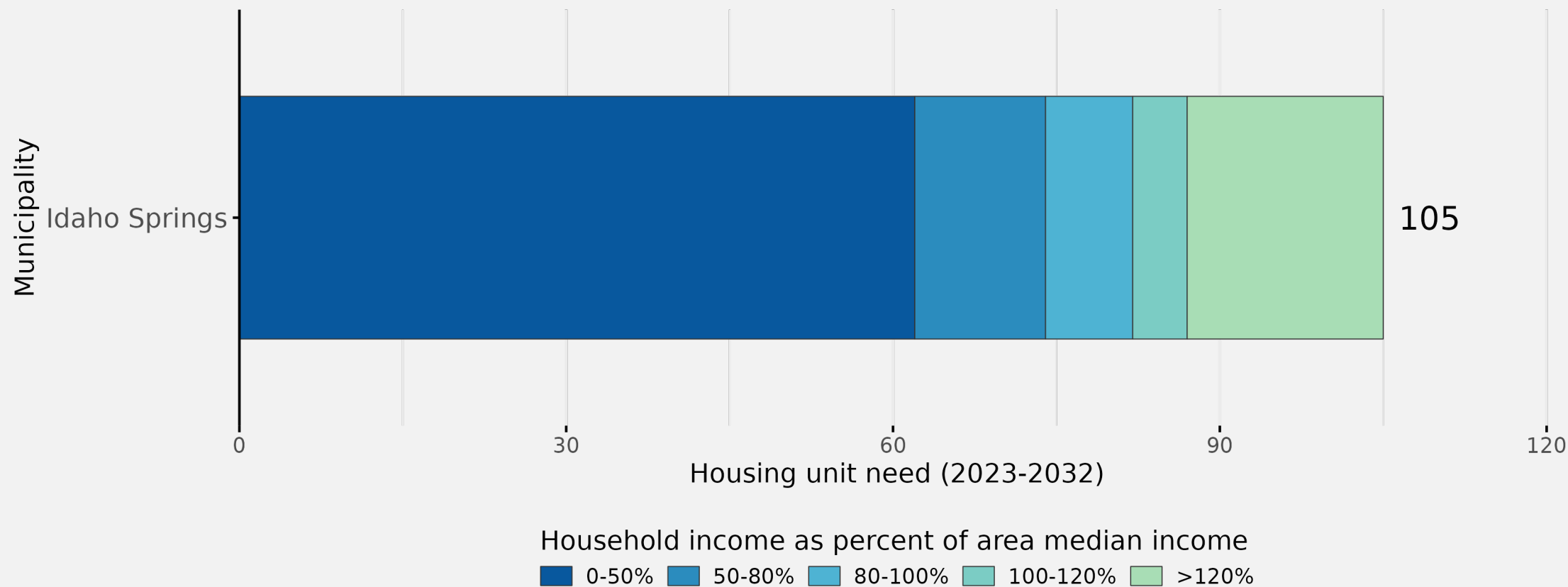
Aurora
Bennett
Bow Mar
Castle Pines
Castle Rock
Centennial
Cherry Hills Village
Columbine Valley
Deer Trail
Englewood
Foxfield
Greenwood Village
Larkspur
Littleton
Lone Tree
Parker
Sheridan

West

Arvada*
Black Hawk
Boulder*
Central City
Empire
Georgetown
Golden*
Idaho Springs
Lyons
Morrison*
Nederland
Silver Plume

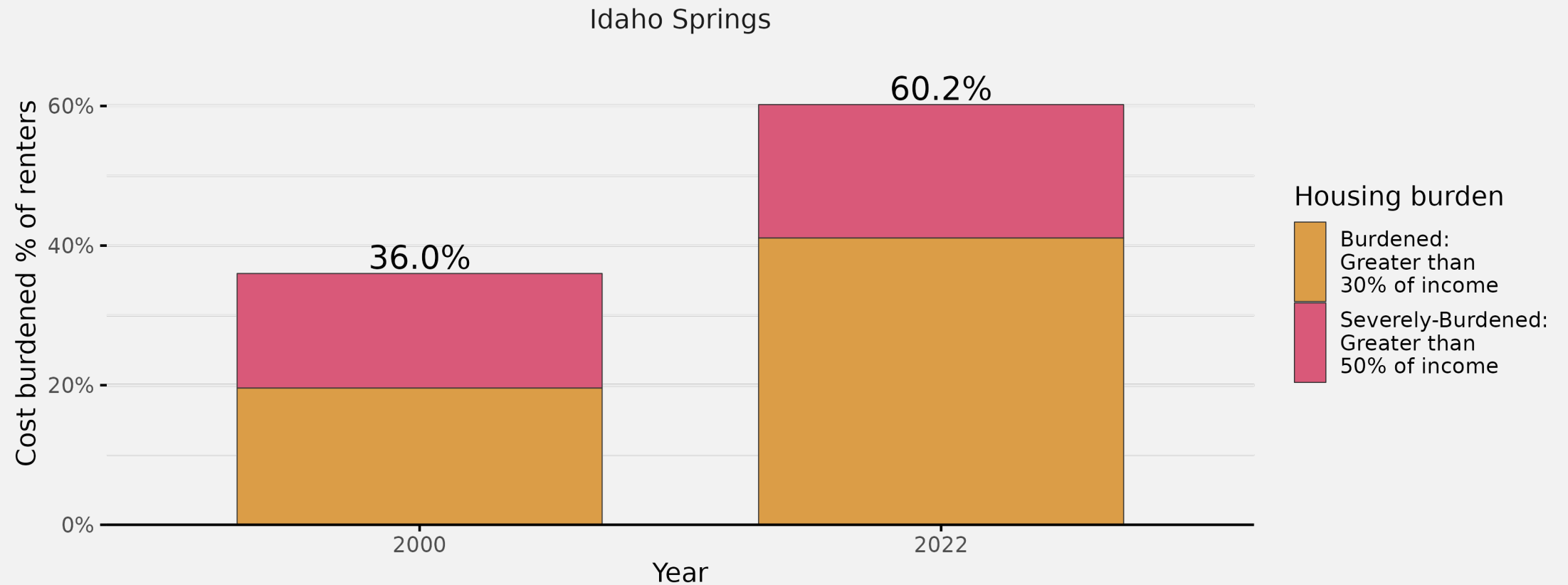
*: Jurisdiction overlaps with multiple regional submarkets

10-year local need by income



Source: DRCOG, ACS PUMS 1-Year 2022, ECONW calculations

Housing burden



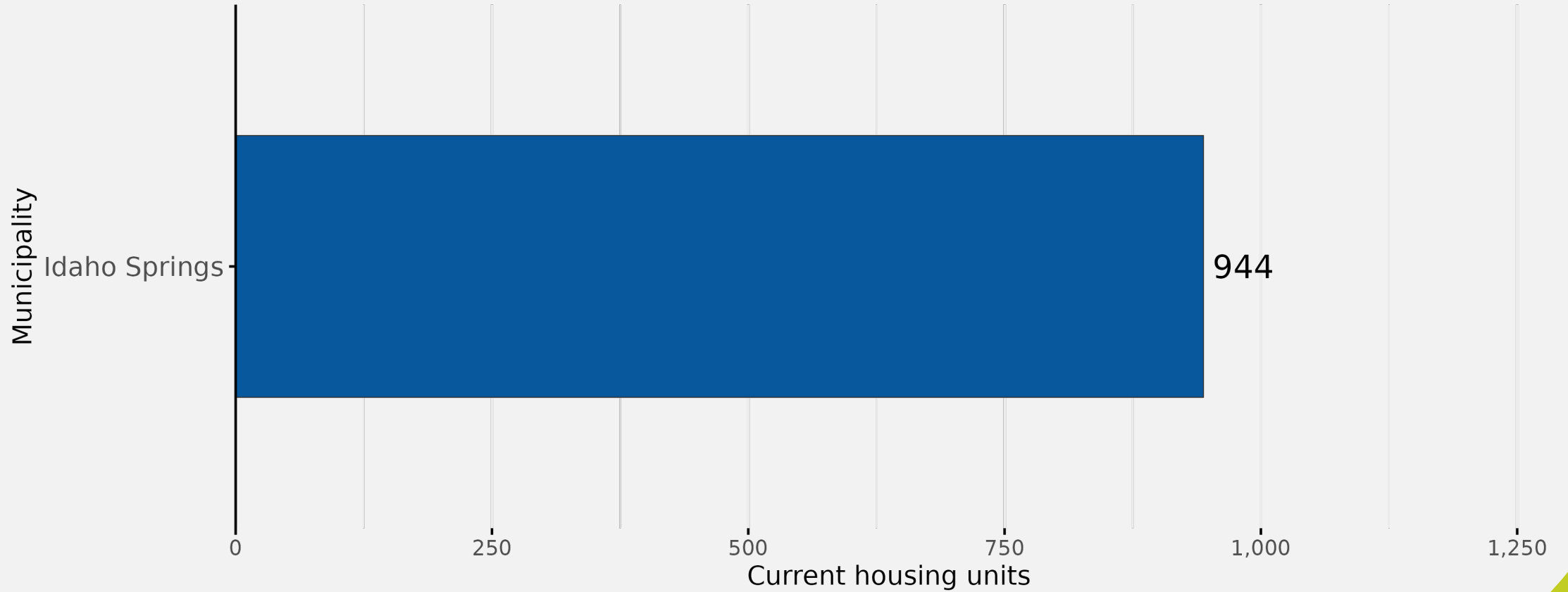
Permitting trends



Source: HUD SOCDS

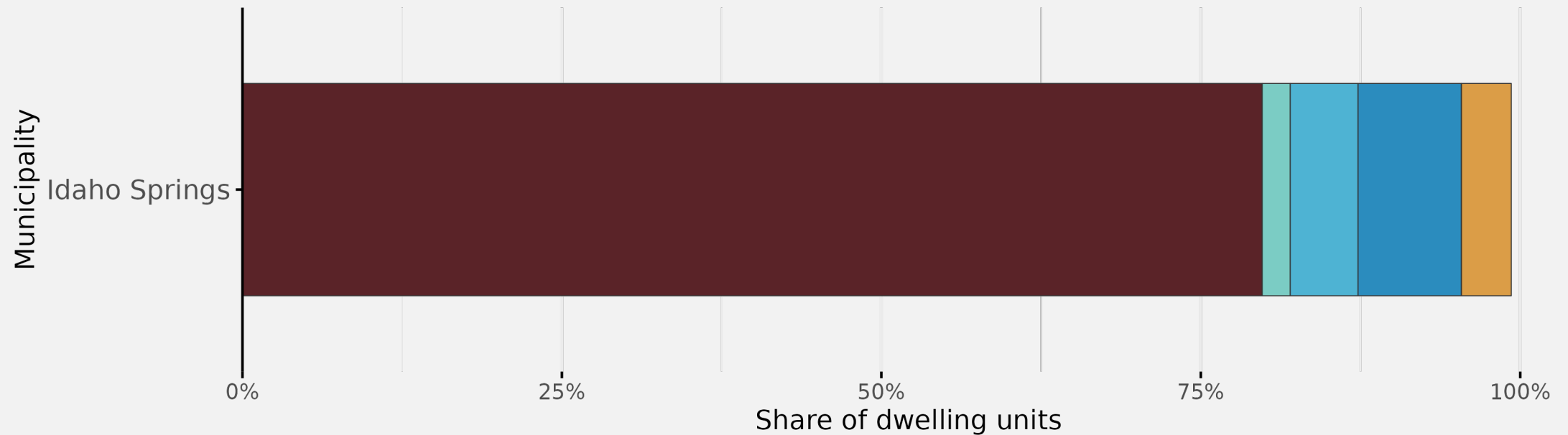
Note: Permit data is not available for entire counties or unincorporated Weld County (DRCOG portion).

Current supply



Source: ACS PUMS 1-Year 2022, Decennial Census 2020

Dwelling type



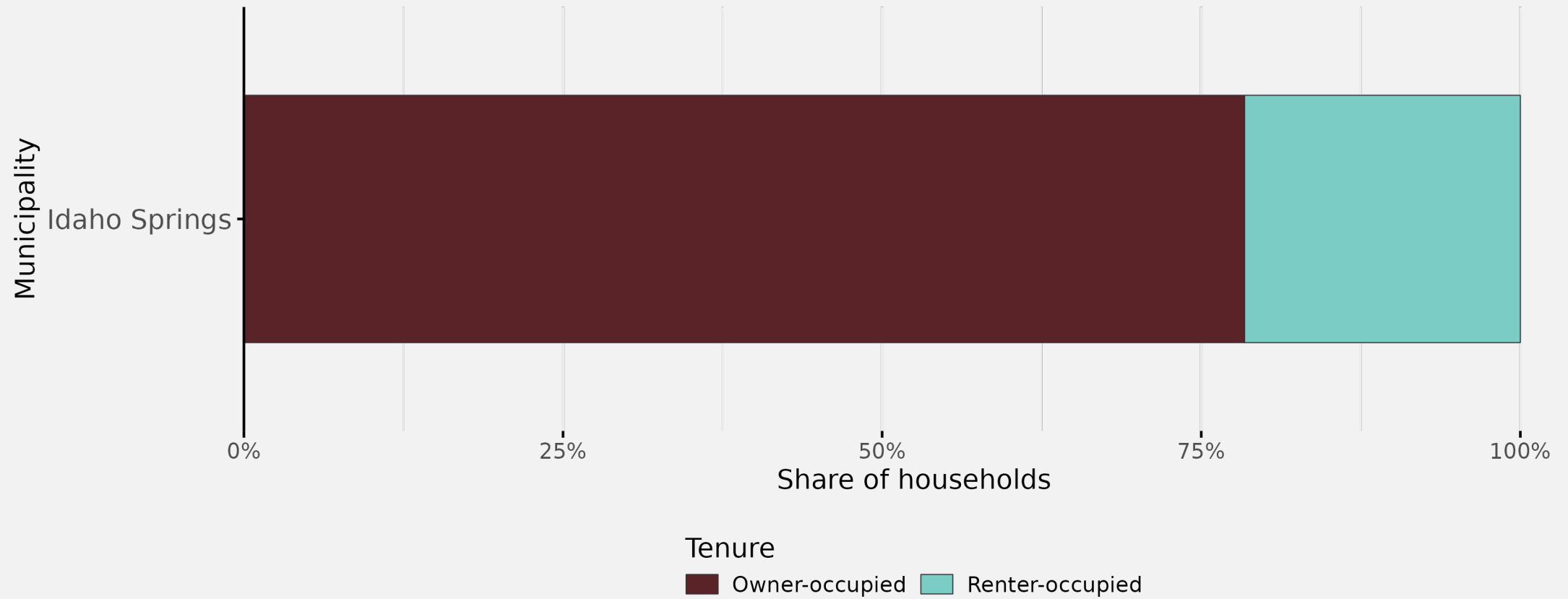
Dwelling type

- 1, detached (single-family home)
- 1, attached (townhome, rowhouse, etc.)
- 2 to 9 (small multi-family)
- 10 to 49 (medium multi-family)
- 50 or more (large multi-family)
- Mobile home

Source: ACS 2022 5-Year 2022

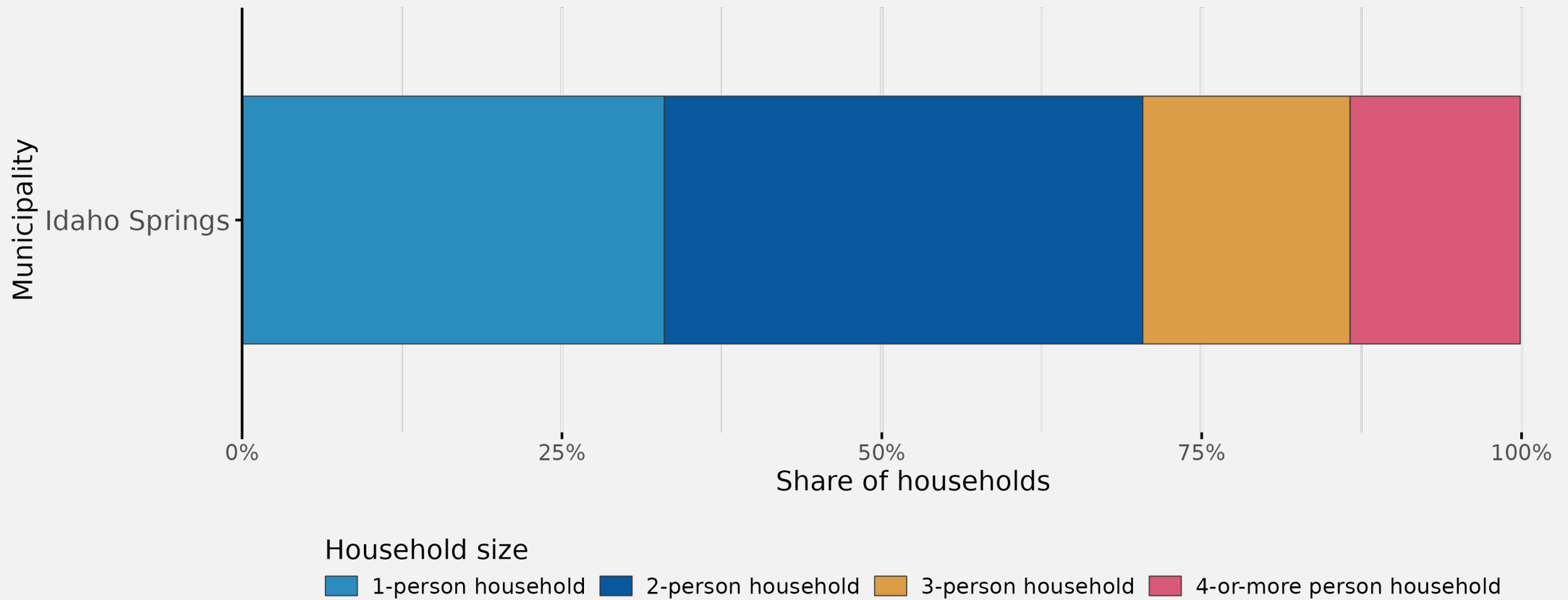
Note: Values may not add up to 100% due to the exclusion of units with dwelling type 'Boat, RV, van, etc.'

Tenure



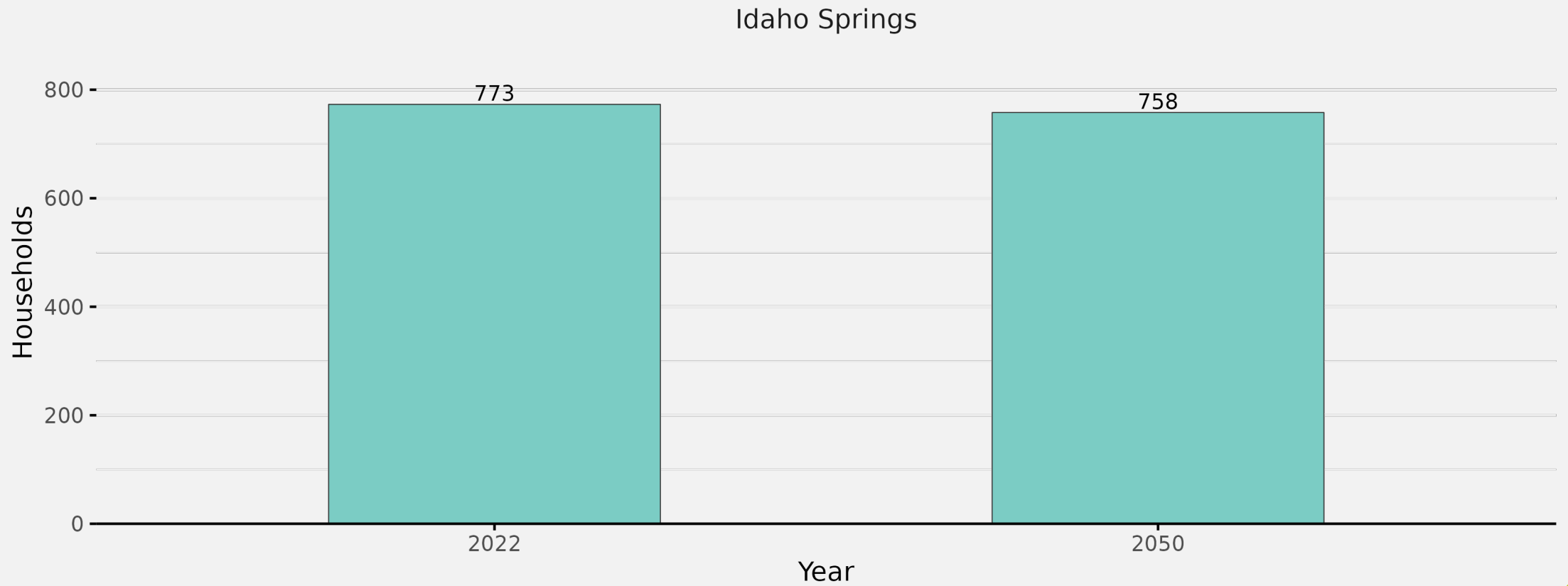
Source: ACS 2022 5-Year 2022

Household size



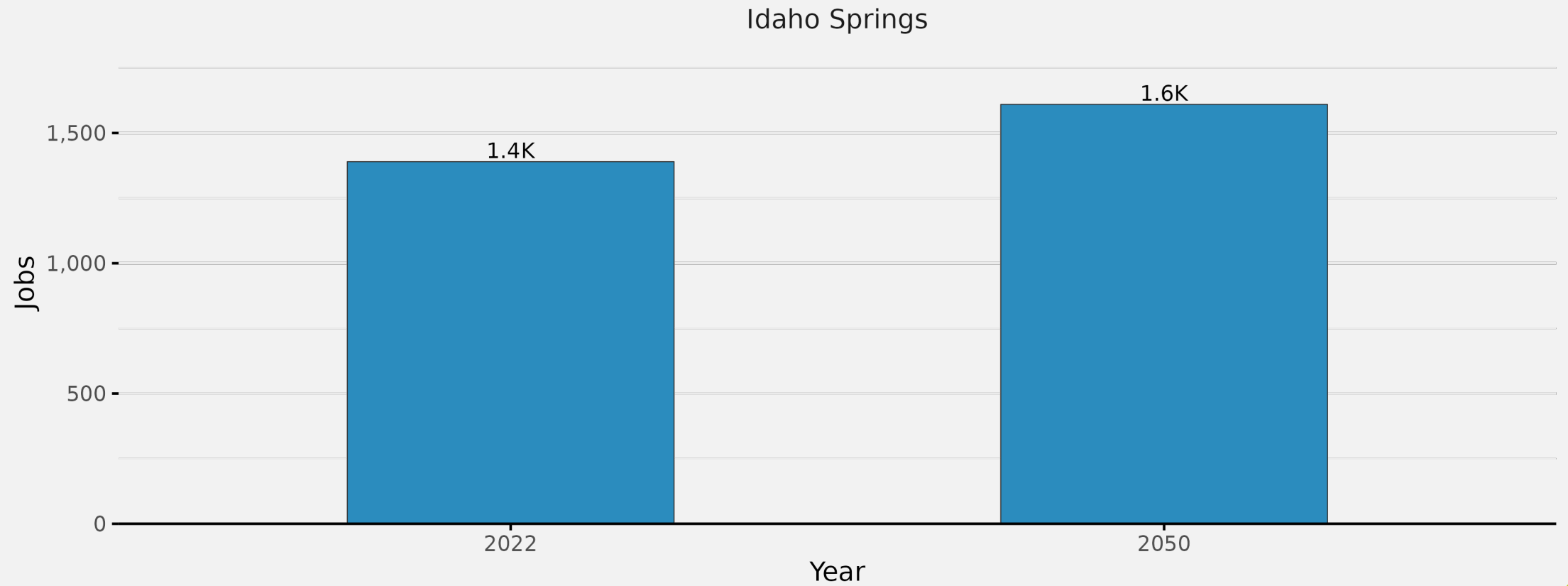
Source: ACS 2022 5-Year 2022

Household growth



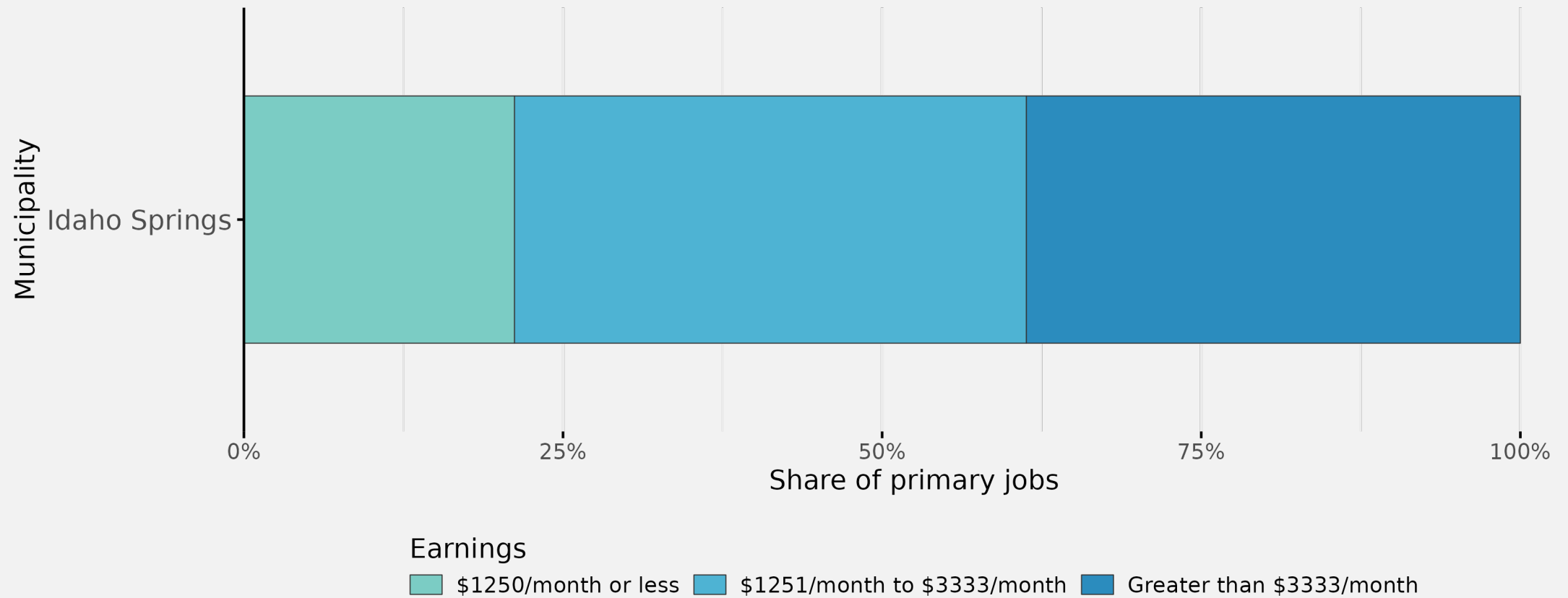
Source: DOLA, DRCOG

Job growth



Source: DOLA, DRCOG

Jobs by earnings

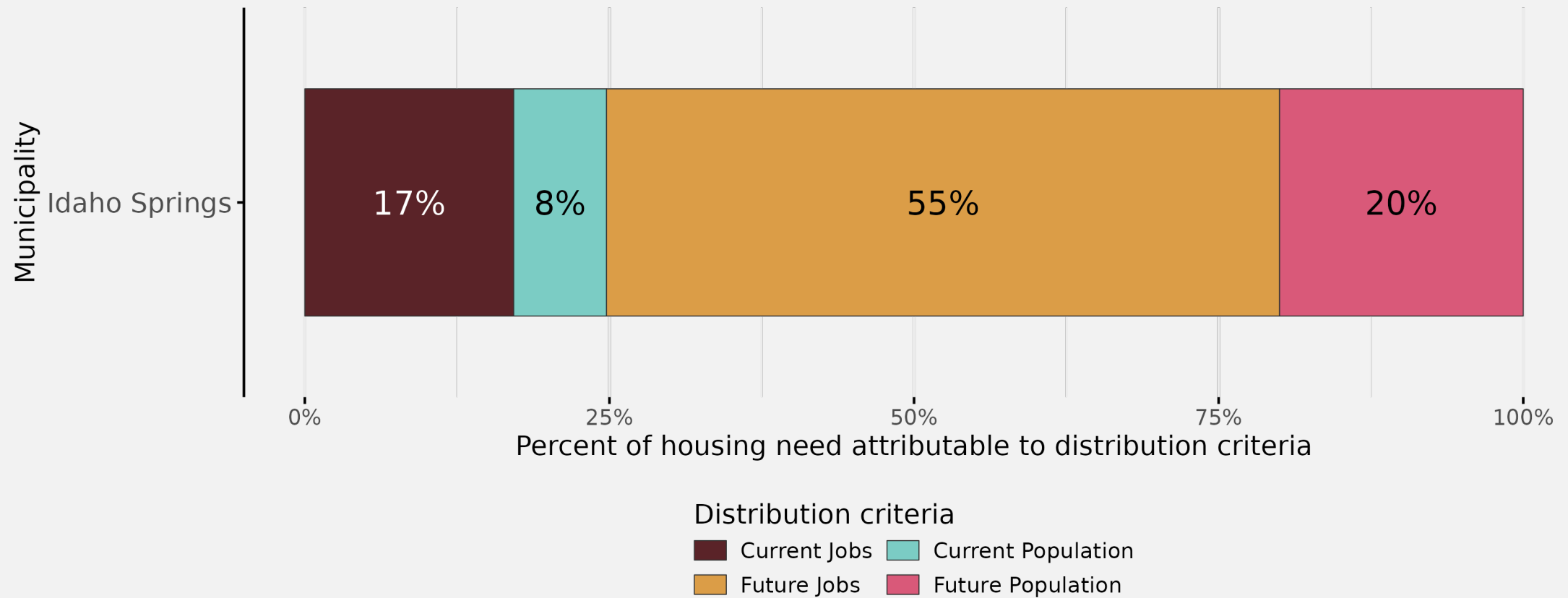


Source: LODS, Workplace Area Characteristic data, 2021

Disability

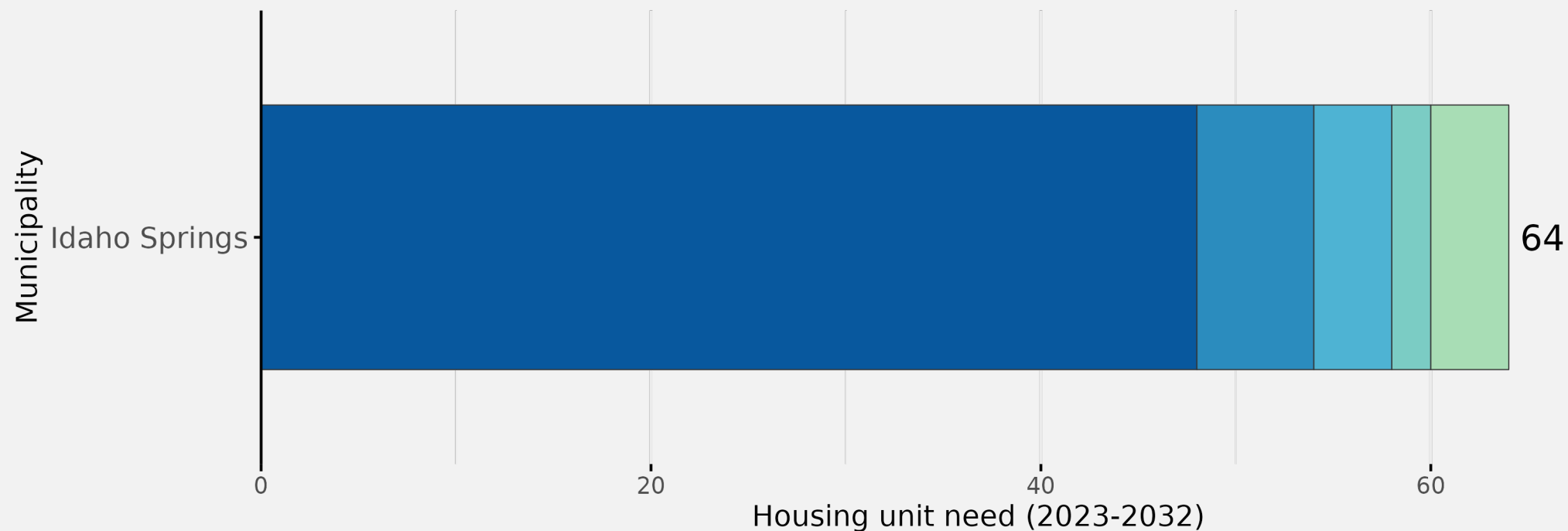
This plot is not available for the selected municipalities.

Which criteria determine housing need?



Source: DRCOG, ACS PUMS 1-Year 2022, ECONW calculations

10-year local renter need by income

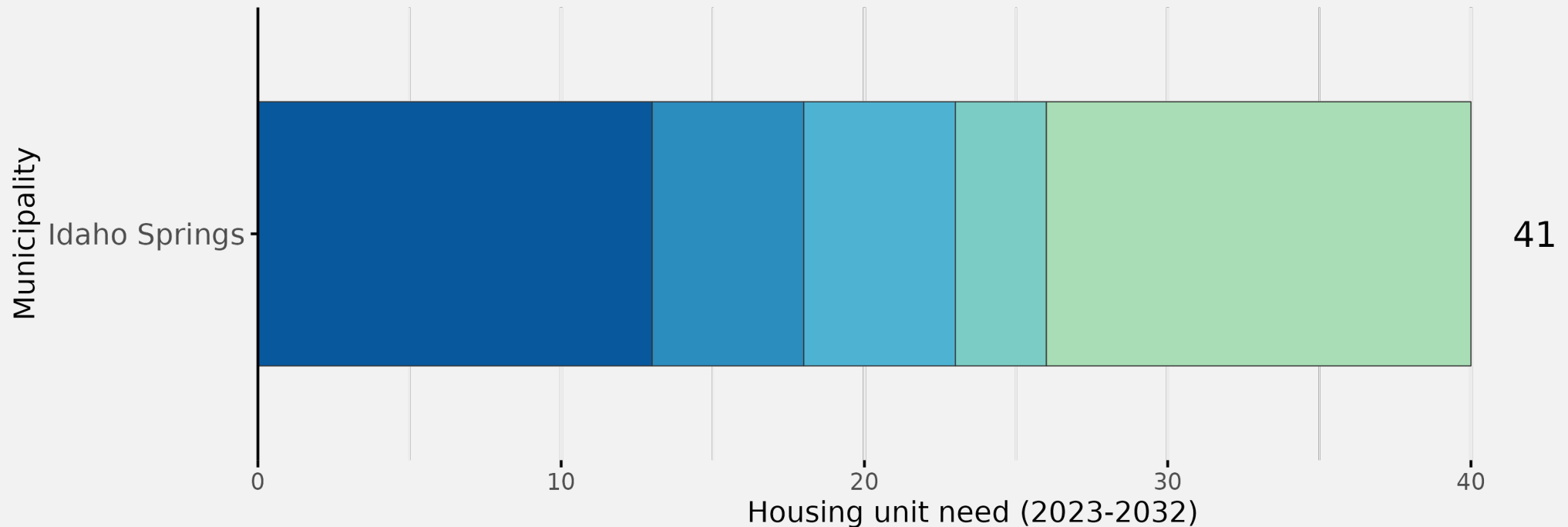


Household income as percent of area median income

0-50% 50-80% 80-100% 100-120% >120%

Source: DRCOG, ACS PUMS 1-Year 2006-19 and 2021-22, ECONW calculations

10-year local owner need by income



Household income as percent of area median income

0-50% 50-80% 80-100% 100-120% >120%

Source: DRCOG, ACS PUMS 1-Year 2006-19 and 2021-22, ECONW calculations



July 2024

Regional Housing Needs Assessment

Denver Regional Council of Governments

Prepared for: Denver Regional Council of Governments (DRCOG)

ECOnorthwest

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Acknowledgments

ECONorthwest prepared this report with support from, guidance and input of several partners, including staff, and leadership of the Denver Regional Council of Governments (DRCOG), Community Planning Collaborative and MIG. We are especially grateful to participants in the project Advisory Group composed of representatives from DRCOG member governments, state agencies, environmental advocacy groups transportation planning professionals, private housing developers, mission driven housing developers, housing finance professionals, consultant land use attorneys, nonprofit housing advocates, economists and data scientists.

That assistance notwithstanding, ECONorthwest is responsible for the content of this report. The staff at ECONorthwest prepared this report based on their general knowledge of the economics of housing and regional economies. ECONorthwest also relied on information derived from government agencies, private statistical services, the reports of others, interviews of individuals, or other sources believed to be reliable. ECONorthwest has not independently verified the accuracy of all such information and makes no representation regarding its accuracy or completeness. Any statements nonfactual in nature constitute the authors' current opinions, which may change as more information becomes available.

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Executive Summary

Denver's past and future growth requires more housing

The Denver region has experienced rapid growth in recent years, with a 17 percent increase in residents since 2010 and a 33 percent increase in jobs. Many of the region's 3.4 million residents struggle to find affordable and accessible housing in their location of choice as home prices and rents have increased far faster than incomes.

The Regional Housing Needs Assessment provided the opportunity for local governments, non-profits, industry representatives and other organizations involved in housing preservation and production across the Denver region to better understand the scope, scale, and nature of housing issues in the region. The Denver region while interconnected through jobs and transportation, has historically approached housing policy at the town, city, and county level.

Addressing the regional housing needs will require greater coordination across local jurisdictions as many of the barriers are too complex and broader than one local community can take on alone and there is tremendous opportunity to more efficiently address barriers collaboratively.

➤ Overview

The region needs to build 511,000 units by 2050 to meet current and future housing needs.

Despite periodic building booms, the region has not produced enough housing to keep pace with population and job growth.

Much of the new housing in the region does not support the diversity of housing needs across all income levels and household types.

Diverse factors create barriers to housing production.

A regional housing strategy is critical to coordinate efforts across sectors and align housing development with broader regional goals for transportation and economic development.

Measuring regional housing need

DRCOG conducted this Regional Housing Needs Assessment to establish an objective, data-driven understanding of the baseline housing need for both the current and future population.

Using a methodology shaped by best practices and the guidance of a local Advisory Group, the Regional Housing Needs Assessment estimates that 511,000 units are needed across the region by 2050 to meet both the needs of the current population and to accommodate projected population growth and changing demographics. Just over 300,000 of these housing units will need to be affordable to households earning 60 percent or less of the



median income. Older adults will make up a greater share of the population, shaping trends around housing needs, such as income and mobility.

Understanding barriers to housing production

The barriers to producing more housing—and at a higher rate than past trends— vary significantly depending on the unique characteristics of each community and evolve over time in response to changing circumstances. The interplay between factors such as market conditions, the regulatory environment, infrastructure availability, community consensus, and financial resources can hinder the delivery of new housing. These barriers are especially challenging to creating housing affordable at low and moderate incomes—either by preventing them from moving forward altogether or by resulting in the development of fewer units than what might be allowed or desired under current conditions.

Moving toward a regional housing strategy

Addressing regional issues requires regional partnership. Many stakeholders in the region, including DRCOG’s member governments, have long identified the need for coordinating regional housing efforts to address the overall housing supply and affordability challenges. Local communities, however, often struggle with access to consistent and reliable data, or staff capacity, to develop and implement strategic and effective housing policy.

A regional strategy is intended to foster shared understanding, collaboration, and actions to help member governments, in partnership with other stakeholders, make progress toward addressing the region's housing needs. As part of this Regional Housing Needs Assessment, DRCOG collaborated with public and private sector partners across the region to develop a framework that will serve as the foundation for creating a regional housing strategy starting in late 2024. By working collaboratively to develop a comprehensive regional housing strategy and integrate it with other key planning efforts, DRCOG and its partners can take a significant step toward fostering more equitable, resilient, and livable communities for all residents of the Denver region. The Regional Housing Needs Assessment aims to provide a thorough analysis of housing needs and to develop a better understanding of barriers related to housing production, creating a strong foundation for developing the regional housing strategy. The forthcoming regional housing strategy will build upon the findings and insights presented in this report.



1. Introduction and context

The Denver region has experienced substantial growth over the last decade. Since 2010, the population has increased by 17 percent to 3.4 million residents, while the number of jobs increased by 33 percent. However, housing production has failed to keep pace with population growth. As vacancy rates hit historic lows, home prices and rents have soared. The median home sale price in Denver reached \$550,000 as of December 2023, increasing by 180 percent over the last decade while incomes increased by 55 percent during the same period.¹ Home sale prices and rents are out of reach for median income earners, and over 51 percent of renters cost-burdened across the region.² Moreover, the most recent Point-in-Time count showed the highest number of unsheltered homeless people in the region since 2008.^{3,4} These trends grow more acute within local communities, particularly when disaggregated by race, income, age, and other demographic factors, exacerbating issues of housing access, displacement, and inequity.

Housing markets are regional

People make choices about where to live based on access to jobs, affordability, schools, amenities, childcare and other factors that often transcend jurisdictional boundaries. Despite this shared regional market, housing policy and planning in the Denver region has primarily occurred at the town, city or county level, resulting in fragmented efforts that have struggled to adequately account for and address regional dynamics that shape housing demand, supply, and ultimately, affordability. Greater efforts for coordinated policy and planning are needed to better address housing barriers that local communities cannot take on alone.

DRCOG supports regional planning and coordination

The Denver Regional Council of Governments (DRCOG) is a planning organization in which local governments collaborate to set policies, guidelines, and funding priorities across key areas including transportation, growth and development, aging, and disability resources. DRCOG's member governments include 9 counties and 49 cities and towns as shown in Exhibit 1. Representatives from these governments work together to make life better for those who call the region home.

¹ Redfin; Zillow, 2023

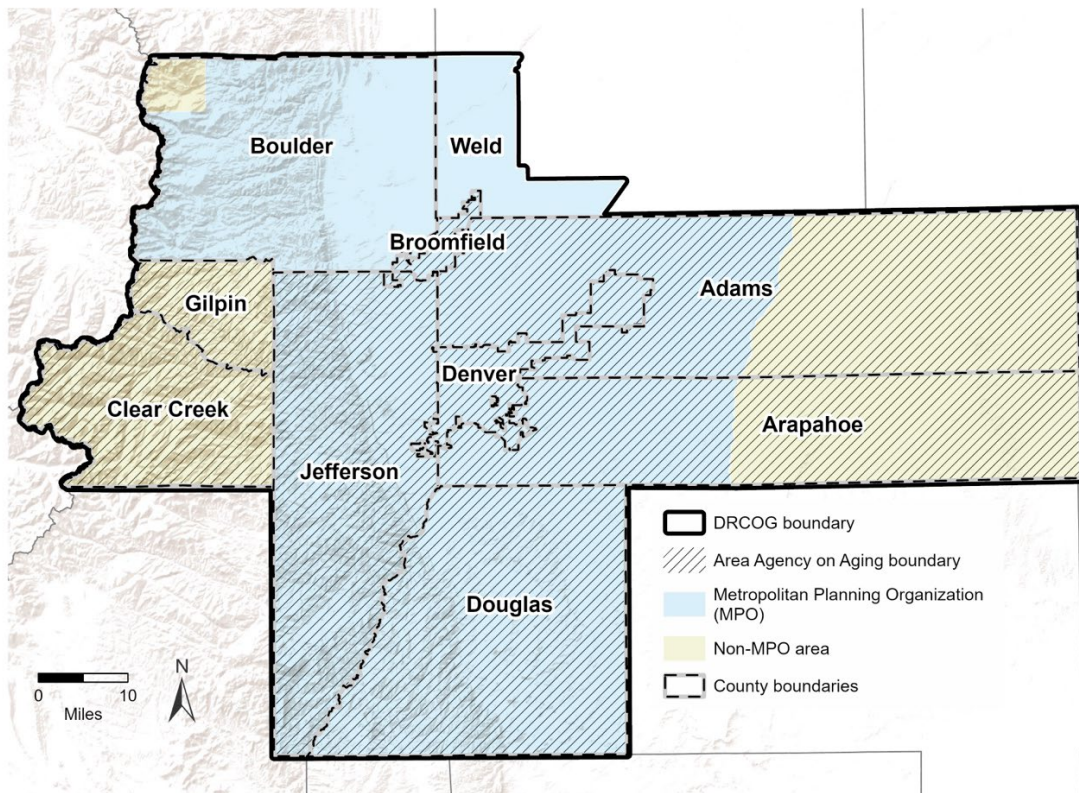
² Denver County Median Family Income 2023

³ Metro Denver Homelessness Initiative

⁴ Point-In-Time Count is an annual survey conducted in the United States to assess homelessness. The Point-In-Time Count serves as a snapshot of homelessness in a community by providing an estimate of the overall scope of homelessness on a single night. It includes both sheltered (those in emergency shelters and transitional housing) and unsheltered (those without shelter) populations.



Exhibit 1: DRCOG Planning Area



Source: DRCOG

In 2017, DRCOG adopted Metro Vision, which is the long-range plan for growth and development across the Denver region. The plan provides guidance and coordination between counties and municipalities on regional land use, transportation, and a variety of other government policies. It is centered around promoting sustainable, managed growth for the Denver region, with implementation occurring through local initiatives aligned with Metro Vision's overall framework. The plan recognizes that many of the effects associated with growth—such as traffic, air quality and housing costs—cross jurisdictional boundaries and local governments must work collaboratively to address them.

Metro Vision recognizes the interconnections between DRCOG's traditional planning focus on transportation, growth, and aging and disability needs with housing, economic development, community health, and resilience. One of Metro

REGIONAL PLANNING PROCESS

New Role for Housing in Transportation Planning

In 2021, the federal Infrastructure Investment and Jobs Act amended the scope of the metropolitan transportation planning process, related to the factors a Metropolitan Planning Organization must consider, adding *housing*, alongside *transportation improvements*, and *state and local planning growth and economic development patterns*.



Vision's overarching themes is "healthy, inclusive, and livable communities" with desired outcomes related to increased housing diversity to meet the needs of residents of all ages, incomes, and abilities. To this end, Metro Vision outlines specific objectives to diversify the region's housing stock, increase the regional supply of housing attainable for a variety of households, and increase opportunities for diverse housing accessible by multimodal transportation.

As the designated metropolitan planning organization for the Denver region, DRCOG is well-positioned to convene member governments and regional stakeholders, provide consistent guidance, data, and tools to help advance Metro Vision and encourage collaboration to meet the diverse housing needs across the region. This support from DRCOG allows local jurisdictions to focus on how they can influence development—by managing and encouraging new housing in ways that are consistent within a community's specific vision. Ultimately, increasing housing options relies on local policy, but regional coordination enables strategic and consistent action toward creating more equitable access and housing affordability across the Denver region.

Building toward a regional strategy

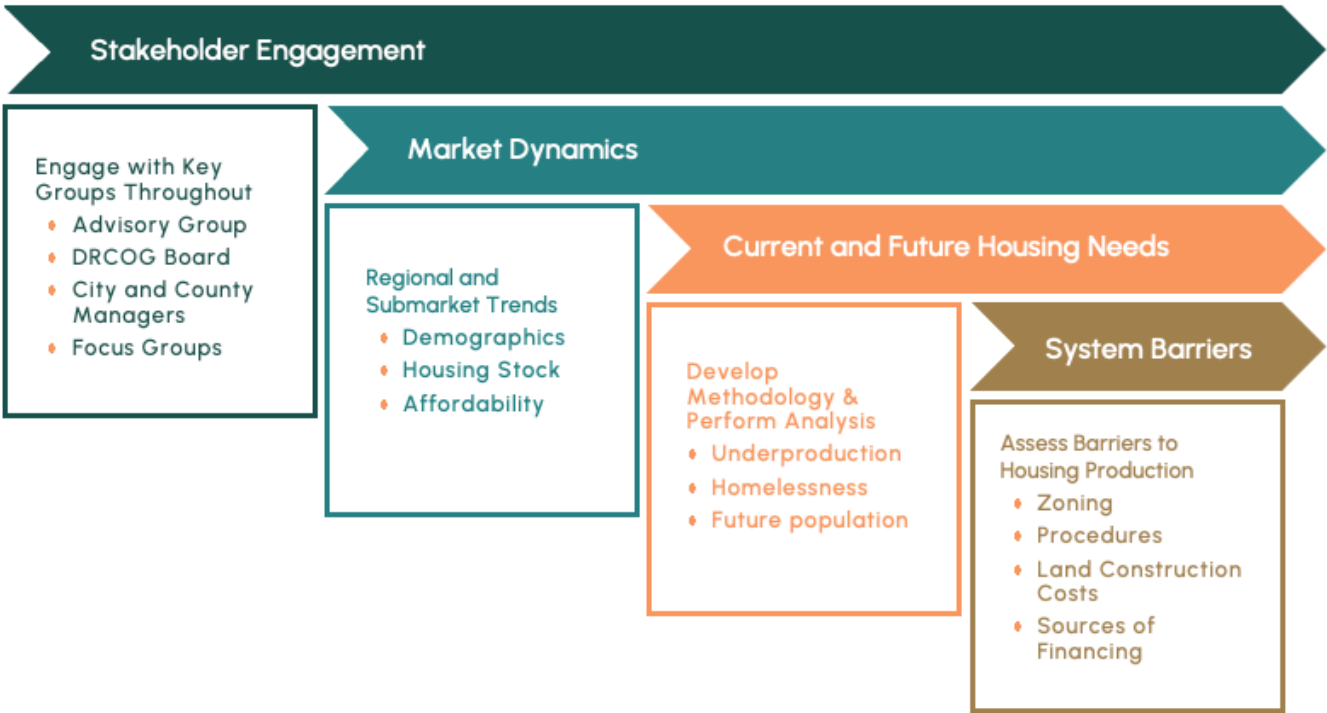
DRCOG is approaching regional housing planning in two distinct pieces over the next two years. The first piece is a Regional Housing Needs Assessment, which developed a methodology and conducted an analysis to quantify housing needs across the region through 2050, as represented in Exhibit 2. This analysis helps provide a baseline understanding of the scope and scale of housing issues across the region and identifies key barriers to housing production.

Throughout the development of the Regional Housing Needs Assessment, the project team engaged key groups whose work touches on regional housing issues from different perspectives. An Advisory Group composed of representatives from local government, state agencies, housing developers, service providers, and advocates met six times throughout the project to provide feedback and guidance on the approach, methods, and key barriers to producing more needed housing in the Denver region. This group also helped establish the framework for a regional housing strategy.

In addition to the Advisory Group, the project team convened multiple focus groups and individual stakeholder meetings representing an array of interests and perspectives across approximately 200 participants. These conversations gathered critical information about municipal planning, infrastructure and utilities, the homebuilding sector, affordable housing, regional economic development, housing finance, aging services, and climate and sustainability issues. Input from this wide range of participants helped illuminate the challenges faced by public and private sector actors working to increase opportunity in the region and identify how a coordinated housing strategy could support those efforts. See Appendix A for a more detailed summary of stakeholder engagement activities.



Exhibit 2. Regional Housing Needs Assessment Process



The Regional Housing Strategy, expected to begin in late 2024, will involve working with local governments and housing partners across the region to develop a strategy to collectively address these identified housing needs.

What is a regional housing needs assessment?

Regional Housing Needs Assessments are critical tools for quantifying housing needs at a regional level. A housing needs assessment uses data on key demographic factors, housing stock characteristics, market trends, and forecasted population and job growth to understand the number of housing units an area will need to produce to meet current and future housing need over a specified planning period. With thoughtful design, these assessments offer planners and policymakers a more comprehensive and nuanced understanding of housing need for people across the income spectrum and with different household characteristics, which allows for a more targeted and effective approach to meeting diverse needs.



2. Regional housing needs

DRCOG conducted this Regional Housing Needs Assessment to establish an objective, data-driven understanding of the baseline housing need for both the current and future population. Understanding the total need and affordability gaps at all income levels will critically inform local, regional and statewide efforts to address housing need. In addition, this housing needs assessment will serve as a foundation for the development of a regional housing strategy which will articulate what we can do collectively as a region. Throughout this Regional Housing Needs Assessment development, the following guiding principles were identified by DRCOG staff, the consultant team, and the Advisory Group to inform the process.

» This chapter summarizes DRCOG's approach, methodology, results and key findings for regional housing needs.



Proactively determine housing need for the region.



Develop a data-driven approach to policy and planning.



Maintain transparency around data sources, limitations, and methodological choices.



Align with Metro Vision planning areas and goals.



Align future strategy development with subregional and local needs.

Key Findings

The key findings section summarizes important takeaways about regional housing needs. Further context and discussion follow.

- » **The region needs to build 511,000 units by 2050 to meet current and future housing needs. While housing is needed at all income levels, housing that is affordable to households earning less than 60 percent of Area Median Income represents the largest share. The market will not deliver this type of housing on its own, particularly at the volume needed. Government subsidies and creative partnerships with private market actors will be required to meet housing needs.**
- » **Adults aged 65 and older will comprise a larger share of the population by 2050 and household sizes are shrinking. These shifts in household composition along with forecasted housing need by income category shows that jurisdictions and the region**



will need to plan for more diverse housing options for a broader range of household incomes to meet current and future housing needs.

- » The Denver region has seen booms and busts in housing production over the past several decades. Yet new housing has not kept pace with overall population growth over the same period. A steep decline in construction during the Great Recession contributes to the shortage of needed housing today. As an additional challenge, the existing housing stock does not support the diversity of housing needs across all income levels and household types.
- » The differences in need and supply across submarkets highlight the range of housing dynamics across the region and demonstrate the need for more tailored strategy development for submarkets and the local governments within them. Opportunities to align housing with transportation access, job centers and other key factors also differ across regional submarkets and highlight the different roles they can play in meeting the region's overall housing needs.

How to measure regional housing need

This Regional Housing Need Assessment estimates the number of households across the Denver region that will need dwelling units affordable to them between 2023 and 2050. This estimate of needed housing is created using Census data on population and housing, regional population forecasts, and other local data sources. A detailed description of the data sources and methodology used in this RHNA is included in Appendix C.

At a high level, the method used in this Regional Housing Needs Assessment has two primary components:

- ♦ **Future need:** To project future housing need, the analysis uses the State Demography Office's projected household growth for the Denver region through 2050. This household projection gets translated to housing units by factoring in a healthier vacancy rate that enables greater mobility within the housing market and across the region. This number is then compared to the current supply of housing.
- ♦ **Current need:** To estimate current need, two components must be included. Underproduction is the estimated number of housing units that are needed to provide sufficient housing to current residents that are well captured in census surveys. Homelessness need is the estimated number of housing units that are needed for those currently experiencing homelessness who are not well captured in census surveys.

Regional housing needs

The analysis shows the Denver region will need to produce just over 511,000 new housing units between 2023-2050 to address current need, driven by underproduction and people experiencing homelessness, and future need, driven by anticipated population growth. A



breakdown by component of the total housing need through 2050 for the Denver Region is shown in Exhibit 3 below.

Exhibit 3: Summary of housing need by component, 2023–2050

Component	Housing units	Share
Current need	52,000	10%
Future need	458,000	90%
Total units	511,000	100%

Source: ECONorthwest analysis; DRCOG synthesis of State Demography Office 2022 Household Forecast; and U.S. Census Bureau, American Community Survey 5-year 2013 Public Use Microdata Sample estimates; Metro Denver Homeless Initiative State of Homelessness Report, 2022–2023

Total housing need by income

The Regional Housing Needs Assessment allocates total housing needs by 2050 based on different income levels, recognizing that households across the income spectrum need affordable housing options. Exhibit 4 shows the distribution of total needed units by Area Median Income relative to the current supply of housing affordable to households earning those incomes.⁵ Exhibit 5 shows the distribution of total needed units by income and housing need component.

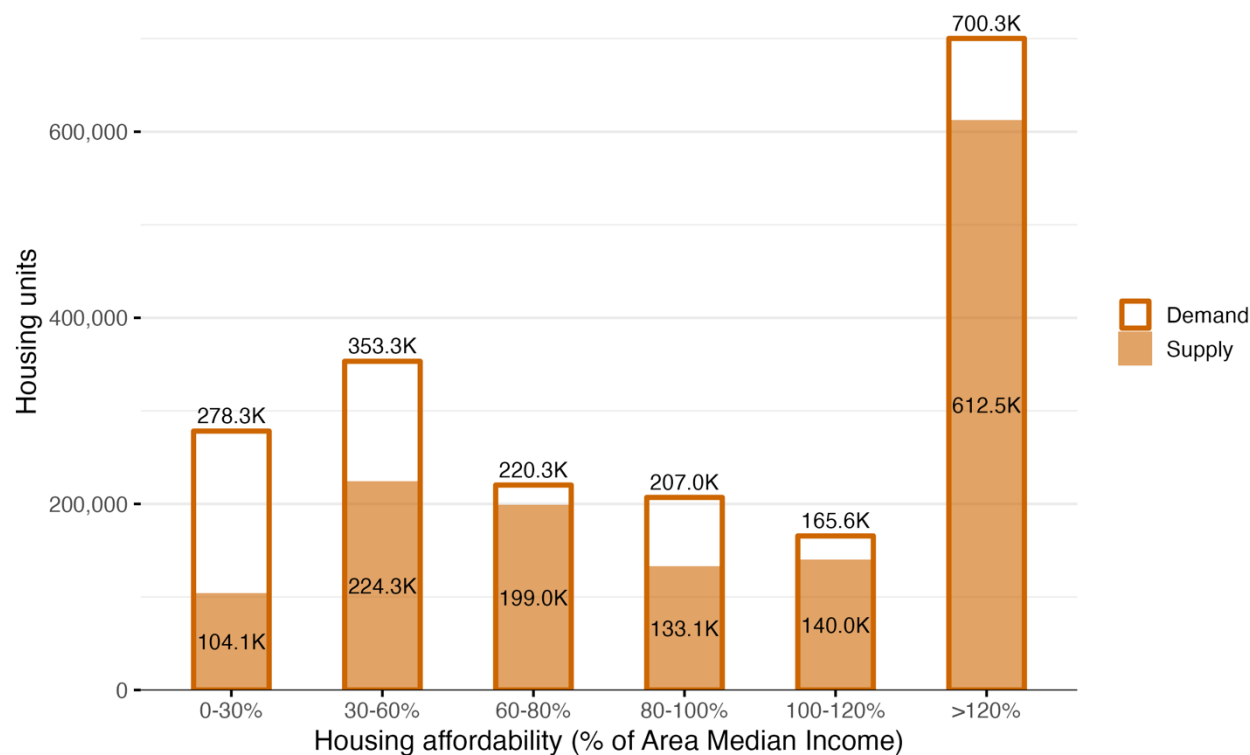
Housing needs for the Denver region are heavily skewed toward lower income households. An estimated 303,000 housing units for households earning 0–60 percent of the Area Median Income are needed to meet current and future demand. The private market typically fails to deliver housing affordable to these income levels, as they require a patchwork of financial subsidies to build and maintain. Housing needs are lower for households in the 60–80 percent Area Median Income range, partly due to an existing supply of housing affordable to these income levels.⁶ Just over 187,000 units serving higher earning households above 80 percent of Area Median Income are also needed. The market can potentially produce housing for these income levels on its own, assuming supportive local policies are in place.

⁵ According to the Department of Housing and Urban Development, housing is considered affordable for a household if their housing costs do not exceed more than 30 percent of their annual income, including additional expenses such as insurance, property tax, and utility expenses. This standard of affordability traces back to rent caps established for public housing tenants.

⁶ While there is a relative match between the number of households at this income level and the number of housing units affordable to them, mismatches at lower and higher income levels increase the competition for moderately priced housing. As a result, many communities observe a shortage of available housing affordable to households earning between 60 and 100 percent of Area Median Income.



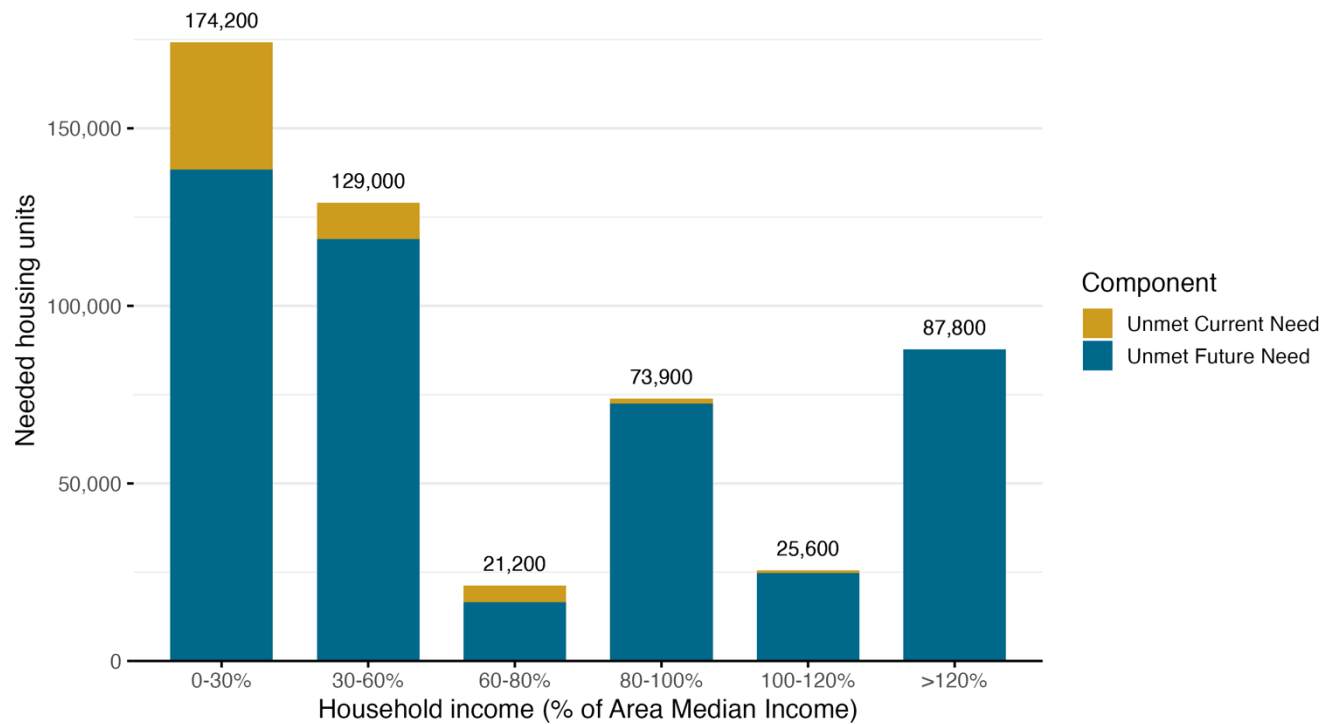
Exhibit 4: Housing need compared to current supply by income, 2023–2050



Source: EConorthwest analysis; DRCOG synthesis of State Demography Office 2022 Household Forecast and U.S. Census Bureau, American Community Survey 5-year 2013 Public Use Microdata Sample estimates; Metro Denver Homeless Initiative State of Homelessness Report, 2022–2023



Exhibit 5. Housing need components by income, 2023–2050



Source: ECONorthwest analysis; DRCOG synthesis of State Demography Office 2022 Household Forecast and U.S. Census Bureau, American Community Survey 5-year 2013 Public Use Microdata Sample estimates; Metro Denver Homeless Initiative State of Homelessness Report, 2022–2023

10-year scaled estimate

The Regional Housing Needs Assessment estimates need through 2050, but this estimate can be adjusted for a shorter planning horizon to better understand the number of units needed in the near term and to align policies and strategies with current market conditions. Therefore, the analysis includes results adjusted for a 10-year horizon, out to 2032. All of current need units are included in the 10-year scaled estimate. The 10-year estimate represents 42 percent of the total need through 2050.

Over 216,000 housing units are needed in the Denver region between 2023 and 2032 to address current need, driven by underproduction and people experiencing homelessness, and future need, driven by anticipated population growth through 2032. A breakdown by component of the housing need through 2032 for the Denver region is shown in Exhibit 6 below.

Exhibit 6: 10-Year scaled estimate of housing need

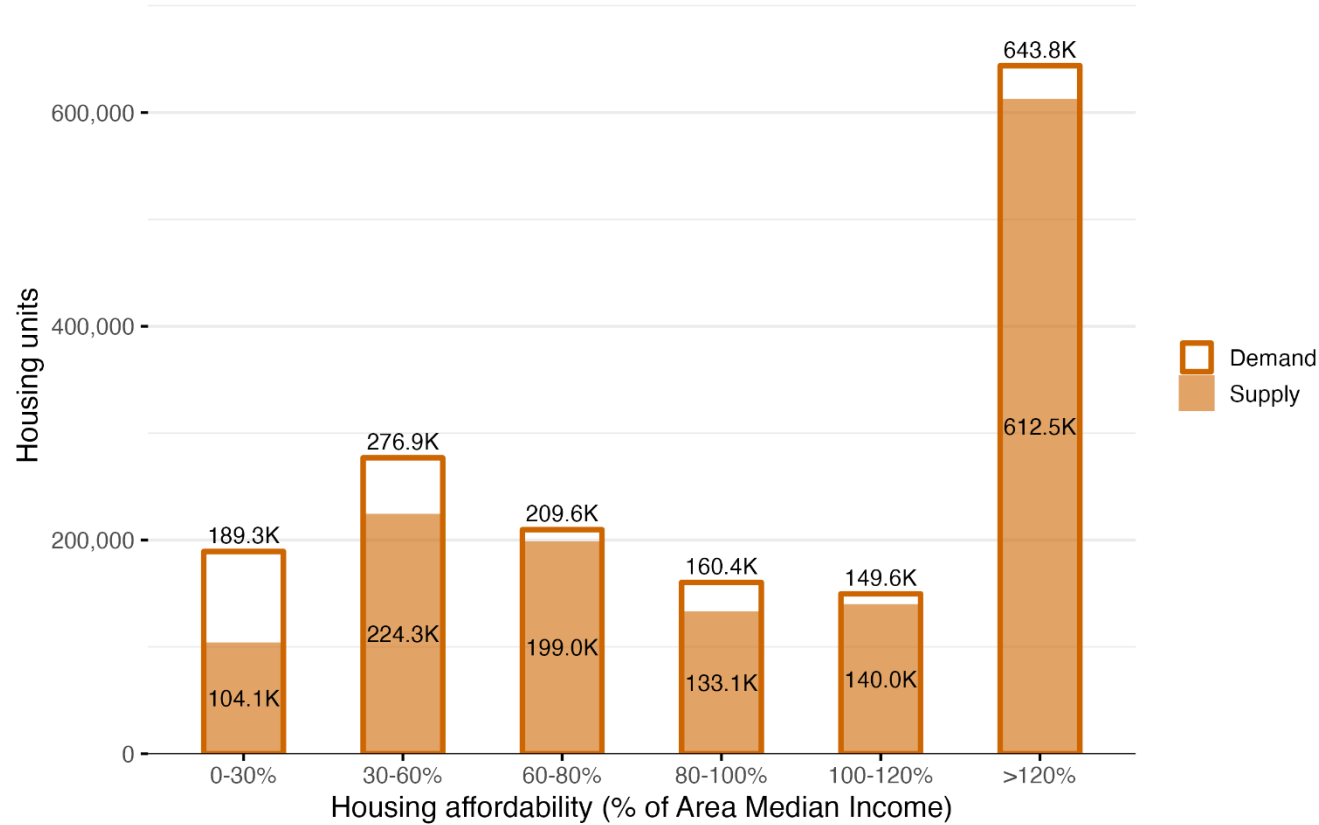
Component	Housing units	Share
Current need	52,000	24%
Future need	164,000	76%
Total units	216,000	100%



Source ECONorthwest analysis; DRCOG synthesis of State Demography Office 2022 Household Forecast and U.S. Census Bureau, American Community Survey 5-year 2013 Public Use Microdata Sample estimates; Metro Denver Homeless Initiative State of Homelessness Report, 2022–2023

Exhibit 7 shows the 10-year distribution of total needed units by area median income relative to the current supply of housing affordable to households earning those incomes. The distributions reflect the assumptions and methods, discussed above, that allocate all units to address homelessness and more of the units to address underproduction to the lowest income categories. Therefore, the 10-year estimate still shows the greatest need in the 0–60 percent Area Median Income categories.

Exhibit 7. 10-Year scaled estimate of housing need compared to current supply by income



Source: ECONorthwest analysis; DRCOG synthesis of State Demography Office 2022 Household Forecast and U.S. Census Bureau, American Community Survey 5-year 2013 Public Use Microdata Sample estimates; Metro Denver Homeless Initiative State of Homelessness Report, 2022–2023

Key trends driving regional needs

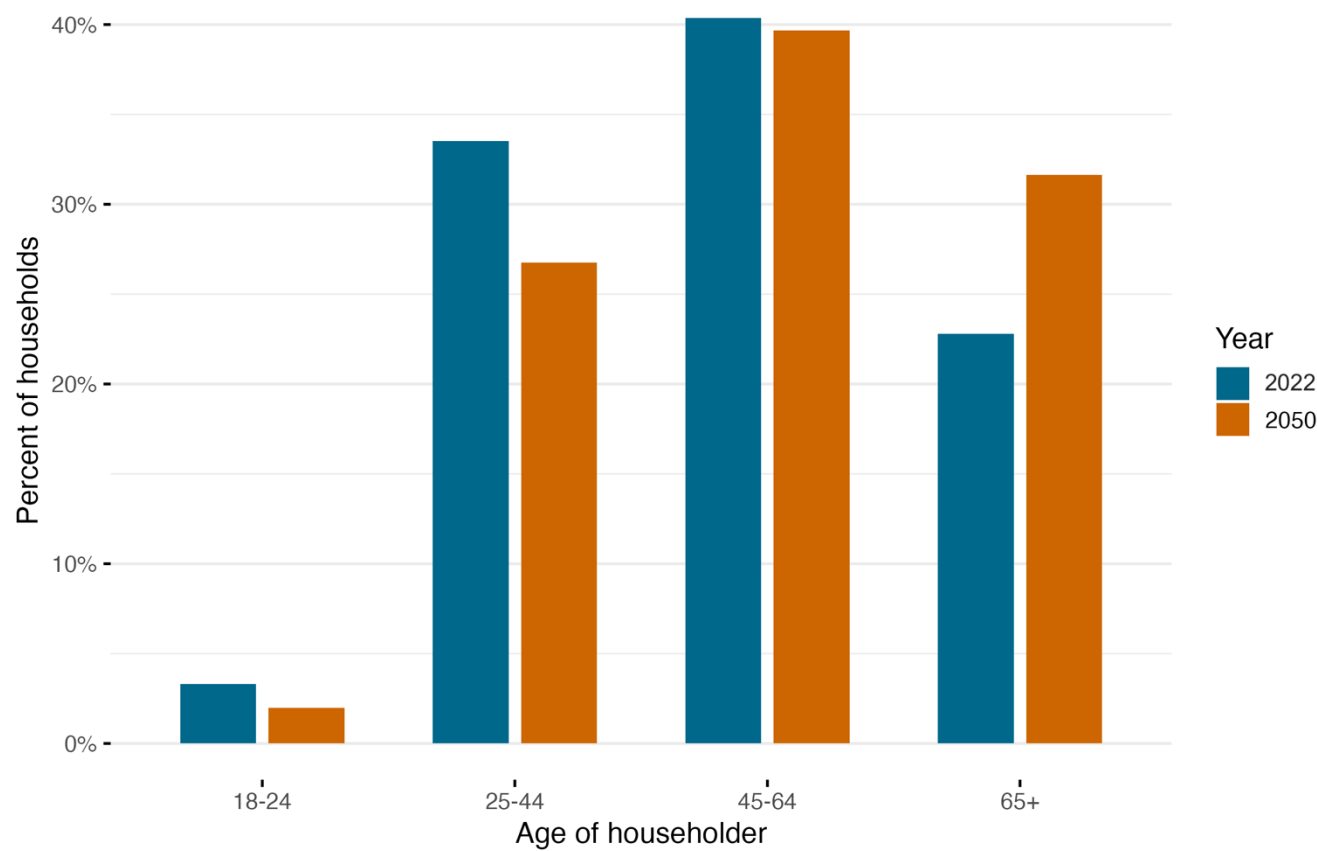
Many factors shape the details of current and future housing needs, including demographic shifts and economic trends. In the Denver region, a few key trends are important for understanding why housing needs are heavily skewed toward lower income households. A more detailed assessment of demographic and housing trends is provided in Appendix B.



The region’s population is aging

According to the 2022 Colorado State Demography Office household forecast for 2023 through 2050, adults over the age of 65 will become a larger share of population than they are currently. Since retirement often coincides with fixed or lower incomes compared to working years, the growth in the older adult population will contribute to a rise in the share of lower-income households overall. While some older adults may have accumulated greater wealth over their working years, many have fixed incomes that leave them susceptible to increasing housing costs. Others may have that wealth primarily as home equity, and thus locked into a home that may not meet their changing needs. The expected growth in this segment of the population contributes to the pressing need for more affordable housing options that also meet the mobility needs of older adults across the Denver region.

Exhibit 8. Percent of households by age range, 2022 & 2050, Denver region



Source: DRCOG synthesis of State Demography Office 2022 Household Forecast and U.S. Census Bureau, American Community Survey 5-year 2013 Public Use Microdata Sample estimates.

Existing housing supply has not kept pace with demand

In a growing region, new housing supply is needed to accommodate new households arriving to the area, natural population growth, changing preferences, and natural turnover and vacancy. New housing supply is essential to allow households the option to move and self-

sort into the neighborhoods, housing types, and affordability levels that meet their needs and optimize their regular travel behaviors. Housing markets in growing areas like the Denver region need ample and well-distributed new supply. In a well-supplied housing market, households can move through the stock via a process called “filtering” or the “housing ladder.” Over time, housing ages and depreciates, becoming relatively more affordable for different households.

New market-rate housing is typically priced for and occupied by higher income households, while new subsidized housing is usually priced for low-income households. Many higher income households move into newly constructed units from older, smaller or more affordable housing, which is then vacant and available for households with moderate incomes. When there is an adequate supply of new housing for a region’s population, this dynamic creates a steady, though slow, process of increasing the supply of affordable housing through “filtering” as properties age (Exhibit 9). Some properties will eventually be demolished if they age or depreciate until they are no longer habitable or the cost of needed renovations exceeds the value. In under-supplied markets, however, this filtering process can slow further, stop, or move in reverse. In very tight housing markets, with steep competition for housing units, higher income households will occupy older or lower-cost units, causing a “mismatch” between what those households can afford and their actual housing costs. At the same time, lower income households will experience this “mismatch” by having to pay a larger share of their income toward housing as competition increases rents. Renovations can also reposition lower cost units for higher income households. When competition and demand concentrate in specific locations, these dynamics contribute to neighborhood gentrification and the loss of affordable housing units.

Exhibit 9. Illustration of housing market filtering



Source: ECONorthwest

Housing production in the Denver region has largely kept pace with population growth in the last several years, and notably the share of multifamily units is growing. The region is still working from a place of historic underproduction and the existing housing stock does not support the diversity of housing needs across all income levels and household types. This

has created a mismatch between household income and housing costs, where households are occupying housing units that generally cost less than the household can afford or they're likely occupying housing units that cost more than their income can afford, demonstrating a substantial need for more affordable housing options for lower income households making between 0–60 percent of Area Median Income and a need to continue delivering market-rate units that more adequately meet the demand for middle and higher-income households.

Even when filtering is occurring and housing is becoming relatively more affordable over time, governments still must invest in building new regulated affordable units to meet the needs of lower income residents. This type of housing almost always needs government intervention and public subsidy to be developed. Voucher-based assistance that subsidizes lower income residents' access to market-rate units is another way to help meet this need, though limited funding results in long waiting lists for households that qualify.



3. Submarket housing needs

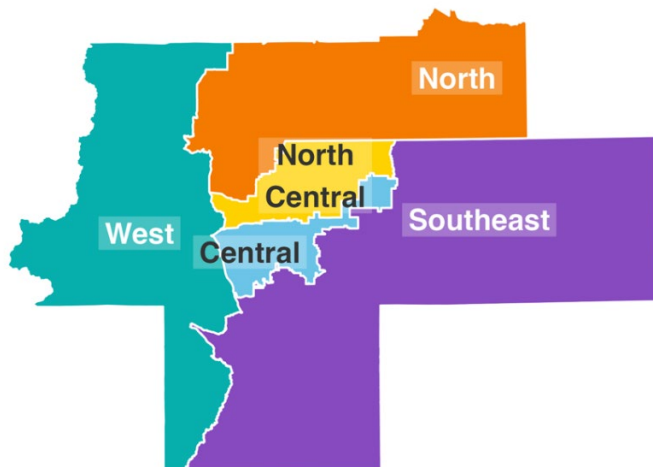
In consultation with DRCOG staff, the project team created a model for distributing the 10-year scaled estimate of the Regional Housing Needs Assessment results among five submarkets.

Understanding housing need at a submarket level can better account for local differences rather than relying on regional trends or averages. This approach allows for more targeted strategy and policy development to support investments based on the distinct needs within specific submarkets, rather than utilizing a one-size-fits-all approach. Defining submarkets also provides a basis for understanding shared responsibility that can support potential future collaboration between neighboring jurisdictions to address their shared housing needs.

The submarkets in this Regional Housing Needs Assessment are contiguous areas that were defined by evaluating how housing location decisions are made across the region in relation to commute patterns and employment locations. This approach allows DRCOG and stakeholders to understand how households make decisions related to job location, housing affordability, and transportation access. Exhibit 10 shows the five submarkets—West, Central, North Central, North, and Southeast—used in the Regional Housing Needs Assessment.

» This chapter summarizes DRCOG’s approach, methodology, results and key findings for submarket housing needs.

Exhibit 10. Regional submarkets



Source: ECONorthest analysis of ACS 1-year 2022 PUMS and LODES data. Note that delineation follows Public Use Microdata Areas and thus extend beyond DRCOG boundary in the North Submarket.



Submarket housing needs

Regional housing need was distributed to the submarkets based on criteria that reflect both current conditions and needs and forecasted future conditions and needs. The criteria include factors that shape the demand for housing, align with regional planning goals for greater affordability across the region, and recognize the intricate relationship between transportation infrastructure and employment centers to improve access to job opportunities and reduce commute times. At a high level, the categories and rationale behind the criteria are as follows:

- ◆ **Population:** Housing need corresponds directly to population size.
- ◆ **Regional jobs:** Employment is a driver of housing demand. Better matching of job and housing locations creates more options for housing, shortens commute times, and eases strain on the region's transportation systems.
- ◆ **Multimodal accessibility:** Metro Vision outlines a plan for more compact urban development and a greater use of transit, walking, and biking for daily activities.
- ◆ **Housing availability:** Low rental vacancy rates help illuminate places where housing is particularly in high demand and short supply, relative to the region as a whole.
- ◆ **Housing affordability:** Every community in the Denver region has a role to play in planning for housing affordable to a range of incomes. Areas with a smaller supply of affordable housing contribute to regional inequities in access to opportunity and suboptimal transportation outcomes.

DRCOG can also use the above criteria to distribute the resulting submarket shares of regional need among local jurisdictions. Such a process will help illustrate local housing need by income in a regional and submarket context. The project team has equipped DRCOG staff to be able to run and refine this model as needed and as inputs to the regional housing needs estimate change, such as regional population and jobs forecasts from the State Demography Office.

Exhibit 11 shows the 10-year scaled estimate of total regional need—approximately 216,000 units distributed across the five regional submarkets, broken out by component of need.

Exhibit 11. Summary of submarket share of regional need, 10-year scaled estimate

Submarket	Current need	Future need	Total units
Central	14,000	56,000	70,000
North	8,000	29,000	37,000
North Central	7,000	27,000	34,000
Southeast	21,000	48,000	69,000
West	2,000	4,000	6,000

Source: ECONorthwest analysis; DRCOG Small-Area Forecast (2020), DRCOG synthesis of State Demography Office 2022 Household Forecast, U.S. Census Bureau, ACS 1-year 2022 PUMS estimates; MDHI 2022–2023 State of Homelessness Report.



Submarket housing need by income

Differences in need across the submarkets highlight the imbalance of housing demand across the region relative to existing supply and affordability, as shown in Exhibit 12 and Exhibit 13. These differences contribute to problematic transportation outcomes, such as longer commutes and less access to opportunity. Variation across the submarkets also demonstrates the need to develop tailored strategies to meet varied needs across the region.

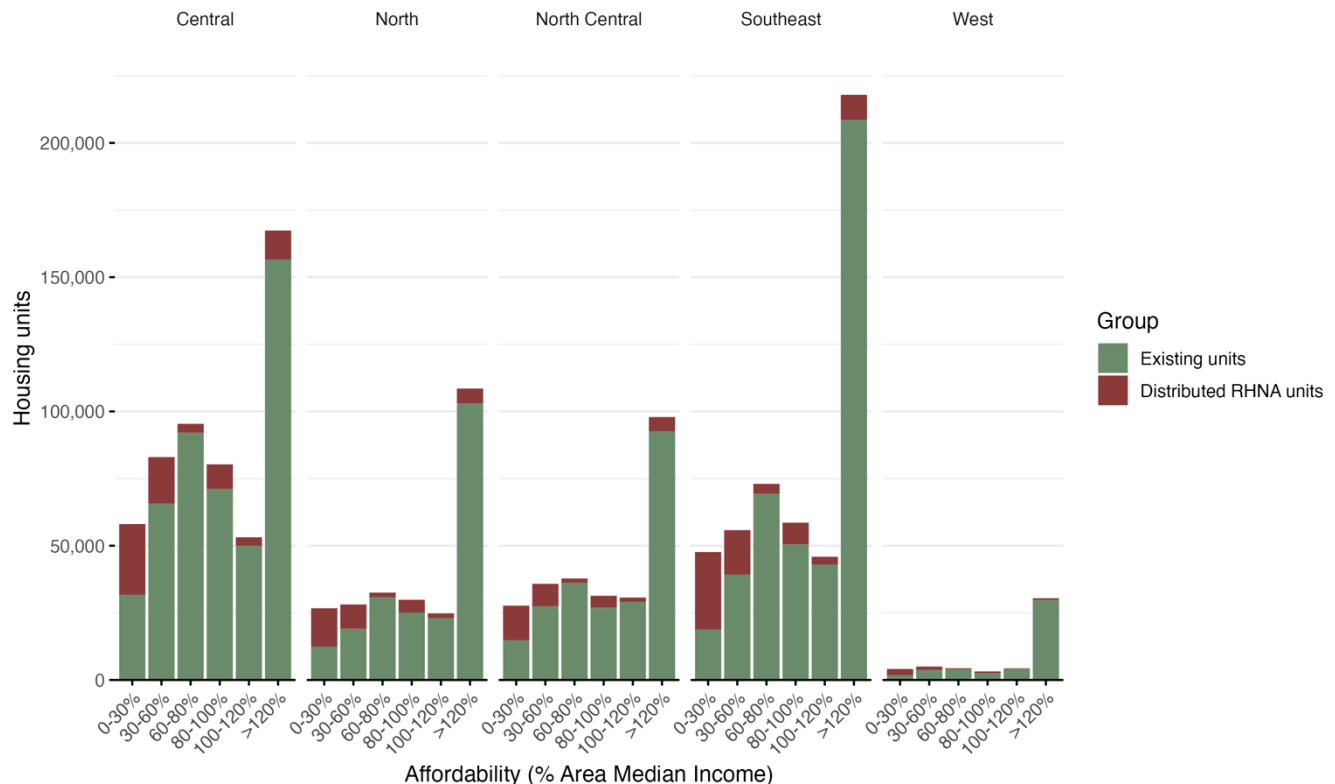
Exhibit 12. Submarket share of regional need by income, 10-year scaled estimate

SUBMARKET	0–30%	30–60%	60–80%	80–100%	100–120%	>120%	TOTAL
Central	27,000	17,000	3,000	9,000	3,000	11,000	70,000
North	14,000	9,000	2,000	5,000	2,000	5,000	37,000
North Central	13,000	8,000	2,000	4,000	2,000	5,000	34,000
Southeast	29,000	17,000	3,000	8,000	3,000	9,000	69,000
West	2,300	1,300	300	600	200	700	6,000
Total	85,000	52,000	11,000	27,000	10,000	31,000	216,000

Source: ECONorthwest analysis; DRCOG Small-Area Forecast (2020), DRCOG synthesis of State Demography Office 2022 Household Forecast, U.S. Census Bureau, ACS 1-year 2022 PUMS estimates; MDHI 2022–2023 State of Homelessness Report.

Note: Components of need do not sum to total because of rounding.

Exhibit 13. Submarket share of total need compared to current supply, 10-year scaled estimate



Source: ECONorthwest analysis; DRCOG synthesis of State Demography Office 2022 Household Forecast and U.S. Census Bureau, American Community Survey 5-year 2013 Public Use Microdata Sample estimates; Metro Denver Homeless Initiative State of Homelessness Report, 2022–2023; DRCOG 2020 Small-Area Forecast

Regional submarket factors

Variation in housing need across the submarkets reflect different ways in which these areas have been affected by and responded to broader regional trends. These more localized trends can be used to inform policy decisions that support meeting a broader regional need.

Population and job growth has been uneven

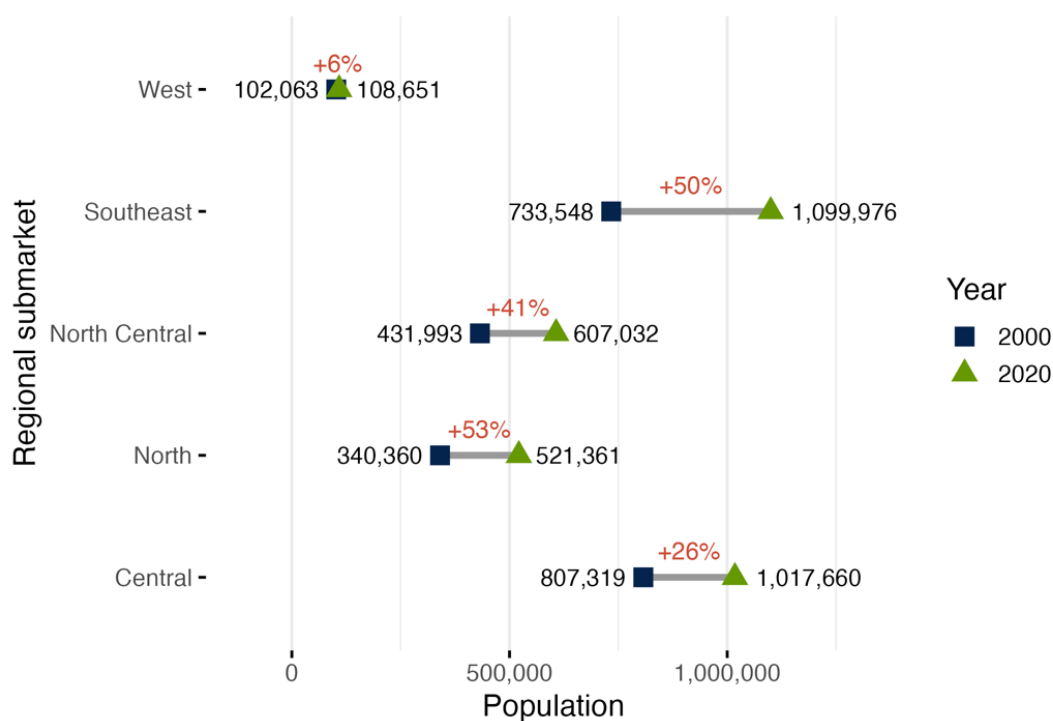
While the Denver region as a whole has seen significant job and population growth over the past several decades, these trends have not been distributed across the submarkets proportionately, as shown in Exhibit 14 and Exhibit 15.

The Southeast submarket, which includes cities such as Aurora, Castle Rock, Littleton, and Englewood saw the highest total population growth over the last 20 years with over 366,000 new people. While the Central submarket, which includes Denver and Lakewood, saw population grow by only 26 percent, this still accounted for over 210,000 new people over 20 years. The North Central region, which includes Northglenn, Westminster, Brighton and Commerce City, also grew rapidly with a 41 percent increase in population. The North submarket, encompassing cities like Boulder, Erie, Longmont, and Louisville, experienced the highest rate of population growth, 53 percent. The more isolated West submarket grew the least over the last two decades.

Exhibit 15 shows that the Southeast submarket has seen the largest increase in jobs since 2000, followed by the Central and North submarkets. These submarkets have all increased jobs for different reasons, for example land supply and new commercial development in the Southeast submarket, urban intensification and redevelopment in the Central submarket, and growth in institutional employment and tech and supportive industries in the North submarket. While employment growth is forecast to grow at slower rates through 2050, job growth will continue to occur, which will lead to increased demand for housing across the submarkets.

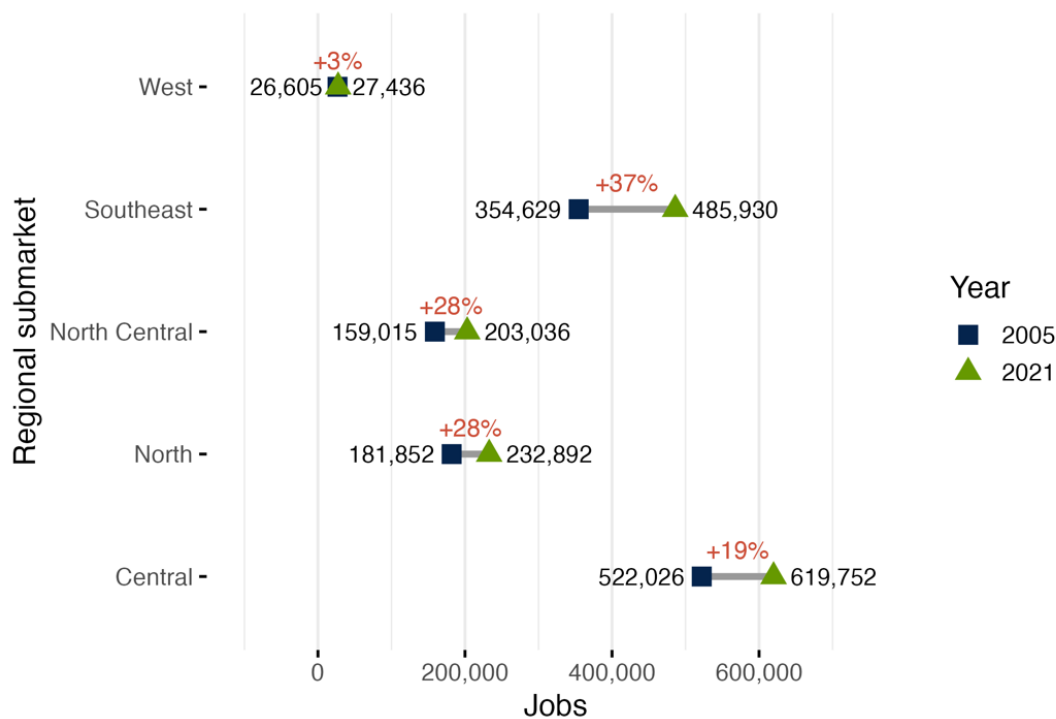


Exhibit 14. Population change, regional submarkets, 2000–2020



Source: ECONorthwest analysis of U.S. Census Bureau Decennial Census 2000, 2020.

Exhibit 15. Job growth, regional submarkets, 2005–2021



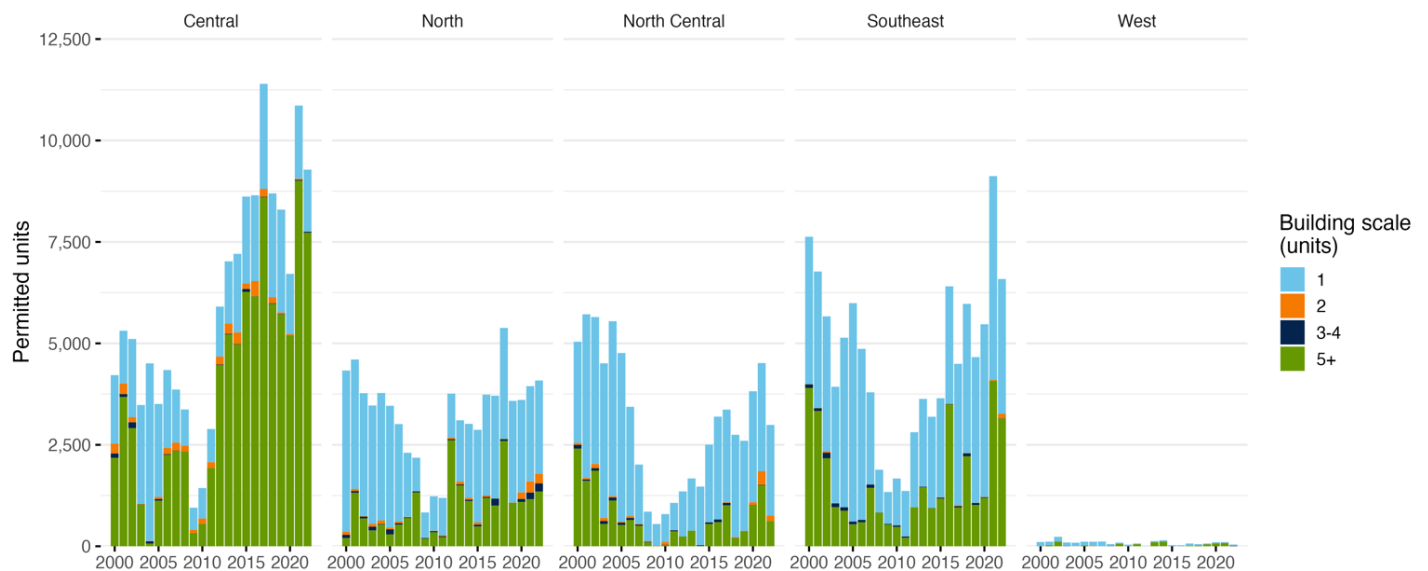
Source: ECONorthwest analysis of LODS data 2005 and 2021.



New housing supply varies across the submarkets

Housing production trends across the submarkets can help paint a more complete picture of regional dynamics, especially in the context of the population and job growth trends. As shown in Exhibit 16, the submarkets have experienced varied amounts of new construction and differences in the types of housing being built.

Exhibit 16. Housing production, regional submarkets, 2000–2020



Source: ECONorthwest analysis of U.S. Census Bureau Building Permit Survey.

Note: Unincorporated portions of the regional submarkets are not included in these totals.

The Central submarket has seen a large increase in housing production after recovering from the 2008 recession. The Central submarket saw both the fastest housing recovery post-recession as well as seeing new housing production at rates both higher than other submarkets and higher than the previous 2002–2008 period of economic expansion. During the post-recession market recovery, the Central submarket began shifting toward more dense multifamily development in response to previous plans and policies. In 2022, the Central submarket delivered over 9,200 housing units, substantially more than its pre-2008 recession peak year.

The North submarket has returned to pre-recession levels of housing production, but new housing development is not occurring at rates that reflect rapid population growth in the submarket. The submarket had a record year in 2018, delivering just over 5,300 units. In 2022, over 4,000 units were built, similar to its early 2000s pace. While single-unit development continues to make up the largest share of new housing, there has been a notable increase of new multifamily units that make up a larger share of new production than in the pre-2008 economic cycle.

The North Central submarket appears to have struggled to fully recover post-recession compared to other submarkets. Housing production remained slow, with just under 3,000

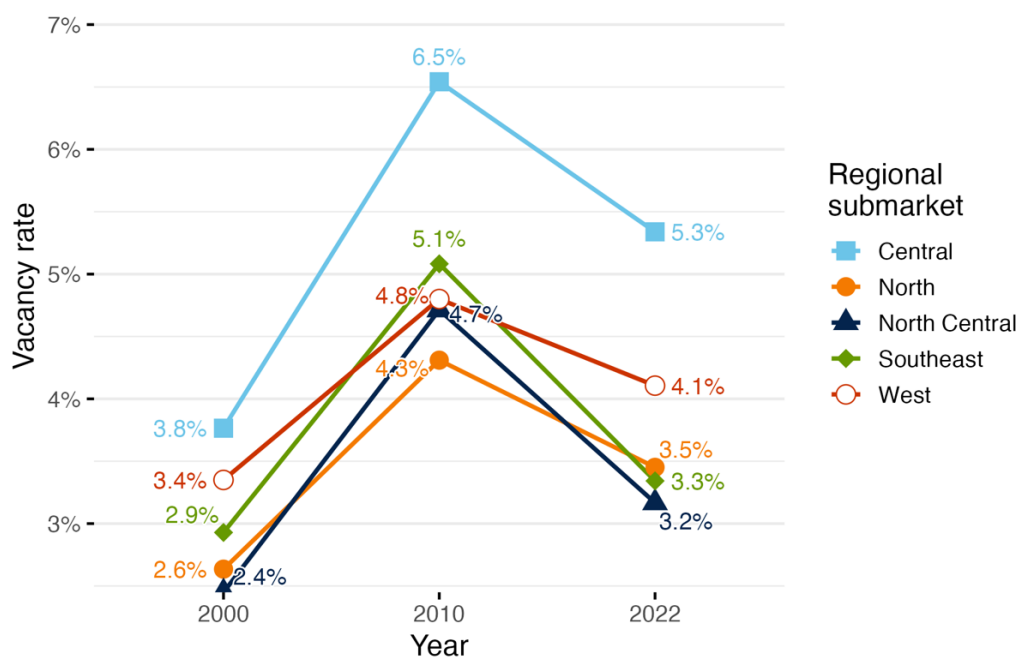
units delivered in 2022, well below its pre-recession peaks and not in line with observed population growth, which can lead to housing pressures in the submarket.

The Southeast submarket has recovered to its pre-recession housing production levels, especially over the last few years. The submarket saw a record production year in 2021 with over 9,100 housing units permitted, and another 6,500 units in 2022. The Southwest submarket also saw a large increase in the share of multifamily production in 2021 and 2022.

The West submarket's production pace stayed relatively flat over the past decade. Fewer than 2,000 housing units were permitted between 2000 and 2020, which contributes to both limited housing availability and relatively slow population growth that has occurred in many of these smaller communities across the foothills.

Differences in housing production are partially reflected in the different rates of housing vacancy across the submarkets, as shown in Exhibit 17.

Exhibit 17. Vacancy trends by regional submarket, 2000–2022



Source: Decennial Census 2000, 2010, ACS 5-year 2022

Source: ECONorthwest analysis of U.S. Census Bureau Decennial Census 2000, 2010; American Community Survey 5-year 2022 estimates.

The North Central, Southeast, and Northern submarkets currently have the lowest vacancy rates for both ownership and rental housing in the region, indicating constrained housing markets as shown in Exhibit 17. The Central submarket indicates vacancies are slightly higher than other submarkets likely due to higher rates of recent multifamily development that has led to absorption periods for a larger volume of new units. The West submarket

has seen relatively stable vacancy rates since 2000 due to relatively slow changing housing stock given the less urban character of communities in the submarket.



4. Systemic barriers to meeting housing needs

Two key challenges in meeting the Denver region's housing needs include building housing that supports the diversity of housing needs across all income levels and household types and ensuring that diverse housing options exist across the region's submarkets. When looking at the region as a whole, the production of market-rate housing has kept better pace with the demand from higher income households. This level of production needs to be sustained to continue meeting projected needs, and should be more evenly distributed across communities to create more opportunity for residents to make choices based on their needs and preferences. At the same time, the region will need to significantly increase the production of affordable housing, especially for the lowest income households to meet the scale of existing and future needs.

» This chapter summarizes the varied and intersecting barriers to producing more housing overall and more diverse types of housing in the region.

The barriers to meeting housing needs described in this report were identified by regional stakeholders including, local government staff, representatives from lending and investment institutions, developers, professional associations, state and regional agencies, consultants, as well as infrastructure/utility providers and advocacy and service organizations. The barriers to producing more housing—and at a higher rate than past trends—are varied, operate at multiple levels, and interact in complex ways. These obstacles are not uniform across the region; they vary significantly depending on the unique characteristics of each geographic location and evolve over time in response to changing circumstances. Typically, it is the combination and intersection of these barriers that hinders housing projects—especially those affordable at low and moderate incomes—either by preventing them from moving forward altogether or by resulting in the development of fewer units than what might be allowed or desired under current conditions.

The categories discussed below highlight key issues that affect how and how much housing is built in the region. Appendix D contains a more detailed discussion of each category and examples of how these barriers are experienced in communities across the Denver region.

Land use and zoning

Land use refers to the way in which land is utilized and managed, including how land should be allocated for various purposes, such as residential, commercial, industrial, agricultural, recreational, or conservation areas. Land use planning provides a vision for



future development within neighborhoods, districts, towns, cities, counties, regions or other defined planning areas. Local jurisdictions play a crucial role in determining the balance of land uses within their boundaries through comprehensive plans, zoning ordinances, and development standards. They aim to ensure that the allocation of land aligns with the community's vision, goals, and priorities while considering factors such as economic development, environmental sustainability, and quality of life.

Zoning regulates local land use by establishing guidelines and restrictions used to control and guide property development in various areas within cities, towns, and counties. Communities are divided into districts or zones, each with specific regulations governing allowed uses, building size, dimensional requirements, density, parking, and other development standards.

Land use and zoning barriers include:

- » **Zoning that supports a narrow range of housing types** limits the land available for more housing production and options.
- » **Open space and off-street parking requirements** limit housing production by making many types of housing infeasible in many locations.
- » **Exclusively commercial zones** also reduce the land available for more housing production.
- » **Permitting and procedures** reduce housing production feasibility through greater costs including additional time, other delays, uncertainty, and risk.
- » Where local regulation-based **incentives are not matched to needed housing types**, the value of such incentives are not able to make up for additional costs needed to increase housing production and options.

Infrastructure

Infrastructure refers to the fundamental facilities and services that support a community's development and operation. In the context of housing, key infrastructure includes transportation networks such as roads, public transit, sidewalks, and bikeways; water and sewer systems; stormwater management systems for collecting and treating runoff; energy sources such as electricity and natural gas; and community facilities such as schools and parks. The costs and construction of new infrastructure are often shared between the private and public sectors where private developers install infrastructure related to their projects and public sector agencies provide and maintain larger, off-site infrastructure systems, funded through taxes, user fees, and impact fees charged to developers. However, over time, the roles of the private and public sectors in providing and funding infrastructure projects have become more blurred due to funding challenges. Increasingly, private developers are required to contribute more to off-site infrastructure improvements, while public agencies



need to explore innovative partnerships and financing mechanisms to deliver and maintain necessary facilities and services.

Infrastructure barriers include:

- » **Limited infrastructure funding** leads to a heavy reliance on user fees, potentially burdening existing residents. Additionally, jurisdictions face the risk of taking on burdensome bond obligations, so they often delegate infrastructure development to developer-led special districts.
- » **Limited capacity of existing systems** may require developers to facilitate upgrades themselves. These added costs can make housing projects less financially feasible, especially for affordable housing, resulting in less housing production, fewer units in the projects that do move forward, or a focus on higher-priced housing units that can absorb these additional costs.
- » The presence of **multiple service providers** within a single jurisdiction complicates efforts to coordinate and potentially reduce or waive development fees.
- » **Access to opportunity** presents a dual challenge in housing development. Areas that are destination-rich, compact, walkable, and well-served by existing transit typically have higher land costs, making development more expensive. Communities along historically underinvested corridors have concerns about the loss of more affordable housing options when the real estate market responds to regional transit improvements.

Development costs and market factors

The most important factor determining whether and what kind of housing gets built in our communities is financial feasibility. Both for-profit and nonprofit developers need the expected revenues of a finished project to at least cover the cost of repaying loans, providing a return on any investor equity, and covering their staffing and operational expenses. Local policies contribute to total project costs—regulations governing the size, unit density, materials and other design factors all affect a project budget. At the same time, broader market conditions influence the basic costs of development in ways that can make housing more expensive or less likely to be built.

Development costs and market barriers include:

- » **Rising interest rates and insurance costs** affect housing development by slowing down development activity across all housing types, particularly affordable housing projects.
- » **Elevated land values** may discourage public agencies from providing their holdings to support housing production due to their limited revenue options.
- » Securing adequate **water supply** often incurs costs beyond just the infrastructure needed for delivery, further increasing development expenses.



- » The construction industry faces a **labor shortage**, stemming from employment levels that have not fully recovered since the Great Recession, further exacerbated by high housing costs and the cyclical nature of Colorado's development industry.
- » **Construction defect liability laws** have discouraged developers from building dense ownership housing, particularly condominiums.

Funding and finance

The terms "funding" and "financing" are often used interchangeably, but there is an important difference between the two. Funding describes the ultimate sources of money to pay for development costs and generally comes from private developers (for-profit or nonprofit) and investors or public sector partners (whether from local revenue sources, state funds, or federal funds). For affordable housing especially, the limited amount of funding available from all sources is the primary challenge to ramping up construction and preserving the affordable housing that already exists.

Financing describes mechanisms to distribute funding, such as loans, grants, and equity investments (among others). The features and requirements of different financing tools have implications for development costs, and some tools are better suited—or restricted, as in the case of tax credits—to certain kinds of development. Even jurisdictions that have limited sources of funding may be able to adjust how they finance development in order to better leverage funds to meet housing production needs.

Funding and finance barriers include:

- » There's an over-reliance **on limited federal resources** for affordable housing development, with annual applications for federal tax credits in the state consistently exceeding the available supply.
- » The **lack of a dedicated source of regional gap funding** creates challenges for projects that often face delays or even cancellation due to the time-consuming and complex process of assembling gap funding from multiple sources.
- » **Local incentive programs** (e.g., voluntary inclusionary zoning) designed to boost affordable housing production often fall short of their intended goals.
- » **Existing funding programs** for affordable housing development often favor larger-scale projects with experienced developers because of perceived lower risk, putting smaller communities at a disadvantage.

Community consensus and collective action

Beyond official rules, processes, and market factors, community consensus and collective action play crucial roles in shaping the local and regional housing landscape. The commitment of key stakeholders and elected officials is essential for enacting policies and



allocating resources that support housing development. A lack of commitment or consensus can derail even well-intended efforts to meet housing needs. Similarly, collective action by community members and advocacy groups can either push housing initiatives forward or oppose development. Community consensus and collective action barriers include:

- » **Local resistance to new housing development**, particularly affordable housing and diverse housing types, poses a significant barrier to addressing housing needs.
- » The **lack of consistent local data** hinders a comprehensive understanding of housing needs across different jurisdictions.
- » **Colorado's state tax policy**, particularly the Taxpayer Bill of Rights (TABOR), significantly constrains the government's ability to generate revenue that keeps pace with population growth and demographic changes. This often limits the capacity of government to fund housing initiatives and related services.

Interplay of barriers to building housing

Organizing barriers into key groups can help inform development of a future regional housing strategy with a framework that addresses both the broad issues and the on-the-ground experiences in the region. The interplay between factors such as market conditions, the regulatory environment, infrastructure availability, community context, and financial resources can lead to unintended outcomes. For example, land use and zoning barriers may create mismatches between areas with access to needed infrastructure, land prices or market demand to support feasible construction of more housing. Such interplay limits location flexibility and choices for the development of more housing and more housing options, affecting many sectors' ability to meet regional housing needs. Solutions to address these barriers will need to be multifaceted, well-researched, and comprehensive.



5. Moving toward a regional strategy

Addressing a regional issue requires regional partnership. Many stakeholders in the region, including DRCOG's member governments, have long identified the need for coordinating regional housing efforts to address the overall housing supply and affordability challenges. Local communities often struggle with access to consistent, reliable, and granular data for understanding demographic and housing trends that can establish a baseline to inform strategic and effective housing policy. Some communities may also lack the technical expertise and/or staff capacity to maintain regular coordination between neighboring jurisdictions that is necessary to meaningfully address housing affordability.

» This chapter outlines a framework for developing a regional housing strategy to address the housing needs and challenges identified in the Regional Housing Needs Assessment.

With a long history of regional planning and coordination, DRCOG is well positioned to convene diverse partners through the development of a regional strategy. A regional housing strategy will align efforts across the region and identify collective actions to address housing supply and affordability. DRCOG has collaborated with stakeholders and partners, including the Advisory Group, to develop a framework, described below, that will serve as the foundation for creating a regional housing strategy.

Components of a regional strategy

A regional strategy is intended to foster shared understanding, collaboration, and actions to help jurisdictions make progress toward addressing the region's housing needs. The housing strategy will aim to address the region's current and future housing needs outlined in this report while better coordinating housing and transportation. The framework offers preliminary purpose and vision, guiding principles, and focus areas to kickstart the process of developing a regional strategy led by DRCOG, in partnership with member jurisdictions, and other stakeholders.

Purpose and vision

Defining statements of purpose and vision help orient the strategy toward achieving broader goals for regional collaboration beyond the specific outcomes related to meeting housing needs. This preliminary vision builds on DRCOG's mission as a regional planning organization and its relationship with member jurisdictions.



- ◆ Support and further Metro Vision and the 2050 Metro Vision Regional Transportation Plan.
- ◆ Develop a consistent, data-informed, and equity-centered approach to analyzing and responding to housing needs while coordinating with the current and planned transportation system.
- ◆ Foster a culture of shared responsibility for addressing housing needs.
- ◆ Build consensus around a shared framework for action.
- ◆ Increase capacity within local communities to advance housing strategies and respond to evolving needs.
- ◆ Build a region that is more resilient, inclusive and equitable.

Guiding principles

The following principles offer guidance for how a regional housing strategy can focus efforts and encourage coordinated action that accommodates a variety of partners. To achieve those ends, a regional housing strategy should:

- » Align with the region’s **equity** vision for communities that offer access to opportunity and meet the needs of all races, ages, incomes, and abilities.
- » Be **data-informed**, grounded in a **shared understanding** of the region’s diverse housing needs.
- » Ensure **flexibility** in responding to the contexts of communities across the region.
- » Be **comprehensive** in addressing the barriers to more housing and more diverse types.
- » Reflect the unique roles and authorities of each sector while facilitating **collaboration** and **shared accountability**.
- » Identify resource requirements to ensure **actionable plans** and deliver **desired outcomes**.
- » Balance **near-term results with long-term resilience** to meet housing needs under varied economic conditions.

Focus areas and intended outcomes

Clearly articulated outcomes are an essential component of a regional housing strategy. Organizing outcomes around the identified barriers to housing production in the Denver region clarifies how specific actions and interventions can directly address challenges and contribute to overall housing goals.

Exhibit 18. Example outcomes of a regional strategy, by focus area

Focus area	Intended outcomes
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Land Use, Zoning & Regulatory Processes	Increased housing supply aligned with regional and local needs (by household size, income, location, and preferences).
Infrastructure	Better alignment between housing development and infrastructure availability, condition and capacity.
Development Costs & Market Factors	Construction of more—and more diverse and affordable—housing options.
Funding & Capacity	Expanded and sustained affordable housing and preservation efforts.
Community Consensus & Collective Action	Improved policy alignment, resource leveraging, and broad support for addressing shared housing needs.

Implementation considerations

Additional factors related to implementation will be critical to define through the strategy development process. These include:

- ◆ **Roles and Responsibilities:** For each intervention, outlining the sector or specific actors best positioned to lead, those who will play supportive or complementary roles, and identifying DRCOG’s role will set the stage for coordinated action.
- ◆ **Costs and Timeline:** Estimating the scale of investment, sources of funding, and time required for implementation will help jurisdictions prioritize and sequence actions to meet their local needs.
- ◆ **Impact:** Given the diversity of barriers and issues the regional housing strategy aims to address, it may be valuable to characterize the impact of specific interventions, whether it directly results in additional housing unit, is focused on a specific segment of housing need (such as low-income or older adult housing) or contributes to capacity-building among jurisdictions or partners.

What is DRCOG’s role?

Given DRCOG’s broad reach and role in shaping regional development, it is uniquely positioned to coordinate regional housing needs and strategy, particularly because of its formal planning roles in regional transportation and growth, its ability and role in regional population forecasting, and collection of growth and permit data. Engagement conducted among a broad segment of member governments, housing developers, public agencies, community-based organizations, policy organizations and service providers suggests that DRCOG can build on these existing roles and strengths as the region moves toward



developing a housing strategy and taking a more coordinated, collaborative approach to addressing housing needs on a regional level than ever before.

DRCOG is recognized as a valuable partner in ways that can be leveraged for regional housing work:

- ◆ **Convening and facilitation:** DRCOG has been an effective and trusted convener of diverse stakeholders on issues of regional planning and policy that can facilitate greater resource alignment and partnerships.
- ◆ **Data collection and analysis:** DRCOG is seen as an important source for comprehensive, standardized data for jurisdictions and other stakeholders across the region.
- ◆ **Technical assistance:** DRCOG has a record of providing technical assistance to member governments that supplements and extends their local capacities.
- ◆ **Education:** DRCOG's current role in sharing information and providing education on regional issues can be leveraged to share best practice strategies on implementation at the local level.

Participants identified additional roles DRCOG could step into or expand from its current activities:

- ◆ **Policy alignment:** DRCOG could be a voice for the region at the state level to help ensure that new legislation and policies related to housing are aligned with other programs and priorities (e.g., transportation investments, climate planning) and are designed and funded for effective implementation.
- ◆ **Funding coordination:** DRCOG has been successful in setting the regional agenda for transportation planning and directing investments in line with those goals. A greater role with understanding, communicating and addressing regionwide housing needs could provide an additional new lens through which to evaluate and consider regional transportation system investments as well as housing-transportation coordination strategies.

How DRCOG plans to move forward

DRCOG will continue to engage member governments and other regional partners and stakeholders in a robust and collaborative process to craft a regional housing strategy starting in late 2024. This process will involve working closely with local communities, housing providers, advocates, and other key stakeholders to build on the shared vision and guiding principles outlines in this report and develop an actionable strategy for addressing the region's housing needs.

A critical component of developing the regional housing strategy will be conducting extensive community engagement to gather input and insights from a wide range of perspectives. DRCOG recognizes that meaningful community engagement is essential for



crafting effective solutions that are responsive to the diverse needs and priorities across the Denver region. This engagement will aim to build broader awareness of regional housing challenges, identify local concerns and opportunities, and foster buy-in and collective ownership of the resulting strategy.

The regional housing strategy will serve as an important tool for integrating regional housing priorities into DRCOG's other major planning initiatives. DRCOG will utilize the housing strategy to guide updates to Metro Vision and the Metro Vision Regional Transportation Plan. By aligning these plans with the housing strategy, DRCOG can ensure a more comprehensive and coordinated approach to addressing the region's housing needs in the context of transportation investments and other regional priorities. By working collaboratively to develop a comprehensive regional housing strategy and integrate it with other key planning efforts, DRCOG and its partners can take a significant step toward fostering more equitable, resilient, and livable communities for all residents of the Denver region.





TO: Planning Commission
CC: City Administrator Andrew Marsh
FROM: Dylan Graves, Community Development Planner
SUBJECT: Idaho Springs Housing Policy Analysis Recommendations from IHOP Grant
MEETING DATE: August 11, 2025

BACKGROUND

Over the past few years, the city had been working with consultants as part of an Integrated Housing Opportunity Program (IHOP) grant that we received with Clear Creek County, Silver Plume, Empire, and Georgetown. This coincided with the work done to create the Clear Creek Regional Housing Authority (CCRHA), which is now functional. A major outcome from this grant was the creation of a “Housing Policy Analysis” document for each jurisdiction. The Idaho Springs document is attached. The purpose of this work session is to provide highlights from the document to get City Council thinking about potential implementation of different policy recommendations found in the report. This is intended to be an update item but if City Council is interested in pursuing any items listed in the report today, staff will start working on them for a future work session.

HIGHLIGHTS FROM HOUSING POLICY ANALYSIS DISCUSSION

- EXPANDED ALLOWANCES FOR ADUS AND REDUCTION IN ADU STANDARDS

The report recommended that the city remove minimum square footage requirements for ADUs from the ISMC and expand where ADUs are allowed in Idaho Springs. It also recommends that the city relax development standards for ADUs. For example, this could include allowing ADUs to be situated in a setback or reducing the open space requirements for a lot to allow for ADU development. It could also include relaxing parking requirements, which currently are 2 spaces for a primary residence and an additional 1 space for an ADU.

We recently passed ISMC amendments related to ADUs, which address all of the above recommendations. So, the city has already begun implementing the IHOP recommendations.

The report also recommends incentivizing ADUs through the waiver of fees and by expediting the review process. We began talking about potential affordable housing incentive programs at an earlier work session but determined that more work was needed to determine what was “affordable.” Given that the city adopted updated ADU amendments, it should now be eligible for funding associated with ADU creation. This could start the process of “incentivizing” ADU development in the future.

- EXPEDITED DEVELOPMENT REVIEW PROCESS FOR COMMUNITY-SERVING HOUSING PROJECTS

Staff believe that we have already taken steps to address these recommendations, which focus on making it easier and quicker for developers to build housing that is community-serving and is more affordable than market rate. We recently passed a resolution committing to expedited review, which was a state requirement. Staff are now working on implementation of strategies to make things quicker, easier, and cheaper for potential developers, such as detailed process checklists, guidance documents, and other handouts that should clarify development procedures, standards, and requirements for developers. To-date, we have not discussed reducing the approval level of community-serving development, since we determined that we already meet state requirements for expedited reviews and given the size of Idaho Springs, we do not want to reduce the ability for community input when reviewing housing projects.

- ALLOWANCE FOR CHARACTER-PRESERVING DENSITY FOR COMMUNITY-SERVING HOUSING

The report recommends increasing density in existing single-family zoning districts, specifically R-1 and R-2 districts that currently only allow single-family homes (R-1) or single-family or duplex development (R-2). The recommendation would be to allow duplexes, triplexes, or fourplexes in these zone districts as long as at least one (1) of the dwelling units developed was deed restricted for affordable, workforce housing. As opposed to higher-density multifamily housing, which would change the character of the districts, the report argues that duplexes, triplexes, and fourplexes can maintain similar design characteristics to the traditional single-family housing that we see around Idaho Springs. It recommends that the city requires a deed restriction on any additional units built on historically single-family properties. The report does state that this would only be appropriate for properties that can show that they have adequate parking on-site.

Consideration of how the deed restrictions would operate on newly constructed units would be a key element to discuss if this is something we pursued.

Another option to increase density in residential areas without changing the residential character of the neighborhoods would be to establish standards for co-living or shared amenity housing. These types of developments can still have the look and feel of a single-family residence but allow for multiple unrelated parties to easily share a single residence by providing additional levels of privacy in a shared-living situation. Whereas in a normal roommate situation where multiple parties are sharing a single-family home and thus are sharing everything except private bedroom spaces, co-living or shared amenity developments can be a formalized way of allowing rental units that share certain amenities (such as a kitchen). A unit may have a private bedroom and en-suite bathroom and perhaps even some additional living space but would not have an individual kitchen.

- **FLEXIBLE DESIGN STANDARDS AND REZONING OF CERTAIN AREAS TO ALLOW MULTIFAMILY HOUSING DEVELOPMENT**

The Comprehensive Plan identifies several parts of the city that are appropriate for high-density multifamily housing. The report recommends rezoning these properties to something that allows higher densities to help spur development in these areas. Several of these areas are already zoned R-3 or R-M and could already accommodate higher densities but some areas are not given that zoning designation, either because there is existing low-density single-family development in those areas or because there has historically been limited infrastructure (such as along East Idaho Springs Road). Proactively rezoning these areas to increase the feasibility of future redevelopment at higher densities would be a way to plan for future growth. Where properties are owned by private property owners, the City should get their buy-in before a rezoning is considered.

A benefit of this program is that it does not immediately increase densities in the city but provides opportunities for long-term redevelopment as appropriate. Whereas some strategies could increase densities immediately and change character quickly, this strategy is long-term in scope and would see incremental changes over time as additional housing demand is realized.

This strategy would go together with the second strategy discussed above by allowing additional density over time through the rezoning of properties or neighborhoods that would accommodate additional density and could contain multifamily housing without experiencing significant changes in character.

Staff believe that there could be considerable pushback from existing residents in neighborhoods that do not want to see additional density nearby.

The report also recommends that the city relaxes development standards for community-serving housing by reducing lot size or lot width requirements, reducing open space requirements, and reducing minimum square footages of homes. The city currently requires a minimum floor area for any new dwelling unit, which the report recommends the city considers eliminating or reducing.

- **INCLUSIONARY ZONING REQUIREMENT**

Currently, the city can require that as part of any residential project the City may require a certain percentage of affordable units be set aside or establish fees in lieu thereof. However, there are no set standards where this would apply and would be decided on a case-by-case basis. The report recommends that the city adopts a more predictable development environment and recommends that the city start considering the scale of development that would be required to comply, what percentage of the development would be subject to income restrictions, what income level units should be restricted to, and other considerations.

Inclusionary zoning can be legally challenging to require, but the state does allow inclusionary zoning as long as there are alternative methods of compliance available to developers (such as a fee-in-lieu program that goes into an affordable housing fund that the city uses to purchase land for housing development).

- **PARKING**

The report recommends that the city undertake a comparative parking study to determine whether affordable housing projects can be approved with lower parking requirements than market-rate developments. It uses the town of Basalt as an example where they found that they could moderately reduce parking requirements associated with affordable housing projects, since these types of projects tend to attract residents with fewer vehicles. Currently, the city does allow a developer to provide a parking study, and this was used during the Riverbend approval process to reduce their parking requirements. The report also recommends that the city waives parking requirements for affordable housing development in the HD zone district. If someone wanted to convert upstairs units along Miner Street into affordable housing units, the report argues that they should not be subject to additional parking requirements.

- OTHER RECOMMENDATIONS

Finally, the report recommends potential fee waiver programs for affordable housing development, with different waivers available depending on the AMI levels achieved in the project; a rental registry and inspection program to ensure that existing rentals in the community meet minimum standards for health, safety, and overall condition of the property; the codification of community priorities for future annexation and rezoning proposals; and the creation of a local housing fund to help with land banking, down payment assistance programs, deed restriction purchase, and other project subsidies. This final recommendation could require that any new developer pays an additional impact fee for affordable housing, which is then used to fund housing projects and programs. Some of these (such as fee waivers) have been discussed in some detail but may warrant additional attention and discussion in the future.

Final Thoughts

Staff will begin working on implementation of some of these recommendations as time allows. If City Council has any priorities that staff can focus on, we will prioritize the programs and recommendations that seem most beneficial. Staff have previously discussed this report with the Planning Commission, who favored prioritization of low-hanging fruit that might not have a huge impact, but also would not require any substantial costs. ADUs and expedited reviews were two items that the Planning Commission thought would be easy to address and these are two items that the city has already adopted.

Idaho Springs Housing Policy Analysis

Purpose of this Analysis

In 2023, Idaho Springs engaged Cappelli Consulting to identify ways to update its land use policies to better meet its housing needs. This project is part of a larger regional analysis of housing policies funded through an Innovative Housing Opportunity Program grant awarded by the Colorado Department of Local Affairs (DOLA). To complete this project, the consultants analyzed the strengths and areas for improvement in the County's existing policies and suggested new policies for adoption that would support specific housing goals. Housing policies aligned with DOLA's Innovative Affordable Housing Strategies are signaled with a call-out box. The team conducted similar analyses and reports for Clear Creek County, Empire, Silver Plume, and Georgetown. Key findings from each jurisdiction's reports are summarized in the Clear Path Home Regional Policy Analysis.

Local Housing Goals

Background

Idaho Springs, nestled in the mountains flanking Clear Creek, is the largest municipality in Clear Creek County. The community is anchored by its historic downtown along Miner Street. Preserving the historic downtown is key to the city's economic future as it is a major tourist attraction. While the downtown designation as a historic site complicates development opportunities, it creates a distinctive character that is echoed in the city's historic and vintage housing stock.

Tourism is the predominant economic driver for Idaho Springs, resulting in a large subset of the workforce coming to the community seasonally for hospitality and outdoor recreation jobs. As the housing market has gotten more expensive, the incomes from these jobs haven't kept pace, and housing options for seasonal workers are severely limited.

Creating more housing is challenging in a geographically constrained area like a front-range valley. Limited developable land constrains most new housing opportunities to infill parcels (2018 Housing Needs Assessment Update, page 6). Most of the city's housing stock is over 40 years old (*Envision Idaho Springs*, page 37). The lack of recent development has increased demand for existing housing, which has driven up prices, contributing to the mismatch between wages and rents or mortgages (*Envision Idaho Springs*, Page 39).

Additional Challenges

- The combination of housing prices and needed maintenance push the cost of a home purchase out of reach for would-be local buyers.
- Irregular lot sizes make it challenging to design broadly applicable regulations.
- The topography of the city limits suitable sites for new development.
- Much of Idaho Springs and the surrounding area is considered an EPA Superfund site due to the heavy metals in the many waste rock piles from past mining activities. While the EPA has done extensive

remediation to protect surface water sources, moving or disturbing the waste rock piles requires EPA input, which can delay development and increase costs.

Target Demographics

The biggest housing gaps in Idaho Springs are **housing for seniors** and **workforce housing** - both seasonal and year-round (2018 Housing Needs Assessment Update, page 2).

Many elder residents are on fixed incomes and require supportive housing that provides services like medical care and household assistance. Clear Creek County has few supportive housing options (2018 Housing Needs Assessment Update, page 9). This is a matter of some urgency, as demographic trends indicate Idaho Springs' population is older than the average age in the Denver Metro Statistical Area.

Workforce housing needs range from co-living housing forms that balance personal space with shared eating and common areas to rental housing and starter homes that provide residents new to the workforce an opportunity to gain a foothold in the community.

Housing Policy Priorities

As the consultant team reviewed planning documents and talked with city staff, key themes that emerged included the importance of balancing the **preservation of the city's character** through its existing housing stock and the **need for new housing** and additional density to support the local economy. Additional priorities include ensuring the **safety and habitability of housing** in the community and **allowing a variety of housing forms** that can best meet community needs.

Preserve Housing Character

Preserving the historic downtown and other historic buildings is key to the city's economic future since it is a major attraction for tourists. One of Idaho Springs' best assets is its historic downtown along Miner Street. This area is registered as a national historic site, and any development therein requires a certificate of appropriateness (CoA) issued by the Historic Preservation Review Committee (*Envision Idaho Springs*, Page 22). Additionally, the historic designation makes the downtown eligible for Historic Preservation Tax Credits, which are intended to help rehabilitate historic, owner-occupied commercial properties (Idaho Springs *Downtown Master Plan*, Page 6).

Increase Housing Supply

Because there has been so little recent development, there is significant pent-up demand for housing that results in increased housing prices, and many people being left out of the housing market in the community entirely. Enacting strategies to add more units can slow the rampant escalation of housing costs and be targeted to serve specific income levels that the market is not addressing.

Idaho Springs is already working to increase the housing supply with projects like the **Riverbend Residences**. In the pages below, we will consider how Idaho Springs policies and regulations support opportunities for new, community-serving housing and what other strategies can be applied to better serve this goal.

Maintain Housing Quality

Just 3% of the city's housing units were built after 2000, despite the Front Range experiencing a population boom over the same period. Meanwhile, the remaining housing stock is aging and in need of repairs. Forty-four percent of dwelling units were built before 1939, and one-third were built between 1960 and 1979 (*Envision Idaho Springs*, page 37). Because wages have not kept pace with housing costs, prospective homebuyers miss out on homeownership due to the high maintenance needs of older homes (*Envision Idaho Springs*, Page 37). This includes mobile homes, one of the few naturally occurring forms of affordable housing in the area, which tend to be over 40 years old (*Envision Idaho Springs*, Page 37).

Allow Diverse Housing Forms

Preserving and increasing the diversity of housing types is key to solving Idaho Springs' housing shortage. Detached and attached single-family homes make up almost 70% of the city's housing stock, with multifamily development making up only 25%. Mobile homes, one of the few forms of unsubsidized affordable housing in the city, only comprise about 5% (2018 Housing Needs Assessment and Feasibility Study Update, Page 38). The key to attracting and retaining the workforce and accommodating the city's aging population is diversifying these categories within themselves and adding new housing forms. Dormitory-style housing is needed for seasonal workers, and young families leaving the city need condos or apartments with more than 2 bedrooms, as single-family home prices remain out of reach for many.

Policy Context

Based on the described challenges and locally defined housing priorities, the consulting team reviewed existing policies and regulations in Idaho Springs, looking for ways to better support the housing outcomes the city is trying to achieve. Recommendations are grouped under two categories: 1) enhancements to existing policies and 2) suggestions for new policies, programs, and regulations to adopt.

However, before addressing specific recommendations, the city must first address the foundational disconnect between the city's Land Development Regulations and *Envision Idaho Springs 2017* (EIS), the city's comprehensive plan.

The Idaho Springs Land Development Regulations (LDR) have 14 distinct underlying zone districts; 5 are residential, and 3 are commercial. The allowed uses and dimensional standards for each district demonstrate different priorities for each zone district; however, there is no description in the LDR clarifying the intent for each district.

The city has tasked the consulting team with crafting recommendations for policy and regulatory changes that can support the housing priorities defined above. This task is complicated by the lack of clarity on the purpose of each district. Developers may also find this challenging when pursuing a conditional use permit or waivers as there is no guidance clarifying the goals of each zone district to direct the types of exceptions that may be appropriate. In contrast, EIS details land use categories with clear descriptions of the intent for each, but it is unclear how these land use categories relate to development within the city.

Standard practice is for a comprehensive plan to include a future land use map, and it is most commonly depicted in the existing zoning designations. This creates clarity for decision-making bodies when determining if an application conforms with the comprehensive plan. As EIS proposed new land use categories, the city should undertake a citywide legislative rezoning initiative to bring the LDR in alignment with the EIS. This will allow new development to conform with plan guidance. This will also improve the City's outlook for providing more locally affordable housing because the land use categories in the EIS better align with the stated community housing policy priorities of increasing the housing supply and allowing diverse housing forms than the LDR currently does.

We recommend that Idaho Spring legislatively rezone the city to reflect the land use categories adopted in EIS.

Existing strategies supporting housing goals

Accessory Dwelling Units Allowed By-Right

Qualifying Strategy 10) Authorizing accessory dwelling units as a use-by-right on parcels in single-family zoning districts that meet the safety and infrastructure capacity considerations of local governments
Department Of Local Affairs Innovative Affordable Housing Strategies

Accessory Dwelling Units (ADUs) are permitted in the Residential Estate, Residential One, Residential Two, and Residential Three zone districts as an Accessory Use by-right (Idaho Springs LDR, Table 21-50-1). The ADUs must have 50% or less of the principal structure's floor area and must have more than 200 square feet of floor area.

Two factors limit the scalability of this housing supply strategy: 1) ADUs are costly to build, and 2) not all parcels in Idaho Springs have dimensional standards that support the addition of an ADU -. However, this tool is still an important one for Idaho Springs as it balances the community priorities of increasing the housing supply, diversifying housing forms, and preserving the community character derived from the existing housing stock.

Recommendations for Improvement

Remove minimum square footage requirements for ADUs

Qualifying Strategy 12) Allowing the development of small square footage residential unit sizes
Department Of Local Affairs Innovative Affordable Housing Strategies

Idaho Springs should remove the minimum square footage for ADUs and mirror Clear Creek County in enforcing size minimums only via building regulations, allowing tiny home ADUs to open more opportunities for ADUs on irregularly sized and shaped lots.

Complexity	Impact	Cost
Low	Low/Moderate	Low
Idaho Springs already included ADUs in its LDR.	Extremely small ADUs may not be worth the effort for most homeowners. However, due to the simplicity of implementing this recommendation, it is worth the effort even if only a few homeowners pursue the opportunity created.	Legislatively altering the regulations governing ADU size and setbacks would not require significant municipal resources.

Incentivize community-serving ADUs

We recommend Idaho Springs adopt the recommendation from EIS to incentivize ADUs through development fee waivers and expedited permitting processes (page 43). However, we suggest these incentives should be offered in exchange for requirements that the ADU be used for a family member or rented at a price point that addresses an unmet community need.¹

In addition to implementing EIS guidance to incentivize ADUs through fee waivers and expedited review, Idaho Springs could also follow the model used by the West Denver Renaissance Collaborative, which has partnered with their local Habitat for Humanity affiliate to develop standardized building forms pre-approved for use as ADUs.² The program also provides direct financial support to homeowners to help develop the accessory units. This program increases the housing supply overall, generates housing options at affordable price points, and supports residents in creating an additional income stream that can offset financial pressure from rising property taxes and provide the extra income needed to address needed repairs.

Complexity	Impact	Cost
High	Moderate/High	High
This recommendation requires program development to determine what income levels should be focused on, coordination with an outside partner to develop acceptable ADU designs that can be pre-approved by the city, and a source of funding -- potentially through a local	This program builds on the ADU allowances already in place in Idaho Springs and supports residents in overcoming the cost barrier to building this needed housing supply. Three key groups supported by this program are multigenerational households, homeowners who will benefit	This is a high-cost program with the primary expense being the direct financial support to homeowners. The city can potentially take smaller steps, such as providing pre-approved designs to residents who are interested in building an ADU. However, the

¹ Based on the 2018 Housing Needs Assessment Update, we would encourage the city to require incentivized ADU units to serve 60% of AMI or below, however, market conditions have changed significantly since the HNA was conducted and the city should reexamine what income threshold for rental housing is most needed in the community today.

² [West Denver Single Family Plus \(WDSF+\) ADU Pilot](#)

housing fund. The city will also need to develop an ongoing compliance plan.	from an additional income stream, and low-income renters who will have access to housing in an established neighborhood.	program's impact is tied to the completeness of the approach.
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Expand where ADUs are allowed

The city should implement the recommendation from the Downtown Master Plan (Page 59) to allow ADUs in the Commercial-One and Commercial-Two districts along Colorado Boulevard, where there is already a sense of neighborhood.

Complexity	Impact	Cost
Low	Moderate	Low
Idaho Springs already included ADUs in its LDR.	This recommendation is only applicable to a small subset of parcels.	Legislatively altering the regulations governing ADU size and setbacks would not require significant municipal resources.

Housing Goals Supported

- Preserve Housing Character
- Increase Housing Supply
- Maintain Housing Quality
- Allow Diverse Housing Forms

Expedited Development Review

Qualifying Strategy 3) The creation of an expedited development review process for affordable housing aimed at households the annual income of which is at or below one hundred twenty percent of the area median income of households of that size in the county in which the housing is located
Department Of Local Affairs Innovative Affordable Housing Strategies

Idaho Springs has a clearly outlined development review process for development applications, including annexations, Certificates of Appropriateness, conditional use permits, planned developments, rezonings, and final development plans. While rezonings, conditional use permits, and planned developments all require two hearings, only the hearing by the city council (the decision-making body in these applications) must have a published notification in the newspaper, the timing of which can range between 14-30 days before the hearing. This prevents any misalignment in the publication timing from creating an additional delay in the application process.

Additionally, final development plans require community engagement at the beginning of the design process, and there is no requirement for publication in the newspaper before the final hearing (when this step is required).

For all review processes except annexations, the procedures in Idaho Springs are set up to achieve the development review timeline goals set by the state to comply with participation in Proposition 123.³ However, success depends on each stage of the review process operating at maximum efficiency.

Recommendations for Improvement

Reduce the approval level for all community-serving development

Create opportunities to streamline the development review process for proposals meeting affordability requirements by reducing the approval level for community-serving developments under 10 units. For example, a process for a community-serving development proposal would have a decision by the Planning Commission instead of a review by the Planning Commission and a decision by the City Council. Additionally, all community-serving final development plans that meet all other development and design standards should be eligible for administrative approval.

Prioritize community-serving development in review process

Idaho Springs should codify a priority processing order. Applications that meet a specific affordability threshold will be processed first by staff and have priority standing on Planning Commission and City Council agendas.

Complexity	Impact	Cost
Low	Moderate	Low
Both recommendations can be achieved through text amendments to the LDR.	In addition to reducing application times and therefore holding costs for community-serving projects, these recommendations will support the city in complying with the requirements of Prop 123 which will provide access to affordable housing funding.	Legislative changes are a low-cost strategy.

Housing Goals Supported

- Increase Housing Supply

³ Proposition 123, enacted by Colorado in 2023, requires jurisdictions to process development applications for affordable housing within 90 days, in addition to other requirements. This is an optional program and participating jurisdictions are eligible for additional funding to support housing efforts in their communities.

Flexible Development Standards

Idaho Springs requires moderately large residential lots throughout most of the city and caps the maximum height for buildings at 35 feet. However, as of 2017, the city allows more flexible dimensional standards throughout the East End, which were recommended in the East End Action Plan, Envision Idaho Springs, and codified in the East End Overlay District (EOD) (Chapter 26 of the LDR).

The East End Overlay District allows smaller lot sizes, reduced setback requirements, and additional building height than zone districts not covered by the overlay. The increased height limits of up to 57 feet and reduced minimum lot size of 2,000 square feet in the EOD allow for greater density and more housing development. These changes are not uniform throughout the overlay. Instead, the changes to lot size and site coverage requirements are primarily available for parcels in the underlying R-2 district, while properties eligible to build to 57 feet have been determined based on a sun-access study (East End Action Plan, page 36).

Recommendations for Improvement

In this section, we recommend more flexibility in the dimensional standards, allowed uses, and design standards, which can

- Reduce costs for affordable development -- creating community-serving housing and enabling a complete economy
- Create higher yield, if these changes are allowed for market-rate development -- making development opportunities more appealing and attracting more outside investment
- Support sustainable development -- maximizing infrastructure investments, promoting walkability, and preserving open spaces.

Relax dimensional standards for community-serving housing

Qualifying Strategy 12) Allowing the development of small square footage residential unit sizes
Department Of Local Affairs Innovative Affordable Housing Strategies

The dimensional standards in the residential zone districts constrain housing opportunities by requiring moderately large to very large lots. We recommend allowing smaller lot sizes and widths in most residential zone districts, either through rezoning to Mixed Residential Density, Multifamily, Mixed Use, and Transitional Mixed-Use districts or through applying similar standards as those used in the EOD.

West End, Northside, Sunnyside, and East End character areas should all allow 2,500 square-foot minimum lot sizes, 25-foot minimum widths, and a 40% requirement for open space on the lot. To prevent this change from incentivizing scrapes and rebuilds, it should only apply to development that will meet a defined community housing need.

Allowing smaller homes continues the historical development pattern described in EIS (page 36).

Complexity	Impact	Cost
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Low/Moderate	Moderate	Moderate
This strategy can be accomplished with an incentive policy to offer alternative dimensional standards for projects that commit to affordability targets. The city should undertake a stakeholder process to determine the appropriate definitions and thresholds for community-serving housing. This process should consider how this complements other strategies to meet community housing needs. Monitoring compliance will require additional city capacity.	To maximize the impact of this strategy, the city should work with developers who specialize in affordable home ownership to identify sites that would benefit from redevelopment.	The primary cost for this strategy will be determining what type of community community housing should be targeted with this tool and if that should include price caps. The city may need to commission a new housing needs assessment to help define these targets.

Allow character-preserving density for community-serving housing

Qualifying Strategy 5) The establishment of a density bonus program to increase the construction of units that meet critical housing needs in the local community
Department Of Local Affairs Innovative Affordable Housing Strategies

As mentioned above, EIS highlights the city's history of integrated housing forms with "Small multifamily structures were integrated into neighborhoods of large and small single-family homes providing neighborhoods which comprised a variety of household sizes and incomes." (page 36). Small multifamily developments can integrate into neighborhoods in structures that complement and, in some cases, are indistinguishable from single-family residences.

We recommend 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 needs⁴

This approach is used in Aspen, and it can create attainable rental or for-sale housing opportunities.

The city should also 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

⁴ Requiring price caps is essential to preventing this strategy from motivating scrapes and rebuilds into luxury housing.

decreasing and people are seeking ways to lower housing costs. Co-living occurs informally through roommate situations, but by formalizing a co-living use type, the city can allow rental units that are not required to have individual kitchens. This use should be allowed in all areas that permit multifamily dwellings.⁵

Complexity	Impact	Cost
Low/Moderate	High	Low/Moderate
This strategy can be accomplished with an incentive policy to offer alternative use standards for projects that commit to affordability targets. The city should undertake a stakeholder process to determine the appropriate definitions and thresholds for community-serving housing. This process should consider how this complements other strategies to meet community housing needs. Monitoring compliance will require additional city capacity.	Creating opportunities for small-scale multifamily development in all residential neighborhoods will increase the housing capacity of the city without disrupting the housing form that residents are familiar with in single-family areas. Allowing co-living units is a solution that can meet the housing needs of residents new to the community, seniors, and low- to moderate-income residents.	The primary cost for this strategy will be determining what type of community housing should be targeted with this tool, and if that should include price caps. The city may need to commission a new housing needs assessment to help define these targets. Crafting the text amendments to allow co-living fall into the low-cost category.

Rezone identified areas to allow multifamily development

Envision Idaho Springs identifies several parts of the city that were appropriate for high-density multifamily development, but *development but* noted that many of these areas would need infrastructure. The city should re-examine the feasibility of these areas for multifamily development and proactively rezone the sites that are still appropriate to a district that supports more intense development.

The city should factor in the existing uses in areas considered for rezoning; by increasing development potential, there will be motivation to redevelop for a higher yield, which may motivate the demolition of existing structures. We crafted this strategy as a market-based approach to address the constraint on housing supply, but it can be restricted to price-capped developments. This will likely result in a slower incorporation of multifamily development, which will not increase the city's housing stock as quickly, but it will also mitigate redevelopment pressure.⁶

This recommendation can be accomplished in the context of the existing zone districts or by adopting the land use categories from EIS.

⁵ Co-living differs from a boarding house in that it can consist of fewer than 5 persons and it does not require onsite staff.

⁶ If allowed exclusively for priced capped development, the city may need to support developers in finding funds to offset infrastructure costs.

Complexity	Impact	Cost
Low	Moderate	Low
Legislatively rezoning parts of the city to allow for more density would require relatively little complexity, as much of the work to identify appropriate areas for densification has already been done.	This recommendation would increase development potential in the city, however, the needed investments in sanitary, transportation, and water infrastructure may result in development proceeding slowly.	Legislatively rezoning the city would not be an expensive process.

Housing Goals Supported

- Increase Housing Supply
- Allow Diverse Housing Forms

Inclusionary Housing Policy

Qualifying Strategy 15) An inclusionary zoning ordinance (per CRS 29-20-104(1))
Department Of Local Affairs Innovative Affordable Housing Strategies

An inclusionary housing policy is recommended in the EIS (page 39) and the Downtown Master Plan (page 38). It appears the city has embraced this recommendation as the Land Development Regulations reference an inclusionary housing policy, but it is unclear what the parameters of the policy are. The LDR refers to the development impact fee schedule, but it is unclear where to find that information.

Recommendation for Improvement

Adopt mandatory inclusionary housing

Idaho Springs should create a more predictable development environment by ensuring the inclusionary housing policy is not discretionary. Many elements of this policy should be codified, including:

- What scale of development is required to comply?
- What percentage of the development is subject to income restrictions?
- What income level should units be restricted to?
- How long will units need to remain income-restricted?
- What alternative methods of compliance are available to developers? (as is required by state statute)

While not required by the state, some communities commission a feasibility study to help answer these questions and to ensure the level of affordability required is not so high that developers choose to build elsewhere.

The city will also need a plan to manage compliance and ensure units within the development continue to be rented or sold at the regulated price point.

As mentioned above, Colorado requires inclusionary housing policies to include alternatives to developing affordable housing on-site. Idaho Springs should select alternatives that support other housing strategies and policy priorities, such as allowing developers to donate development-ready lots to the municipality or making a fee-in-lieu contribution that feeds into a dedicated housing fund.

If the above steps have already been taken, the consulting team recommends improving clarity for developers by including a more in-depth description of the inclusionary requirements in the LDR.

Complexity	Impact	Cost
High	High	Moderate
Idaho Springs has yet to determine the details of its inclusionary housing policy, which may entail a feasibility study, research on inclusionary policies in peer communities, and stakeholder outreach. It will also add complexity to the development process for properties subject to the ordinance.	An inclusionary housing policy can boost affordable housing development in the city by increasing revenue and directly obligating developers to build units available to certain AMI ranges.	Initial costs will include developing the parameters of the program. Ongoing staff time will be needed to monitor compliance and manage the fee-in-lieu, land, or other alternative mitigation.

Housing Goals Supported

- Increase Housing Supply

Parking

Idaho Springs relies on tourists, most of whom arrive by car via I-70, for much of its economic activity. Additionally, a dearth of transit options forces residents to rely on cars for transportation. These factors result in a high demand for parking in the city -- which limits development potential by reducing the land area available for building on a particular lot and by adding costs.

The city has taken several steps to address the need for parking in the community. Idaho Springs allows multifamily developments, civic institutions, entertainment venues, and retail uses are eligible to share parking facilities, reducing the total amount of off-street parking needed for a mixed-use project (LDR, Sec. 21-128).

Additionally, the city has established a Parking Enterprise Fund, enabling a fee-in-lieu option for developers seeking to change or add uses in the downtown historic core (LDR, Sec. 21-134). Formerly, the LDR required the addition of physical parking spaces for additional or new uses and the historic downtown had no available

land to site the required parking. This limited redevelopment in the historic downtown core, precluding residential uses above retail among other things. The new fee-in-lieu option, established in 2023, will open up more housing choices in the most walkable portion of Idaho Springs and allow businesses in the area to respond to changing consumer needs.

Recommendations for Improvement

Conduct a comparative parking study

The consultant team recommends conducting a comparative parking analysis to see how traffic and circulation function based on the minimum parking required in peer communities. This approach was used by the Town of Basalt, which led to a modest reduction in required parking for select uses. Affordable housing developments often have lower parking needs in urban areas; a peer community analysis should focus on the need for parking in affordable developments in mountain communities.⁷ Reductions in parking requirements can lower development costs between \$10,000-\$60,000 per parking space, a cost savings large enough to be the difference between a project being feasible or not penciling out.

Complexity	Impact	Cost
Low	Low/Moderate	Low
Commissioning a parking study and revising the parking requirements legislatively would involve little complexity.	Based on the existing parking challenges, Idaho Springs will likely be unable to make dramatic changes to existing parking requirements. However, considering the limits that parking places on development in Idaho Springs, an updated parking study could significantly affect near-term development, potentially making a difference for affordable developments with slim margins.	A comparative parking study and legislative revision of the parking requirements would involve minimal costs.

Waive parking requirements for community-serving housing in HD

Qualifying Strategy 13) Lessened minimum parking requirements for new affordable housing developments
Department Of Local Affairs Innovative Affordable Housing Strategies

⁷ [Parking & Affordable Housing 2020/2021](#)

Both EIS (page 23) and the Downtown Master Plan (page 46) identified the stymying effect of parking requirements on adding housing options to the downtown core. The fee-in-lieu option creates a pathway to housing uses, but the expense may still impede any housing that is affordable to the community.

The city has previously discussed options to waive parking requirements for income-restricted housing in the downtown core. While we acknowledge parking is a critical need for Idaho Springs, we support this idea and encourage the city to waive or reduce the parking requirement for projects that are income-restricted to price points most needed in the community.

Complexity	Impact	Cost
Moderate	Low	Moderate
Allowing waivers for development that meets community housing priorities is a fairly simple legislative process. The most complexity in this recommendation is in defining affordability thresholds and ensuring compliance.	While this recommendation only applies to a subset of properties within the city, creating opportunities for community members at all income levels to live in the heart of the city will contribute to the vibrant, connected community of downtown -- creating a richer, more authentic experience for locals and tourists alike.	Setting the appropriate affordability threshold for the waiver may require an extensive stakeholder and public engagement process, which will consume some municipal resources.

Housing Goals Supported

- Increase Housing Supply
- Allow Diverse Housing Forms

Publicly Owned Land

Qualifying Strategy #1) The use of vacant publicly owned real property within the local government for the development of affordable housing.
Department Of Local Affairs Innovative Affordable Housing Strategies

Idaho Springs has identified city-owned parcels and is conducting a feasibility analysis to understand where development potential might be.

There is no formal guidance in the LDR for how the city should prioritize the use or disposition of city-owned properties.

Recommendation for Improvement

Prioritize affordable housing on publicly owned land

We recommend Idaho Springs draft language in the municipal code clarifying affordable housing as a priority use for its properties. This statement of intent can guide priorities when the city is contemplating the disposition of land or when leasing city-owned properties.

Complexity	Impact	Cost
Low	Low	Low
This recommendation can be accomplished with an ordinance from the city council.	This policy is only applicable when the city has land it is seeking to lease, sell, or donate. The impact of the policy would increase if the city pursues a land banking opportunity.	Staff time associated with preparing an ordinance.

Housing Goals Supported

- Increase Housing Supply

Short-Term Rental License

Idaho Springs limits the number of short-term rentals (STRs) permitted within the municipality, and STRs must be licensed, with a maximum of 15 licenses available at one time. Available licenses are noticed, and residents may apply on a first-come, first-serve basis. If there are more applications than available licenses, the recipient is chosen through a lottery.

A residence must be the applicant's primary residence to be eligible for a license. Before a license being awarded to an applicant, the unit will be inspected.

These stringent policies prevent the local housing stock from being purchased by investors for the sole purpose of generating income as an STR, a significant problem in other mountain communities.

Recommendation for Improvement

None.

Housing Goals Supported

- Preserving existing housing

Additional strategies to support housing goals

Fee Waivers

Qualifying Strategy 2) The creation of a program to subsidize or otherwise reduce local development review or fees, including but not limited to building permit fees, planning waivers, and water and sewer tap fees, for affordable housing development.

Department Of Local Affairs Innovative Affordable Housing Strategies

Reduce development fees for community-serving housing

Envision Idaho Springs (page 43), Downtown Master Plan (page 38), and East End Action Plan (Priority Area 5.1) all recommend fee reductions for residential development. However, these recommendations have not been translated into the LDR.

The city should ensure easy access to the most recent Idaho Springs fee schedule so developers can easily incorporate those costs into their financial model. Currently, the LDR references

- Deposits for costs to cover staff time
- Development impact fees for the additional city capacity needed for parks, fire, recreation, etc.
- Inclusionary housing requires the onsite development of affordable units or a fee-in-lieu
- Public improvements to ensure facilities and utility systems are equipped to meet additional demand

In addition to creating fee predictability, Idaho Springs should offer standard fee reductions for projects serving a community housing need. By making this a standard policy instead of discretionary, the city is signaling to developers a priority for community-serving development and a commitment to creating a consistent development environment for these projects. The town of Carbondale approaches this by exempting developments from certain fees at a rate related to the affordability level of the project:

Affordability Level	Fee Exemption Amount
80% AMI	100%
100% AMI	80%
120% AMI	60%

Idaho Springs should identify which fees are appropriate for reduction or waiver and consider a sliding scale fee exemption amount based on local housing priorities.

Complexity	Impact	Cost
Moderate	Moderate	Moderate/High

This recommendation will require research into which fees can be reduced or waived without damaging the city's budget, a determination of what affordability levels should be eligible for fee reductions, and ongoing compliance that the affordability commitments are being upheld.	This recommendation works most efficiently if incorporated into a suite of strategies that encourage affordable development. If the city establishes a mandatory inclusionary policy, strategies like fee reductions and expedited development can serve as incentives to exceed the minimum inclusionary regulations.	This program will reduce the revenue the city is currently receiving for permits. The amount will depend on the number of development applications and the level of fee reduction. If the city establishes a local housing fund, those resources may be used to backfill money lost through fee waivers.
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Housing Goals Targeted

- Increase Housing Supply

Community Benefits Ordinance

Codify community priorities for planned developments and annexations

In planned developments (PDs) and annexations, the city offers significant flexibility and benefits to the developer. In the former, applicants can negotiate zoning standards to create areas that serve a unique purpose or create a distinctive character. In the latter, by incorporating into the city and paying city taxes, those developments will be covered by municipal services. Like many places, Idaho Springs has discretionary policies regarding planned developments and annexations.

In exchange for the benefits available through PDs and annexations, the city could establish an expectation that applicants will incorporate desired community-serving housing and other local priorities by including a Community Benefit Ordinance in the LDR. This language should be more specific than the current requirement for annexations, stipulating a narrative that outlines the "impact on community needs [and] the city's economy" (LDR Sec. 21-103.D.A.5).

Developers bringing forth these applications will incorporate affordability into their development plans, knowing that it is required for approval.

Complexity	Impact	Cost
Low	Moderate	Low
This recommendation can be done through a legislative change, but the city should research peer community policies and incorporate	The impact of this recommendation is variable based on the number of PD and annexation applications that come forward. We	Legislative changes are a low-cost strategy.

stakeholder feedback into the language of the Community Benefits Ordinance.	conservatively anticipate this recommendation to result in a moderate impact.	
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Housing Goals Targeted

- Increase Housing Supply

Rental Registry & Inspection Program

Establish a rental registry and inspection program

Maintaining the quality of the older housing stock is one of the housing priorities for Idaho Springs. One way to proactively address the quality of local housing is by requiring rental housing to be registered and inspected. Idaho Springs already licenses and inspects properties used for short-term rentals; by creating a parallel process for year-round and seasonal rentals, the County would create an opportunity to monitor the condition of housing stock and regulate existing health and safety standards.

Complexity	Impact	Cost
High	Low	Moderate
In other jurisdictions, this type of program involves establishing what elements will be part of the inspection process, determining the frequency and appropriate amount of inspections, and establishing a licensure fee to cover administrative and inspection costs. Boulder and Denver conduct inspections for a random subset of units to lessen inspection costs. There are advantages to implementing this program regionally, but jurisdictions would need to agree on fee levels and key inspection standards.	By implementing this program, the city will better understand the condition of its housing stock and will be able to require property owners to invest in needed repairs and maintenance to earn income from the property.	Costs for this program stem from the administrative capacity required and the cost of inspections. In other communities, the licensure fee is set to cover these expenses. Rental property owners will have the new fee to pay and may also have deferred maintenance or capital improvements to catch up on to continue renting their unit(s).

Housing Goals Targeted

- Maintain Housing Quality

Local Housing Fund

Establish a local housing fund

Establishing a housing fund would enable Idaho Springs to support local housing efforts in a variety of ways. Some of the recommendations on the preceding pages would benefit from or require a local funding source (ADU incentives, fee reductions), and many more policies and programs become possible with dedicated housing dollars, including those summarized below:

- **Infrastructure cost sharing** - For developments meeting community goals, the housing fund could defray the cost of needed infrastructure investments.

Qualifying Strategy 7) With respect to infrastructure, the creation of a dedicated funding source to subsidize infrastructure costs and associated fees related to publicly owned water, sanitary sewer, storm sewers, and roadways infrastructure

Department Of Local Affairs Innovative Affordable Housing Strategies

- **Land banking** - The city could purchase parcels well suited to meet future housing needs. This can also be done with funds from Proposition 123, or the two sources could be combined.

Qualifying Strategy 14) The creation of a land donation, land acquisition, or land banking program

Department Of Local Affairs Innovative Affordable Housing Strategies

- **Project subsidy** - Funds could go directly into developments that met a defined community need. This tool can also open the door to a right of first refusal for projects that have benefited from local subsidy.
- **Home repair programs** - Financial support to help homeowners and landlords preserve and maintain the existing housing stock.
- **Down payment assistance** - Grants or low-cost loans to help locals better compete in the for-sale housing market.
- **Deed restrictions** - The purchase of restrictive covenants on existing properties to ensure owner-occupancy or to secure housing stock to serve specific income levels.

Sources for a housing fund commonly include development fees-in-lieu, short-term rental tax, lodging tax, property tax, and/or a sales tax. Idaho Springs has a precedent for this type of use dedicated fund, most recently seen through the city's Parking Enterprise Fund, created to address the infeasible parking requirements for developments in the historic downtown core.

As the city is currently participating in the development of a regional multijurisdictional housing authority, there is an opportunity for a housing fund to be created and held at the regional level. However, the city may also benefit from dedicating additional local resources to city-specific needs that may be outside of the commonly shared regional goals.

Complexity	Impact	Cost
High	High	High

Dependent on the source(s) selected, this recommendation may require a city-wide vote.	This recommendation allows the city to invest in projects that address local priorities. Local housing funds can be used to leverage other resources from the state or can be used to address challenges that state funds do not support.	The cost for this strategy is high, but if an initial approach focuses exclusively on fees-in-lieu the costs to the city would be minimal. The impact of the fund is directly tied to the level of funds collected.
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Housing Goals Targeted

- Preserve housing character
- Increase housing supply
- Maintain housing quality
- Allow diverse housing forms

Strategy Adoption

Strategy Summary

Improvements to existing strategies

- Remove minimum square footage requirements for ADUs
- Incentivize community-serving ADUs
- Expand where ADUs are allowed
- Reduce the approval level for community-serving development
- Prioritize community-serving development in review process
- Relax dimensional standards for community-serving housing
- Allow character-preserving density for community-serving housing
- Rezone identified areas to allow multifamily development
- Adopt mandatory inclusionary housing
- Conduct a comparative parking study
- Waive parking requirements for community-serving housing in HD
- Prioritize affordable housing on city-owned land

Additional recommended strategies

- Reduce development fees for community-serving housing
- Codify community priorities for PDs and annexations
- Establish rental registry and inspection program
- Establish a local housing fund

The consulting team selected the housing policies and programs recommended above based on their relevance to the community priorities of preserving the local housing character, increasing the housing supply, maintaining housing quality, and allowing diverse housing forms. Many of the recommendations build on or encourage the adoption of recommendations from previous planning efforts.

When considering the implementation of these recommendations, staff and elected officials should think about how the strategies can complement each other to serve different resident groups in the community. For example:

Strategy	Potential residents served
ADU incentives	Workforce rental housing serving 60-80% AMI Senior able to age in place (homeowner) Family able to house an aging parent (homeowner)
Character preserving density	Small family first-time homeownership opportunity 80-120% AMI Workforce rental housing serving 60-80% AMI
Co-living	Workforce rental housing serving 60-80% AMI New-to-town, management level 80-120% AMI Senior interested in downsizing
Rental registry	All renters in the community

By adopting the recommended additional strategies, Idaho Springs would also be incorporating 3 additional Innovative Affordable Housing Strategies, which may better position it to receive State grant funding in the future.

Local Impact of Adopting Strategies

As Idaho Springs refocuses its housing policies, changes are inevitable. In the paragraphs below, we outline some of the ways the policy recommendations above may affect the city.

Economic Effects

Additional housing development for senior citizens and local workers can boost the local economy, which currently operates 30% below its potential, according to city staff. Local businesses would be able to hire more workers, leading to longer opening hours and revenue. By increasing the share of year-round residents, Idaho Springs can diversify its economy by becoming less dependent on tourism and I-70 traffic. As the regional economy shifts away from mining and natural resource extraction, and as the tourism sector continues to grow, diversification will insulate Idaho Springs from potential economic downturns and changes in the future.

As outlined in several planning documents, allowing residential uses above commercial activities would diversify activities in the Historic District and activate the area economically and socially during non-business hours.

Environmental Effects

Idaho Springs' mining history poses a major environmental challenge. Waste rock from past mining contains heavy metals, which contaminated the city's surface water before an extensive EPA-sponsored cleanup. However, the pollution was not fully remediated, and mining-related pollution in the soil and water continues to

be a concern. Environmental contamination can add costs to development that involve disturbing soil below a certain depth or in a certain area. As Idaho Springs grows in population, disturbing contaminated soil or encroaching on unremediated parts of the local environment will become more likely.

Water Resources

The state of Idaho Springs' water, sewer, and transportation poses an environmental challenge, especially if the city's population increases. The Administration will likely need to secure additional water rights if the population grows and will need to expand the capacity of the existing wastewater system.

At present, debris from unpaved roads infiltrates the sewer system, leading to additional wear and tear. Should Idaho Springs add residents, traffic and therefore, debris-laden runoff from unpaved roads will increase, leading to even faster degradation of the existing infrastructure. Therefore, improvements to roads and other transportation infrastructure are necessary to protect the city's water and sewer capacities.

Air Quality

Currently, local air quality suffers from the large number of people commuting to Idaho Springs to work. Increasing housing options closer to work would reduce the number of people commuting to the city. However, the bigger traffic volume along I-70, from which much of the local air pollution comes, will likely be unaffected. These policies will be unlikely to change the air quality significantly.

Other Environmental Effects

Increasing Idaho Springs' housing options would prevent housing from spilling into the surrounding unincorporated areas, which would reduce wildlife habitat, raising the likelihood of dangerous wildlife encounters. Further, dispersed housing in the rural areas exposes residents to wildfires.

Social Effects

Providing housing options for seniors and local workers will lead to greater community cohesion by increasing the number of people who not only work in Idaho Springs but reside there as well. Full-time, year-round residents will be able to get involved in local civic life, sending their children to local schools and involving themselves in free-time activities. An aging population, like that of Idaho Springs, requires service and care workers who currently cannot afford a place to live in the city. Providing this economic segment with housing options would allow Idaho Springs seniors to remain active and involved in the community.

The policies above would also prevent economic displacement among Idaho Springs residents. Ensuring people could spend their entire lives in the community would lead to more continuity.

Regional Impact of Adopting Strategies

Increasing the share and diversity of full-time residents in Idaho Springs would have regional effects.

Existing Agreements

Idaho Springs already has agreements with Clear Creek County and other surrounding municipalities concerning local affordable housing resources. Presently, the Clear Creek Housing Authority, which also works with neighboring counties, administers housing choice vouchers, tenant legal services, and weatherization and energy efficiency programs. Interviews with Clear Creek County and municipal staff have shown a high level of regional housing and economic coordination, reflective of commuting patterns by residents. Locals often live in one municipality and commute to another for work or errands. Therefore, implementing policies in coordination with these municipalities builds on strong regional connections.

At the time of writing, Clear Creek County and several of the largest municipalities within it, including Idaho Springs, were in the process of creating a multijurisdictional housing authority, which would draw and administer funds for affordable housing and coordinate housing policies between the county and municipalities.

Regional Economy

Increasing housing within Idaho Springs would affect the economies of neighboring municipalities and Clear Creek County. Because of the interconnectedness of the local economies, increasing the population in Idaho Springs would lead to increased economic activity beyond the municipality. This activity would translate into greater public and private revenue, allowing the area to improve municipal services to support residents.

Environmental Effects

As housing in Clear Creek County's municipalities becomes increasingly scarce and expensive, more and more residents are seeking housing in unincorporated parts of the County. By increasing its affordable housing stock, Idaho Springs is preventing local wildlife habitat loss through deforestation for housing and offering residents alternatives to living in rural areas with high wildfire risks. Additionally, by providing new housing, Idaho Springs is reducing demand for energy-efficient older homes and leaving more money in homeowners' pockets to repair and upgrade those homes.

A CLEAR PATH HOME



Regional Housing Policy Analysis

June 2024

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PURPOSE OF THIS ANALYSIS

In 2023, the communities of Clear Creek County, Idaho Springs, Georgetown, Empire, and Silver Plume engaged Cappelli Consulting to identify ways to update their local land use policies to better meet regional housing needs. This project is funded through an Innovative Housing Opportunity Program grant awarded by the Colorado Department of Local Affairs (DOLA).

Each community received its own individualized recommendations. This document complements those recommendations by taking a bird's eye view in search of opportunities for synergy between jurisdictions that may be enhanced by intergovernmental coordination or collaboration.

REGIONAL HOUSING GOALS - THE “WHAT”

Each community has different housing contexts and, thus, different housing priorities. Despite these differences, several overarching goals are shared across the region.

The table below illustrates the highest-priority housing goals across each community. Similar items are grouped together by color to show where priorities overlap. Jurisdictions may be interested in addressing additional goals beyond the ones marked or listed in the table, but they are currently less urgent.

	CCC	IS	GT	E	SP
Maintain Housing Quality	X	X	X	X	X
Increase Housing Supply	X	X	X		
Increase Starter Homes				X	
Increase Rental Housing					X
Preserve Housing Character		X			X
Respect Historic Context			X		
Secure Housing Affordability	X				
Preserve Existing Housing for Workforce			X		
Allow Diverse Housing Forms		X			
Balance Community Priorities				X	
Create Senior Housing Strategies				X	

This illustrates the regional priority to maintain (and, in many cases, improve) the quality of the existing housing stock. All communities prioritized increasing the housing supply, with Clear Creek County, Idaho Springs, and Georgetown interested in a general increase, Empire specifically interested in increasing starter homes, and Silver Plume specifically interested in increasing rental housing.

Other themes that emerged when considering regional housing challenges and a regional approach included:

- The importance of each community retaining autonomy, especially if jurisdictions can't contribute equally to a regional housing initiative
- Environmental, geological, and infrastructure constraints to expanding beyond existing developed areas
- The increasing pressure of the divergence between local incomes and housing costs
- The benefit of having all jurisdictions recognize the need and interested in working together
- The staffing shortages that stem from the lack of employee housing options

REGIONAL HOUSING STRATEGY - THE “HOW”

In 2021, the State of Colorado enacted legislation through the Department Of Local Affairs Innovative Affordable Housing Strategies (HB 21-1271) bill, offering grants to support affordable housing development to jurisdictions that enacted land use policies favorable to affordable housing development. The State drafted a list of “Qualifying Strategies,” or affordable housing policy recommendations, that would count towards grant eligibility. A table indicating which strategies each jurisdiction has in place and which are recommended can be found in the appendix.

A regional housing strategy takes a broader perspective, and it doesn't necessitate that all jurisdictions use the same zoning code or adhere to the same standards. A successful regional housing strategy will:

1. Identify policies and programs that will be most impactful or most cost-effective if jurisdictions work together,
2. Identify policies and programs that might result in unintended spillover consequences if implemented without taking into account the contexts of neighboring jurisdictions and
3. Identify policies and programs that must be designed to account for hyperlocal conditions.

The sections below organize recommendations to achieve jurisdiction-specific goals into strategies that should be implemented through **regional collaboration**, strategies that benefit from **regional coordination**, and strategies most appropriately designed and implemented with **jurisdictional independence**.

POTENTIAL HOUSING STRATEGIES

Regional Collaboration

- Deed Restrictions
- Rental Registry & Inspections
- TDRs
- Housing Match
- Local Gov Employee Housing

Regional Coordination

- Shared Definitions
- Limited Housing Funds
- STR Policies
- IZ Policies

Jurisdictional Independence

- Where to Site Density
- ADU Allowance
- Dimensional Standards
- Parking Requirements
- Fee Waivers
- Benefits (PD/Ann)
- Public Land Policies
- Review Processes

Regional Collaboration

Collaborating on certain policies and programs allows jurisdictions to leverage shared resources, address regional challenges more effectively, and ensure consistent standards. This cooperation enhances efficiency, reduces duplication of efforts, and promotes equitable development. By working together, jurisdictions can tackle issues more comprehensively, leading to better outcomes for all communities involved.

Deed Restrictions

Deed restriction programs help ensure the long-term affordability of housing through occupancy requirements or by legally restricting the resale prices or rental rates of properties. This is crucial for maintaining an affordable housing stock amidst rising property values, thus preserving housing for local wage earners, families, and seniors. By implementing deed restrictions, Clear Creek County can secure housing specifically for the local workforce, which is essential for supporting local businesses and maintaining economic stability. This approach ensures that essential workers have access to affordable housing close to their employment.

The county and four largest jurisdictions are in the process of setting up a multijurisdictional housing authority (MJHA) that will primarily focus on implementing a regional deed restriction program. By approaching deed restrictions regionally, communities can pool resources and coordinate efforts, making the program more efficient and impactful.

While deed restrictions don't increase the overall housing stock, they address the goals of securing housing affordability and preserving existing housing for the workforce. Some communities require the property to revert back to the administrative entity before resale to ensure any needed maintenance is addressed. If the program in Clear Creek County followed this approach, the deed restriction program would also support the goal of maintaining housing quality.

Rental Registry and Inspections

Implementing a rental registry and inspection program regionally offers a structured approach to ensuring safe, quality housing while addressing economic and social issues related to rental properties. Coordination across jurisdictions can lead to more effective use of resources and consistent housing standards, benefiting the entire region.

This program directly addresses the shared goal of maintaining the quality of the existing housing stock. If implemented, it will ensure the habitability and safety of the housing stock and incentivize property owners to maintain their properties to

avoid penalties and remain rentable. Establishing a rental registry is a proactive way to stabilize neighborhoods and protect tenants. Additionally, it can help local governments better understand the quantity, quality, and characteristics of the rental housing available.

SETTING UP A REGIONAL RENTAL REGISTRY AND INSPECTION PROGRAM

1. Defining Program Elements:

- Inspection Process: Determine the elements to be inspected (e.g., structural integrity, safety standards, habitability).
- Frequency of Inspections: Establish how often inspections will occur. This could vary from annually to every few years.
- Licensure Fees: Set a fee structure to cover administrative and inspection costs. Considerations for fee reductions for compliance or first-time registrants can be included.
- Standards and Regulations: Align key inspection standards across jurisdictions for consistency. This might involve setting up committees or working groups to harmonize standards.

2. Developing Administrative Capacity:

- Hire Staff: Employ additional staff or reassign existing staff to handle the increased workload from administrative duties.
- Training: Provide training for inspectors to ensure they are well-versed in the required standards and procedures.

3. Implementing a Pilot Program and Conducting Community Engagement:

- Pilot Testing: Implement the program on a smaller scale first to troubleshoot issues and gather feedback.
- Public Awareness Campaign: Conduct outreach to educate property owners and tenants about the program's benefits and requirements.

4. Garnering Legislative and Policy Support:

- Pass Required Ordinances: Each jurisdiction should pass ordinances to mandate the registration and inspection of rental properties.
- Regional Coordination: Create inter-jurisdictional agreements to ensure a unified approach and share resources effectively.

5. Integrating Technology:

- Database System: Develop or procure a database system to track registered properties, inspection schedules, results, and compliance status.
- Online Portal: Create an online portal for property owners to register, pay fees, and schedule inspections.

The scope of this work is too robust for smaller communities in Clear Creek County to support on their own. Establishing the rental registry program at the county or through the MJHA is the most efficient way to implement this program. A working group comprised of planning and administrative staff from each government should review inspection standards from other communities and compile an agreed-upon list that addresses health and safety requirements from each local government.

Many communities nationwide are establishing rental registries, including Boulder, Colorado; Worcester, Massachusetts; Burien, Washington; and Sydney, Ohio.

Transferable Development Rights

By implementing a Transferable Development Rights (TDR) program focused on affordable housing, communities in Clear Creek County can effectively support the development of affordable housing units, preserve housing affordability, and promote sustainable growth. This approach will help meet the housing needs of local residents while balancing development and conservation goals.

TDR programs can directly support affordable housing by transferring development potential from less suitable areas to designated housing sites. This helps address the regional priority of increasing the housing stock. Additionally, depending on how the TDR program is structured, funds generated from selling development rights can be reinvested in affordable housing projects, ensuring existing housing stock is well maintained, which will support long-term affordability and reduce the displacement of lower-income residents.

TDR programs help manage development pressure by directing it to specific areas, ensuring infrastructure and services are not overburdened. This is particularly important throughout Clear Creek County, where geographical constraints limit developable land.

This program can potentially address several regional housing goals, but it most strongly correlates with balancing community priorities.

A TDR program is best suited to be administered by the MJHA, which must work with all local governments to establish program criteria.

DEVELOPING AN AFFORDABLE HOUSING TDR PROGRAM

1. Establishing sending and receiving sites:
 - define "sending areas" where development is less desirable due to environmental, agricultural, or open space values and
 - identify "receiving areas" suitable for affordable housing development, supported by existing infrastructure and access to amenities such as public transportation and schools.
2. Creating a TDR Bank:
 - Implement a TDR bank to purchase development rights from landowners in sending areas and sell rights to developers committed to building affordable housing in receiving areas, ensuring proceeds are reinvested in affordable housing
3. Providing Incentives for Affordable Housing Development:
 - Offer incentives for developers to participate in the TDR program, such as additional density allowances, expedited permitting processes, and financial subsidies. These incentives make it more attractive for developers to invest in affordable housing projects within designated receiving areas
4. Conducting Public Education and Outreach:
 - Conduct public education campaigns to inform property owners, developers, and the community about the benefits of the TDR program and its focus on affordable housing. Clear communication and transparency are key to gaining public support and ensuring the program's success
5. Developing an Administrative Framework:
 - Develop a robust administrative framework to manage the TDR program, ensuring integration with each community's planning and zoning regulations. This includes setting up the TDR bank, defining clear procedures for transactions, and prioritizing affordable housing projects within the program.

Arlington County, Virginia, and King County, Washington, are good examples of using TDRs to support local housing needs.

Housing Match

A housing match program helps utilize existing housing stock more efficiently by connecting residents with available rooms to those seeking housing. This approach is particularly valuable in areas with limited housing development potential due to geographical constraints.

The program can address various housing needs, including those of seniors looking to age in place, seasonal workers, and new community members. By matching these groups with available housing, participating jurisdictions can support a diverse population and workforce. For homeowners, participating in a housing match program can provide an additional income stream, which can be used for home maintenance, improvements, or personal needs. This financial support can help homeowners remain in their homes longer.

Housing match programs can strengthen community ties by fostering relationships between residents who might not otherwise interact. This can lead to a more cohesive and supportive community environment.

A housing match would directly address the regional goals of securing affordability and allowing diverse housing forms. It can also support the goals of maintaining housing quality, increasing rental housing, preserving housing character, and creating senior housing strategies.

IMPLEMENTING A REGIONAL HOUSING MATCH

1. Develop an Online Platform:

- Create an easy-to-use online platform for the program, where residents can fill out intake forms to offer or seek housing. This platform should include detailed listings, profiles of potential housemates, and a secure communication channel for initial interactions.

2. Conduct Outreach and Education Campaigns:

- Promote the housing match program through community outreach and education campaigns. Highlight the benefits of the program for both homeowners and those seeking housing, and provide clear instructions on how to participate

3. Ensure Privacy and Security:

- Implement robust privacy and security measures to protect participants' personal information and ensure their safety. This includes verifying the identities of participants and providing guidelines for safe interactions

4. Monitor and Evaluate Program Success:

- Regularly monitor and evaluate the program to assess its effectiveness and identify areas for improvement. Collect feedback from participants to refine the program and ensure it meets the community's needs

Leadville, Colorado, has instituted a successful housing match program that can be referenced for more information.



Purchase Local Government Employee Housing (collaboration optional)

Several local government agencies throughout Clear Creek County expressed challenges in recruiting and retaining enough employees to be fully staffed. Some local governments in Colorado have addressed this challenge by purchasing a property that can accommodate employees new to the region.

Each jurisdiction can pursue this initiative independently, or two or more jurisdictions could collaborate to purchase and manage a property that prioritized employees from those governments. A collaboration would also increase the pool of available properties.

This strategy is specifically focused on addressing the housing needs of county and municipal governments. It does not directly address wider housing goals; however, full staffing improves local governments' capacity to implement and manage other strategies to address community-level and regional housing needs.

ACQUIRING EMPLOYEE HOUSING

1. Identify Funding Sources:

- Participating jurisdictions should identify and secure funding sources to purchase properties. Potential sources include local government funds, state and federal grants, and public-private partnerships. Exploring diverse funding options ensures the program's sustainability.

2. Select Suitable Properties:

- Focus on purchasing properties that are suitable for conversion into employee housing. This includes centrally located homes in good condition and those with the necessary infrastructure to support multiple residents. Thorough assessments are needed to ensure the properties meet these criteria.

3. Develop Management Plans:

- Create detailed management plans for the purchased properties. This includes maintenance schedules, rental agreements, and occupancy policies to ensure the properties remain in good condition and serve their intended purpose effectively.

4. Implement Cost Recovery Mechanisms:

- While the primary goal is to provide affordable housing, implementing cost recovery mechanisms such as reasonable rent payments from employees can help offset maintenance and management costs. These funds can be used to support future capital expenditures on the property.

5. Monitor and Evaluate Program Success:

- Monitor and evaluate the employee housing program's success regularly. Collect feedback from residents and make necessary adjustments to improve the program's effectiveness. This continuous improvement process ensures the program meets the needs of employees and supports the goals of the participating jurisdictions.

Regional Coordination

Keeping neighboring communities informed about particular policies and programs benefits jurisdictions by fostering transparency, enhancing coordination, and enabling the sharing of best practices. This open communication helps to identify and address potential conflicts, ensures consistency in policy implementation, and allows for collaborative problem-solving.

Establish Shared Definitions

A shared set of definitions among neighboring jurisdictions is crucial for effective regional collaboration. It ensures all parties are aligned, reducing misunderstandings and enabling smoother cooperation on affordable housing, infrastructure development, and environmental conservation projects, among other things. Data collection and analysis also become more accurate and meaningful when jurisdictions use the same definitions. This consistency allows for better data comparison across regions, helping to identify trends, measure outcomes, and make informed decisions based on reliable information.

Consistent terminology helps the public understand regional policies and initiatives. This clarity enhances public engagement and support, as residents can more easily grasp the implications of regional projects and participate in the decision-making process.

And finally, coordinating definitions helps ensure legal compliance across jurisdictions. It reduces the risk of legal disputes and inconsistencies in the interpretation of regulations, providing a clear legal framework that supports regional governance and cooperation.

We recommend that the communities in Clear Creek County establish a unified set of definitions for the following terms; sample definitions are included, but the most important element is developing a definition that is agreed upon in the region:

DEFINITIONS

- **Affordable Housing** - housing that does not exceed 30% of the household income.
- **Dwelling Unit, Multifamily**—A multifamily dwelling is a building containing three (3) or more dwelling units designed for residential use and occupancy by three (3) or more households living independently of one another.

- **Manufactured Home** - Any home built on a permanent chassis that is factory-built in the United States to the HUD Title 6 construction standards (commonly known as the “HUD-code”).
- **Modular Home** - a factory-built home built to the local applicable adopted building codes.
- **Short-term Rental** - a primary residence or portion thereof used for lodging accommodations for less than thirty (30) consecutive days per renter.
- **Workforce Housing** - housing affordable to households earning between 60-120% of the area median income.

Establishing shared definitions is foundational to regional efforts to increase housing supply, preserve housing for the workforce, and promote diverse housing types. A common understanding of key terms will ease conversations among the local governments and the regional community.

Limited Housing Funds

Coordinating a regional approach to housing raises two key financial questions for the jurisdictions engaging in this work.

1. Larger municipalities can raise funds to support housing efforts locally through tax initiatives, linkage fees, or general fund set-asides. How should this locally generated money be allocated between regional housing goals and more local efforts?
2. Smaller or less populated parts of the region may not be able to contribute as much financially to regional housing efforts as their larger counterparts. How does financial contribution to regional housing work influence how resources are used?

These questions can begin to be answered while the MJHA is being developed. After ensuring equitable representation from each community, the MJHA board should codify regional housing priorities and develop an accompanying budget. The MJHA should also become familiar with federal, state, and philanthropic funding sources that can support identified priorities. Once there is a clear sense of what local funding support is needed, the MJHA can determine if it is more appropriate to ask local governments for equal amounts of funding, prorated funding — either by population or relative to the geographic location of the investment, or if another strategy is appropriate.



Balancing limited housing funds to address regional and local goals requires a strategic approach that maximizes the impact of available resources while ensuring equitable distribution. The jurisdictions of Clear Creek County have already made strong headway in navigating this persistent challenge.

Short-Term Rental Policies

Short-term rentals (STRs) can significantly impact the availability and affordability of long-term rental housing. By coordinating policies, jurisdictions can collectively address the conversion of long-term rentals into STRs, helping to preserve housing stock for local residents and mitigate increases in rental prices. Coordinated policies allow for better data sharing and monitoring of STR activity across jurisdictions. This collective approach can help identify trends, measure impacts, and adjust policies as needed based on comprehensive data, leading to more informed decision-making.

We recommend that communities within Clear Creek County share with each other what their STR policies are, what outcomes they are seeing, and any contemplated changes. Jurisdictions should consider keeping STR policies relatively similar to avoid pushing the demand for STRs onto their neighbors.

CURRENT STR POLICIES

Clear Creek County - As of 2022, Clear Creek County allows short-term rentals through a special use permit in all residential and some commercial zone districts. Permits are restricted to 4.5% of the county's total housing stock; however, units occupied by a primary resident are exempt from the cap.

The County is also working to enhance its STR regulations in response to community concerns. Some of the potential changes include more stringent requirements for verifying owner occupancy and moving the regulations from the land use code into an ordinance to increase enforcement options.

Idaho Springs - Idaho Springs limits the number of short-term rentals (STRs) permitted within the municipality. STRs must be licensed, and a maximum of 15 licenses are available at one time. Available licenses are noticed, and residents may apply on a first-come, first-serve basis. If there are more applications than available licenses, recipients are chosen through a lottery.

To be eligible for a license, a residence must be the applicant's primary residence. The unit will be inspected before a license is awarded to an applicant.

Georgetown - Georgetown has several requirements for establishing short-term rentals (STRs). Owners must acquire a business license in Georgetown and a STR-specific license, both of which must be renewed annually. Before applying for a license, owners must demonstrate they have owned the property for at least two years. Property owners wishing to convert their unit to short-term rental use must notify all property owners within 300 feet of the property in question a minimum of 15 days before the planned conversion for public comment on the decision. This process is repeated with every annual permit reapplication. The town may then deny, approve, or revoke the application. Owners within 300 feet of the applicant's property and the applicant themselves may appeal the decision.

STRs are permitted throughout Georgetown's residential districts, but they are limited by ward:

- Ward I: 5% of the single-family units in the ward.
- Ward II: 7% of the single-family units in the ward.
- Ward III: 7% of the single-family units in the ward.

Furthermore, to prevent clusters of ADUs in certain areas, Georgetown limits the number of STRs to one per street segment. A second STR may be located on a street segment with a special use permit if the owner resides in the unit full-time. Under no circumstances is more than one STR permitted on street segments with fewer than five lots. While STRs are permitted in multifamily buildings, no more than one STR is allowed per six units in the same building, and no more than two STRs are allowed per building. STR owners must provide parking for all guests on the property.

Empire - Empire amended the Land Development Code in 2021 to limit the housing stock used for short-term rentals (STRs). This amendment requires owners who want to use their properties as STRs to obtain short-term rental and business licenses. It also caps short-term rentals at 5% of the residential units in the R-1 and R-2 districts and assesses sales and lodging taxes.

Silver Plume - Owners of STRs must obtain licenses from the town to operate legally. Short-term rental use is only allowed at the applicant's primary residence, and an STR license can only be obtained after owning a property for two years.

An STR must have at least one off-street parking space for every three bedrooms in the unit.

Inclusionary Zoning Policies

Consistent inclusionary zoning (IZ) policies create uniform development standards that developers can rely on, reducing confusion and simplifying the planning and development process. This can encourage developers to invest in affordable housing projects, knowing that requirements and incentives are the same across jurisdictions.

Additionally, when IZ policies vary significantly, some jurisdictions may become more attractive to developers than others, leading to uneven development and potentially depriving certain areas of needed affordable housing. Aligned policies help level the playing field, ensuring that no single jurisdiction bears a disproportionate share of affordable housing development.

While it is important for communities using IZ to coordinate around the specifics of their requirements and incentives, IZ is a tool designed for areas with a high level of market-rate development activity. Implementing an inclusionary zoning requirement in a market with little development interest may deter further development and exacerbate existing housing shortages.

Jurisdictional Independence

Jurisdictions should have the independence to set their own land use policies to address unique local needs and promote community engagement. This autonomy fosters innovation and flexibility, allowing jurisdictions to tailor solutions to their specific circumstances. It also enables rapid responses to changes, supports local economic development, and preserves the unique character of each community. By managing development pressures effectively and implementing targeted solutions, jurisdictions can ensure sustainable and inclusive growth that aligns with local goals and priorities.

Where to Site Density

A jurisdiction should be in charge of where to site density because it best understands its own unique needs, characteristics, and priorities. Local authorities can assess factors such as infrastructure capacity, environmental impact, and community preferences to make informed decisions that align with their specific context. This local control ensures that density is sited in areas that can effectively support it, promoting sustainable growth, minimizing negative impacts, and enhancing residents' overall quality of life.

However, local governments need to engage residents and, in some cases, educate the community when goals conflict. For example, if design guidelines make new multifamily housing development impossible in all zone districts, this needs to be discussed, and a community process should be implemented to create a satisfactory solution that honors the architectural character valued by residents while also allowing denser housing forms in some places.

Silver Plume, for example, has determined that duplexes are an appropriate housing form in all residential zone districts.

ADU Allowance

All jurisdictions in Clear Creek County should allow Accessory Dwelling Units (ADUs) as a use-by-right. ADUs are a historic housing form that has a minimal impact on the character of the existing neighborhood while creating a diversity of housing options by increasing the number of small rentals homes. While this strategy is recommended for all jurisdictions, it does not need collaboration or coordination to succeed.

Clear Creek County allows ADUs in all residential zone districts as a use by right and does not have minimum size requirements for these units beyond building requirements.

Dimensional Standards

We recommended either a modification to the dimensional standards or flexibility in dimensional standards for each jurisdiction in Clear Creek County, but these recommendations do not need collaboration or coordination to succeed.

A jurisdiction should be in charge of its dimensional standards for development because it allows for the creation of tailored regulations that reflect the local community's unique characteristics, needs, and priorities. Local authorities have the best understanding of their area's specific geographic, environmental, and socio-economic conditions. This enables them to set appropriate standards for building height, setbacks, lot sizes, and other dimensions that align with local goals, such as preserving community character, ensuring adequate light and air, protecting natural resources, and accommodating infrastructure capacity.

However, as with deciding where to site density, local governments need to engage residents and, in some cases, educate the community when goals conflict. For example, if the goal of preserving a view plane is limiting opportunities to create housing for the local workforce, this needs to be discussed, and a community process should be implemented to create a satisfactory solution that balances the experience of existing residents without shutting out new community members.

Idaho Springs created more density allowances in the East End Overlay District by allowing increased heights and smaller minimum lot sizes. The areas with greater height allowances were determined by using a sun-access study to not further reduce the already limited sun exposure created by the surrounding mountains.

Parking Requirements

Jurisdictions should control their parking requirements to effectively address unique local conditions. For example, high tourism in Idaho Springs creates significant parking demand, which limits development potential. The city's implementation of shared parking facilities and a fee-in-lieu option allows more flexible land use in its historic downtown area. Local control over parking requirements also supports economic activities and community character.

It is worth noting that parking is a major concern for community members when new housing or additional density is proposed. Local governments can avoid these concerns by establishing programs for time-limited parking or parking permit zones.

Fee waivers

Development fee waivers can promote affordable housing and sustainable development. Waiving fees for affordable housing projects can reduce

construction costs, making it more feasible for developers to build affordable units. However, not all communities have enough leeway in their budgets to cover the staff time required to process development applications without having the developments cover those.

The local government should determine what fees can be waived and what they should be waived in exchange. However, learning how other communities approach this is a great way to get ideas that might work locally. If neighboring jurisdictions can collaborate on fee waiver programs, this is a great way to deter developers from “jurisdiction shopping” for the best deal.

Georgetown is the only community in the region that has a process for reducing or waiving fees to encourage affordable development.

Community priorities for PUDs and Annexations

Communities should list their priorities for allowing planned unit developments (PDs/PUDs) and annexations to ensure that new developments align with their long-term goals and values. By clearly articulating these priorities, communities can guide growth in a way that supports sustainable development, preserves the character of existing neighborhoods, and meets the needs of residents.

Prioritizing elements such as affordable housing, green spaces, infrastructure improvements, and economic opportunities helps to create a balanced and inclusive environment. Additionally, well-defined priorities provide developers with transparency and predictability, fostering cooperation and reducing potential conflicts.

All of the communities in Clear Creek County set discretionary policies regarding planned developments and annexations, but none affirmatively state the types of benefits they expect to see included in the application. This should be done on a jurisdictional basis to inform developers of important elements to the community. This can include desired housing outcomes, and in addition, Georgetown might prioritize a commitment to more effective infrastructure and reduced traffic demands, while Empire might prioritize a greater quality and quantity of public and/or private open space and protection and/or preservation of natural resources, habitat areas, and natural features.

Public land inventory and public land use strategy

We recommend that communities within Clear Creek County develop a public land inventory and a public land use/disposition strategy to better position themselves for partnerships that address housing needs. A comprehensive land inventory identifies available public lands, facilitating informed decision-making about their potential uses. By having a strategic approach to land disposition, communities can prioritize sites for affordable and diverse housing projects,

ensuring that land resources are used effectively to meet local housing demands. This proactive planning fosters collaboration with developers and stakeholders, streamlining the development process and aligning projects with community goals. Ultimately, such strategies enable communities to leverage public land to address housing shortages and create more inclusive, sustainable neighborhoods.

Idaho Springs has identified city-owned parcels and is conducting a feasibility analysis to understand where development potential might be.

Review processes

Expedited development review processes can significantly help jurisdictions attract more affordable housing development by reducing the time and cost associated with project approvals. Streamlining these processes ensures developers face fewer bureaucratic delays, making affordable housing projects more financially viable and appealing. By offering a faster path to approval, jurisdictions can incentivize developers to invest in affordable housing, addressing local housing shortages more effectively. Additionally, expedited reviews demonstrate a community's commitment to supporting affordable housing fostering a positive environment for future investments and collaborations.

While Silver Plume does not have a separate review process for affordable development, it does have a straightforward development review process and flowcharts to show the development review process for different application types. This makes it easy for builders to understand the process and timeline.

The town also requires a public hearing by the Board of Trustees within 30 days of receiving a completed development plan application (or 30 days after a Planning and Zoning Board recommendation in the case of Special Review). These standards position Silver Plume to exceed the target timelines required to comply with Proposition 123.

Conclusion

Clear Creek County communities can effectively address housing challenges by balancing regional collaboration, regional coordination, and jurisdictional independence. Regional collaboration on initiatives such as deed restrictions and rental registries allows for shared resources and consistent standards, enhancing efficiency and impact. Regional coordination through unified definitions and aligned short-term rental and inclusionary zoning policies, ensures transparency, reduces conflicts, and promotes equitable development. At the same time, maintaining jurisdictional independence allows each community to tailor solutions to their unique needs and priorities, fostering innovation and preserving local character. This balanced approach will help create sustainable, inclusive neighborhoods that align with the long-term goals and values of all communities within Clear Creek County.



Appendix

Qualifying Strategies within each Jurisdiction

Strategy	Clear Creek County	Idaho Springs	Georgetown	Empire	Silver Plume
1) The use of vacant publicly owned real property within the local government for the development of affordable housing	R	C	R		
2) The creation of a program to subsidize or otherwise reduce local development review or fees, including but not limited to building permit fees, planning waivers, and water and sewer tap fees, for affordable housing development		R	C		
3) The creation of an expedited development review process for affordable housing aimed at households the annual income of which is at or below one hundred twenty percent of the area median income of households of that size in the county in which the housing is located	R	C	R	C	C
4) The creation of an expedited development review process for acquiring or repurposing underutilized commercial property that can be rezoned to include affordable housing units, including the preservation of existing affordable housing units					
5) The establishment of a density bonus program to increase the construction of units that meet critical housing needs in the local community		R	R		R
6) With respect to water utility charges, the creation of processes to promote the use of sub-metering of utility charges for affordable housing projects and the creation of expertise in water utility matters dedicated to affordable housing projects					
7) With respect to infrastructure, the creation of a dedicated funding source to subsidize infrastructure costs and associated fees related to publicly owned water, sanitary sewer, storm sewers, and roadway infrastructure		R	C		
8) Granting duplexes, triplexes, or other appropriate multi-family housing options as a use by right in single-family residential zoning districts				R	C
9) The classification of a proposed affordable housing development as a use by right when it meets the building density and design standards of a given zoning district	C	C	C	C	C
10) Authorizing accessory dwelling units as a use by right on parcels in single family zoning districts that meet the safety and infrastructure capacity considerations of local governments	C	C	R	R	R
11) Allowing planned unit developments with integrated affordable housing units	C	C	C		
12) Allowing the development of small square footage residential unit sizes	C	R	C	R	R
13) Lessened minimum parking requirements for new affordable housing developments		R			R
14) The creation of a land donation, land acquisition, or land banking program	R	R		C	
15) An inclusionary zoning ordinance (per CRS 29-20-104(1))	R	C	C		

C = Currently in place
R = Recommended

Administrative Department

TO: City Council
CC: City Administrator Andrew Marsh
FROM: Guy Patterson | Assistant City Administrator
DATE: 8/11/2025
SUBJECT: Work Session Issue: Potential November Ballot Questions



ATTACHMENTS: MDKR Memo

At the City Council work session on July 28, 2025, during discussion of administrative reorganization, the Council raised the potential of revisiting the structure of the elected positions of City Clerk and City Treasurer. These questions have been referred to the voters in the past as part of broader considerations regarding the City's organizational structure and governance.

- The City Clerk position appeared on the ballot in the 2012, 2015, and 2020 elections.
- The City Treasurer position was referred to the electorate in 2012 and 2015.

Separately, City staff have identified another matter that may warrant Council consideration. Under current state statute, the City is required to publish its bills (check register) every two weeks "...in a newspaper of general circulation published in the city or town..." which in this case is the *Clear Creek Courant*. However, Colorado law permits municipalities to refer a question to voters that, if approved, would authorize publication through alternative methods—such as the City's official website, inclusion in Council agenda packets, or other accessible formats. This change has the potential to save both money and staff time.

The City Attorney's office, Murray, Dahl, Kuechenmeister & Renaud LLP, has provided a memorandum outlining the City's legal authority to refer these questions to the electorate, along with procedural considerations should the Council wish to move forward.

If the Council would like any of these ballot questions to appear on the November 4, 2025 coordinated election ballot, they must be formally referred by resolution at the next regular Council meeting on August 25, 2025.



ATTORNEYS AT LAW

TO: Hon. Mayor Harmon and Idaho Springs Council Members
CC: Andrew Marsh, City Administrator
Guy Patterson, Assistant City Administrator
FROM: Carmen Beery
DATE: August 11, 2025
RE: Potential November Ballot Questions

At your August 11th work session, you are scheduled to discuss the potential referral of three (3) ballot questions to City electors at this year's November 4th regular municipal election. This memorandum briefly addresses the legal authority to refer each question and provides draft ballot language for each.

City Clerk and City Treasurer Offices

Idaho Springs is a statutory city, authorized to act within the bounds prescribed by statute. Pursuant to CRS § 31-4-105, "[t]he registered electors of each city shall elect, at the regular election, a mayor, a clerk, and a city treasurer from the city at large." These expressly-named offices are required to be elected by the people unless otherwise provided elsewhere in statute.

Indeed, another statute expressly authorizes the City Council to "submit, by ordinance or resolution, for the approval of the registered electors at a regular or special election a proposal that the position of city clerk or city treasurer, or both such positions, be made appointive rather than elective, the appointments to be made by the city council." CRS § 31-4-107(4). If the electors approve those offices to be appointive, this same statute also authorizes the City Council to "submit for the approval of the registered electors a proposal for returning the office of clerk or treasurer, or both, from appointive to elective status." No statute authorizes the City Council – with or without voter approval – to abolish the offices of Clerk and/or Treasurer.

To my knowledge, prior City Councils have referred ballot questions to change these offices to appointive four (4) times in the past 19 years¹. Each time, the question(s) failed to obtain voter approval.

Publication of Bills

CRS § 31-20-202(1) requires the City "to publish such of their proceedings as relate to the payment of bills, stating for what the same are allowed, the name of the person to whom allowed, and to whom paid." However, subsection (1.5) of this statute further authorizes the City to "determine at a regular or special election **not** to publish their proceedings relating to payment of bills," (emphasis added) the only limitation being that a special election may not be called for the sole purpose of referring such a question.

I am not aware of a prior referral of a ballot question on this topic in the City.

¹ In 2006– ballot questions for both Clerk and Treasurer; 2015 – both Clerk and Treasurer; 2019 – City Clerk; and 2020 – City Clerk.

Below are draft potential ballot questions. A ballot question that does not implicate TABOR (such as these) is not required to include particular words or phrases. Ballot questions may be written many ways. These are provided to you for review and comment. While our office will prepare the finalized language for ballot referral, we value and appreciate your insight and input.

If you wish to refer ballot questions to appear on the November 4, 2025 ballot, those ballot questions must be formally referred to the voters (by Resolution) at your next regular meeting on August 25, 2025.

DRAFT POTENTIAL BALLOT QUESTIONS

WITHOUT AFFECTING THE CURRENT TERM OF THE CITY CLERK, SHALL THE POSITION OF CITY CLERK BE CHANGED TO BE HIRED (APPOINTED) BY THE CITY COUNCIL RATHER THAN ELECTED?

SHALL THE CITY COUNCIL APPOINT THE POSITION OF CITY TREASURER COMMENCING UPON THE TERM OF OFFICE WHICH BECOMES EFFECTIVE IN NOVEMBER OF 2025, ELIMINATING THE TREASURER'S OFFICE AS AN ELECTIVE OFFICE?

SHALL THE CITY BE AUTHORIZED TO STOP PUBLISHING ITS PROCEEDINGS RELATING TO PAYMENT OF BILLS AND STATEMENTS OF CONTRACTS IN THE NEWSPAPER AND TO ALLOW THE CITY COUNCIL TO SPECIFY ANOTHER WAY TO MAKE THIS INFORMATION PUBLICLY ACCESSIBLE?

SHALL THE CITY BE PERMITTED TO PUBLISH INFORMATION ON PAID BILLS AND CONTRACTS ON THE CITY'S WEBSITE INSTEAD OF BY NEWSPAPER PUBLICATION?

**IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
July 28, 2025**

The City Council of the City of Idaho Springs held a regular meeting on July 28, 2025, in the city council chambers. Mayor Chuck Harmon called the meeting to order at 7:04 p.m.

Answering the roll were: Mayor Chuck Harmon, Councilmember Lisa Manifold, Councilmember Kate Collier, Mayor Pro Tem Jeremy Jones, Councilmember Jim Clark, Councilmember Scott Pennell and Councilmember Janine Mariani. Also present were City Administrator Andrew Marsh, Community Development Planner Dylan Graves, Chief Nate Buseck, Admin Clerk Mauria Lubinski, City Administrator Guy Patterson and Water Facilities Superintendent Edward Sigward. City Attorney Carmen Beery joined via Zoom.

The Pledge of Allegiance was recited by all present.

AGENDA APPROVAL

Mayor Pro Tem Jeremy Jones moved to approve the amended agenda bills section to include the two (2) additional bills from the Police Department. Councilmember Manifold seconded, second followed by an all in favor voice vote.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

Councilmember Mariani moved to approve the minutes of July 14th, 2025, Councilmember Clark seconded, second followed by an all in favor voice vote.

APPROVAL OF BILLS

Councilmember Manifold moved to approve the bills including the two additional bills to Dulaney Architecture For Design and Construction of the new Police Department \$56,302.49 and for Landscape Conceptual Construction \$3,133.96 to July 15th, 2025. Mayor Pro Tem Jeremy Jones seconded, second followed by an all in favor roll call vote.

PUBLIC COMMENT

UNSCHEDULED PUBLIC COMMENT

Bonnie Reimer 222 10th Avenue – The new apartment complex's parking plan is appalling. Most households these days have more than one car, where are these people going to park? I have a small lot, and rely on Street parking, now there will be 60 people looking for that parking space. Is the City going to address this, where are the people going to park as parking is so limited.

Liz Bogers 1422 Colorado Blvd. – The risk of fire is very high, all of the insurance has gone up, the chances for fire in our community is 20% and there is a lot of dead trees around. Has there been any grant writing for this, Can I help with anything? What can we do as residents to help prevent fires with all the dead trees around?

Linda Darrell 323 12th Avenue – This community was built on horse and buggy. These apartments that don't have enough parking are going to spill into the neighborhood and cause serious problems. Can we get resident signs for parking, like signs that residents can put in their yard to have assigned street parking so we can park in front of our homes? When the highway gets bad, 12th and Virginia traffic goes all thru town, on every avenue and every street and that maybe a solution is to make Wall Street a one-way street going west? The other day when traffic was bad there was a truck with a camper that hit the neighbors rock wall, caused damage to the wall and to the camper. The City needs to do something to make it better for people who live here and for people who visit.

Hank Galmish 1826 Wall Street – I’m at the very end of Virginia and Wall Street, information needs to get out to the bicyclists about where they need to go. These bicyclists are very rude when asked where they are trying to get to. Not sure if any of you have experienced that rudeness. They need to be given maps that direct them to the trails. Not sure if you follow the Facebook group but there is a lot of talk about the rudeness of the cyclists. Google and SIRI or one of those apps is sending highway traffic up Virginia Street, it’s not safe, we need to let Google & SIRI know not to send people that way, semi-trucks try to go that way too. The Police or someone needs to get control.

Dan Dalpes 1244 Colorado Blvd – Mr. Dalpes stated that you all have a hard job, he’s Irish so he cannot stay silent. Look for parking up Highway 103 by the forest service. Mr. Dalpes is here to talk about traffic jams and Roundabouts. Roundabouts are the way of the future, less noise, less traffic, less brakes, less gas. The city lots could have better signs to point up towards the hot springs and the new school as well as Loaves & Fishes, and the dumpsters behind the historic district on the Idahoe Mall could be removed to allow for more parking also or be made into motorcycle parking so Idaho Springs can become motorcycle parking.

Candy McIlvain 1039 Colorado Blvd - Ms. McIlvain mentioned that there should be a parking plan in place before these apartments are filled. There are a lot of close neighbors to this development that do not have parking close by. Ms. McIlvain stated that they should be able to park in front of their homes, for the older folks it’s quite hard carrying groceries down the block when you cannot find parking near their homes. This is not just going to be close to the Historic District, its going to be all thru town. Ms. McIlvain stated that when she attended the Planning meetings this development was supposed to be 2 stories, now they are monstrosities that you approved.

LIQUOR LICENSING AUTHORITY

FINANCE OFFICER

RESOLUTIONS

1. Councilmember Pennell moved to approve Resolution #22, Series 2025, A Resolution Designating a Temporary Handicap Parking Space at 417 15th Avenue, North West Parking Space on 15th Avenue Nearest to Permit Address. Councilmember Collier asked if staff could extend the one year on this and make it permanent. Mayor Harmon agreed that this could be permanent. City Administrator advised council that he would look into what code amendments could be made to make this a staff decision. Councilmember Mariani seconded, second followed by an all in favor roll call vote.
2. Councilmember Collier moved to approve Resolution #23, Series 2025, A Resolution Approving the Intergovernmental Agreement with Clear Creek County for Coordination of the 2025 Election. Councilmember Manifold seconded, second followed by an all in favor roll call vote.
3. Councilmember Mariani moved to approve Resolution #24, Series 2025 A Resolution Amending the 2024 City Compensation Plan to Adopt a Salary Range and Job Description for Public Works Director. Councilmember Clark seconded, second followed by an all in favor roll call vote.
4. Councilmember Collier moved to approve Resolution #25, Series 2025 A Resolution Adopting the Executive Report for the City Council Strategic Planning Retreat. Councilmember Manifold seconded, second followed by an all in favor roll call vote.

ORDINANCE FIRST READING

Councilmember Collier moved to approve Ordinance #16, Series 2025 An Ordinance Adopting a New Section 15-59 of the Idaho Springs Municipal Code Concerning Motor Vehicle Registration. Councilmember Collier asked Chief Buseck if this was going to be difficult and if this included being able to ticket parked cars that do not have valid registration. Chief Buseck advised council that he was not clear on that part and would look into it. City Attorney Carmen Beery advised council that she would follow up with them on this as it's a new state law.

ORDINANCE SECOND READING

PUBLIC HEARING: Ordinance #11, Series 2025, An Ordinance Amending Sections 21-15, 21-50, 21-63, 21-106 and 21-127 of the Idaho Springs Municipal Code to Adjust Regulations Pertaining to Accessory Dwelling Units in Response to House Bill 24-1152 and Making Conforming Amendments in Connection Therewith.

Mayor Harmon opened the public hearing at **8:02 pm**.

STAFF

Community Development Planner Dylan graves went over his staff report with council. Mr. Graves advised the room that this ordinance is in response to House Bill 24-1152 On ADU regulations. This ordinance seeks to promote ADU development in town by allowing a minimum square footage and expanding where allowed. Sizes up to 750 square feet or 50% gross floor area of the main home, this expands the allowance for ADU's in the city. This House Bill also speaks to the allowance to reduce the setbacks for ADU's to 5' from rear and side property lines. This also speaks to the approval process and the current code requires FDP and the House Bill does not allow for that requirement, and it would be administrative approval. Mr. Graves advised council that staff recommends approval of this ordinance.

COMMENT

There were no in person or virtual comments regarding this public hearing.

Mayor Harmon closed the public hearing at **8:08 pm**.

DISCUSSION

There was no further council discussion.

MOTION

Councilmember Mariani moved to approve Ordinance No. 11, Series 2025, an Ordinance Amending Sections 21-15, 21-50, 21-63, 21-106, and 21-127 of the Idaho Springs Municipal Code to Adjust Regulations Pertaining to Accessory Dwelling Units. In Response to House Bill 24-1152 and Making Conforming Amendments in Connection Therewith. Councilmember Pennell seconded, second followed by an all in favor roll call vote.

CITY ATTORNEY

Councilmember Pennell moved to approve the Opioid Settlement Participation and Release Form concerning the Purdue Direct Settlement and authorize the Mayor and Clerk to execute the same. Councilmember Mariani seconded. Councilmember Mariani mentioned that they just finished funding for counseling for youth, recovery options, advocates for recovery Colorado. Second followed by an all in favor roll call vote. City Attorney Carmen Beery mentioned that council had approved 10 previous settlements and this will be the 11th one.

CITY ADMINISTRATOR

Staff report submitted with one request for action. Councilmember Manifold moved approve a proposal from Historic Rail Adventures, LLC in the amount of \$79,125 to complete the restoration of Train Coach 70 (account #21-61-7042). Councilmember Collier seconded, second followed by an all in favor roll call vote.

ADMINISTRATIVE DEPARTMENT

Assistant City Administrator – Staff report submitted with no requests for action.

Community Development Planner- Staff report submitted with no requests for action.

Deputy City Clerk – Staff report submitted with no requests for action.

POLICE DEPARTMENT

Staff report submitted with no requests for action. Chief Buseck advised council that he would be issuing a press release about an incident of a knife being pulled on someone, and that release would also be put on social media.

PUBLIC WORKS

No staff report submitted.

WATER FACILITIES DEPARTMENT

Staff report submitted with six requests for action.

1. Councilmember Collier moved to approve Paving of Wall Street by A Fast Patch in the amount of \$104,500.00 from line item #23-00-6016. Councilmember Manifold seconded, second followed by an all in favor roll call vote. Edward Sigward advised council that the first bid was from FNF but they could not find an asphalt paver, so the city went with the second choice, which is this bid.
2. Councilmember Manifold moved to approve Idaho Street Sanitary Sewer line hook up to the new main in the amount of \$64,950.00 to Apex Underground, a subcontractor to Mountain West Contractors from line item #52-72-7901. Councilmember Mariani seconded, second followed by an all in favor roll call vote.
3. Councilmember Pennell moved to approve Demolition of buildings located at 103 Idaho Springs Road (AKA Ball Park Storage yard) to Empire Demolition in the amount of \$18,760.00 from line item #21-00-6032. Councilmember Collier seconded, second followed by an all in favor roll call vote. City Administrator Andrew Marsh wanted to give a shout out to Edward and his crew because they accelerated and cleared this all out and is on schedule for parking for the Rapid Grass music festival.
4. Councilmember Pennell moved to approve Demolition of building located at 1856 Colorado Blvd (AKA Get Gassed) to Empire Demolition in the amount of \$10,370.00 from line item #59-70-7901. Councilmember Manifold seconded, second followed by an all in favor roll call vote.
5. Councilmember Mariani moved to approve contract at the Water Treatment Facility with Browns Hill Engineering for a vSaaS support and equipment for the amount of \$46,630.00 down and \$3,109.00 a month for 5 years. Mayor Pro Tem Jeremy Jones seconded, second followed by an all in favor roll call vote.
6. Mayor Pro Tem Jeremy Jones moved to approve contract at the Water Resource Reclamation Facility with Browns Hill Engineering for a vSaaS support and equipment for the amount of \$61,157.00 down and \$4,344.00 a month for 5 years. Councilmember Mariani seconded, second followed by an all in favor roll call vote. Councilmember Pennell mentioned that this monitoring can tell us of a problem, a critical problem and that this is invaluable there is no way to get out of having this type of monitoring.

COMMITTEE REPORTS

CITY CLERK/TREASURER

MAYOR/COUNCIL

Mayor Harmon mentioned in the packet there is a lovely letter of thanks from the Mayors and Commissioners Youth award.

Councilmember Collier advised the room that there was going to be a meeting at the Library about a proposed bike park, not one in City limits but about 100 acres and this group is looking to see how much opposition they receive as it's the same bike park that failed in Jeffco. Councilmember Collier also asked staff who the City's designated HR person is, City Administrator Andrew Marsh stated said it's a team effort but in the code he is named as HR. Councilmember Colier stated that in house HR does not work, she wants to make sure staff has somebody to go to that is impartial and she wants council to look and talk about this.

Councilmember Manifold mentioned that she really liked the ideas that the public commenters had tonight on parking. Especially the idea of closing the streets or making the streets one way on Sundays. One way West Bound, try to get the maps to stop sending traffic onto Wall street and Virginia Street. At this point we have residents placing their cars in the middle of the road to block this traffic. Councilmember Manifold also mentioned wanting to help people with he beetle kill and what could they do to kickstart the program to help get rid of all the dead trees. Councilmember Collier agreed and asked if they would just allow residents to remediate their own beetle kill. Mayor Pro Tem Jeremy Jones asked who would be picking up the trees, who can afford the helicopters that are required, how can we pay for/fund this project. Councilmember Collier suggested speaking to their representatives on how we can handle this, maybe some kind of sunset tax. CWPP does a lot of planning and has grants that could help take care of this, that the community needs to meet somewhere in the middle.

Councilmember Collier asked the council what the last word was on Fireworks. Mayor Harmon stated that he didn't think they had decided and it may be too soon, but they needed to talk about this soon and to maybe talk about alternatives to fireworks. City Administrator Andrew Marsh stated that the City needs to decide and that Zambelli has been asked to provide the cost of an additional 5 year contract and he is waiting for that to come back. Mr. Marsh also mentioned that there are holiday lights that also need to be decided upon as the end of the fireworks contract is also the end of the holiday lighting.

EXECUTIVE SESSION

Mayor Hamorn moved to go into Executive session under C.R.S. section 24-6-402(4)(a) and (e) to discuss the potential acquisition of real property, to determine strategy and to instruct negotiators concerning the same at **8:44 pm**. Councilmember Manifold seconded, second followed by an all in favor voice vote.

Executive session adjourned at **9:23 pm**

ADJOURN

Mayor Harmon adjourned the regular meeting at 9:23 pm.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
A-Fast Patch Inc (1)								
25-288								
25-288	Invoice	Hot asphalt patching	07/16/2025	08/15/2025	135,125.00	Open	07/25	52-72-7310
Total 25-288:					135,125.00			
Total A-Fast Patch Inc (1):					135,125.00			
Alsco - Denver Linen (13)								
3148341								
3148341	Invoice	Carpets	07/29/2025	08/15/2025	88.00	Open	07/25	10-30-5108
Total 3148341:					88.00			
Total Alsco - Denver Linen (13):					88.00			
AT&T Mobility (283)								
287246995984X07212025								
287246995984X07212025	Invoice	Cell Phone/WasteWater	07/21/2025	08/08/2025	107.92	Open	07/25	52-00-5335
287246995984X07212025	Invoice	Cell Phones/Water	07/21/2025	08/08/2025	107.92	Open	07/25	51-00-5335
Total 287246995984X07212025:					215.84			
Total AT&T Mobility (283):					215.84			
BEARCOM (1596)								
5921084								
5921084	Invoice	Channel Layout Changes	07/17/2025	08/16/2025	855.00	Open	07/25	10-30-5330
Total 5921084:					855.00			
Total BEARCOM (1596):					855.00			
Browns Hill Engineering & Cont (1416)								
1639								
1639	Invoice	WTP SCADA Leasing Agreement	08/01/2025	09/01/2025	8,238.00	Open	09/25	51-00-5000
Total 1639:					8,238.00			
1640								
1640	Invoice	WWTP SCADA Leasing Agreeeme	08/01/2025	09/01/2025	1,620.00	Open	09/25	52-00-5000
Total 1640:					1,620.00			
Total Browns Hill Engineering & Cont (1416):					9,858.00			
Bryan Greenan (2218)								
3								
3	Invoice	Completion of Decking Board	07/15/2025	08/15/2025	2,600.00	Open	07/25	21-00-6032
Total 3:					2,600.00			
Total Bryan Greenan (2218):					2,600.00			
CCMRD (43)								
1443								
1443	Invoice	Skatepark - Engraved Bricks	07/24/2025	08/08/2025	1,234.00	Open	07/25	21-00-6032
Total 1443:					1,234.00			
1469								
1469	Invoice	Rec Center Passes - Admin	08/02/2025	08/17/2025	60.00	Open	07/25	10-20-5215
1469	Invoice	Rec Center Passes - PD	08/02/2025	08/17/2025	70.00	Open	07/25	10-30-5215

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
1469	Invoice	Rec Center Passes - Water	08/02/2025	08/17/2025	35.00	Open	07/25	51-00-5215
Total 1469:					165.00			
Total CCMRD (43):					1,399.00			
CenturyLink (569)								
333637776-7222025								
333637776-7222025	Invoice	WWTP Alarm	07/22/2025	08/11/2025	139.04	Open	07/25	52-00-5335
Total 333637776-7222025:					139.04			
333710092-7252025								
333710092-7252025	Invoice	WTP Internet	07/25/2025	08/18/2025	230.67	Open	07/25	51-00-5335
Total 333710092-7252025:					230.67			
333469199-7282025								
333469199-7282025	Invoice	Hauled Water Internet	07/28/2025	08/18/2025	102.94	Open	07/25	10-10-5335
Total 333469199-7282025:					102.94			
Total CenturyLink (569):					472.65			
Certified Languages International (2112)								
334110063025								
334110063025	Invoice	Translator	06/30/2025	07/30/2025	64.35	Open	06/25	10-30-5108
Total 334110063025:					64.35			
Total Certified Languages International (2112):					64.35			
Chase Fabrications (2207)								
78								
78	Invoice	Stage relocation	08/01/2025	08/09/2025	7,155.00	Open	07/25	21-00-6032
Total 78:					7,155.00			
Total Chase Fabrications (2207):					7,155.00			
Chicago Creek Sanitation (434)								
2025-20								
2025-20	Invoice	Maintenance Fee	07/29/2025	08/30/2025	197.00	Open	08/25	52-00-5206
Total 2025-20:					197.00			
Total Chicago Creek Sanitation (434):					197.00			
City of Idaho Springs (289)								
25IDSP-00072								
25IDSP-00072	Invoice	Demo Permit 103 E IS Rd	07/31/2025	08/31/2025	278.89	Open	07/25	21-00-6032
Total 25IDSP-00072:					278.89			
Total City of Idaho Springs (289):					278.89			
Clear Creek Center for Arts & Education (2104)								
1002								
1002	Invoice	Block Party Musician	07/28/2025	08/27/2025	350.00	Open	08/25	10-21-5032
Total 1002:					350.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total Clear Creek Center for Arts & Education (2104):					350.00			
Clear Creek County Road & Bridge (1278)								
08.05.25								
08.05.25	Invoice	Fleet fuel/Parks	08/05/2025	08/30/2025	144.55	Open	07/25	10-60-6191
08.05.25	Invoice	Fleet fuel/Police	08/05/2025	08/30/2025	2,393.07	Open	07/25	10-30-6191
08.05.25	Invoice	Fleet fuel/Streets	08/05/2025	08/30/2025	1,040.83	Open	07/25	10-10-6191
08.05.25	Invoice	Fleet fuel/WasteWater	08/05/2025	08/30/2025	152.63	Open	07/25	52-00-6191
08.05.25	Invoice	Fleet fuel/Water	08/05/2025	08/30/2025	152.63	Open	07/25	51-00-6191
Total 08.05.25:					3,883.71			
Total Clear Creek County Road & Bridge (1278):					3,883.71			
Clear Creek Fire Authority (65)								
Q3-2025								
Q3-2025	Invoice	3rd quarter	08/01/2025	08/31/2025	77,385.00	Open	08/25	10-50-5050
Total Q3-2025:					77,385.00			
Total Clear Creek Fire Authority (65):					77,385.00			
Clear Creek Supply (291)								
5165								
5165	Invoice	tire guage	07/28/2025	08/27/2025	39.97	Open	07/25	52-00-5204
Total 5165:					39.97			
12211								
12211	Invoice	teflon tape and pipe thread	07/29/2025	08/28/2025	8.27	Open	07/25	52-00-5204
Total 12211:					8.27			
12401								
12401	Invoice	paint	08/04/2025	09/03/2025	15.98	Open	08/25	10-60-5209
Total 12401:					15.98			
12417								
12417	Invoice	banner supplies	08/04/2025	09/03/2025	49.18	Open	08/25	10-10-6091
Total 12417:					49.18			
Total Clear Creek Supply (291):					113.40			
Colorado Analytical Lab (945)								
250722066								
250722066	Invoice	total coliform P/A compl	07/23/2025	08/22/2025	20.70	Open	07/25	51-00-5201
Total 250722066:					20.70			
250722067								
250722067	Invoice	total coliform P/A compl	07/23/2025	08/22/2025	103.50	Open	07/25	51-00-5201
Total 250722067:					103.50			
250804047								
250804047	Invoice	total coliform P/A compl	08/05/2025	09/04/2025	103.50	Open	08/25	51-00-5201
Total 250804047:					103.50			
Total Colorado Analytical Lab (945):					227.70			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Colorado Community Media (1981)								
139800								
139800	Invoice	Legal Publication	07/24/2025	08/23/2025	79.24	Open	07/25	10-20-5312
Total 139800:					79.24			
140173								
140173	Invoice	Notice of Election Advertisement	07/31/2025	08/30/2025	1,044.00	Open	07/25	10-20-5313
Total 140173:					1,044.00			
Total Colorado Community Media (1981):					1,123.24			
Colorado Precision Plasma CNC (2219)								
10009								
10009	Invoice	Deposit for Upright Bike Racks	07/20/2025	08/19/2025	7,000.00	Open	07/25	59-70-7901
Total 10009:					7,000.00			
Total Colorado Precision Plasma CNC (2219):					7,000.00			
Comcast (1486)								
0197295-7232025								
0197295-7232025	Invoice	City Hall Internet	07/23/2025	08/17/2025	474.78	Open	08/25	10-20-5335
Total 0197295-7232025:					474.78			
247994735								
247994735	Invoice	New High speed internet for WWT	08/01/2025	09/01/2025	2,375.05	Open	07/25	52-00-5335
Total 247994735:					2,375.05			
Total Comcast (1486):					2,849.83			
Common Knowledge Technology, Inc (1549)								
67164								
67164	Invoice	IT Services - Admin	08/01/2025	08/31/2025	1,359.38	Open	08/25	10-20-5106
67164	Invoice	IT Services - PD	08/01/2025	08/31/2025	1,359.38	Open	08/25	10-30-5108
67164	Invoice	IT Services - Streets	08/01/2025	08/31/2025	1,359.38	Open	08/25	10-10-5108
67164	Invoice	IT Services - Water	08/01/2025	08/31/2025	679.68	Open	08/25	51-00-5106
67164	Invoice	IT Services - WW	08/01/2025	08/31/2025	679.68	Open	08/25	52-00-5106
Total 67164:					5,437.50			
Total Common Knowledge Technology, Inc (1549):					5,437.50			
David Christiansen LLC (1897)								
7016								
7016	Invoice	pre-employment Psychological	08/04/2025	09/03/2025	450.00	Open	08/25	10-30-5109
Total 7016:					450.00			
Total David Christiansen LLC (1897):					450.00			
Dietzler Construction Corp. (2154)								
2025.070-1								
2025.070-1	Invoice	Montane Park Water Tank Replac	07/30/2025	08/30/2025	426,579.79	Open	07/25	51-72-7320
Total 2025.070-1:					426,579.79			
Total Dietzler Construction Corp. (2154):					426,579.79			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
DRCOG (512)								
026972								
026972	Invoice	Annual Dues	07/01/2025	08/01/2025	600.00	Open	07/25	10-20-5304
Total 026972:					600.00			
Total DRCOG (512):					600.00			
Dulaney Architecture (2122)								
2023-61-3								
2023-61-3	Invoice	Additional Services for PD	08/05/2025	09/04/2025	4,150.10	Open	07/25	21-00-7045
Total 2023-61-3:					4,150.10			
8-2023-61								
8-2023-61	Invoice	Design Development New PD	08/05/2025	09/04/2025	59,450.50	Open	07/25	21-00-7045
Total 8-2023-61:					59,450.50			
Total Dulaney Architecture (2122):					63,600.60			
Empire Demolition & Property Services (1756)								
7.25.2025								
7.25.2025	Invoice	Remove Concrete Piles Behind B	07/25/2025	08/24/2025	3,500.00	Open	07/25	21-00-6032
Total 7.25.2025:					3,500.00			
Total Empire Demolition & Property Services (1756):					3,500.00			
Foothills Auto & Truck Parts (1021)								
127307								
127307	Invoice	Battery	07/29/2025	08/28/2025	173.63	Open	07/25	10-10-6007
Total 127307:					173.63			
Total Foothills Auto & Truck Parts (1021):					173.63			
FUN Services (2220)								
8.5.25								
8.5.25	Invoice	Dunk Tank Rental	08/05/2025	08/14/2025	309.75	Open	08/25	10-21-5032
Total 8.5.25:					309.75			
Total FUN Services (2220):					309.75			
Goodyear Auto Service Center (131)								
0000045542								
0000045542	Invoice	2025 Ford PU Oil Change	07/25/2025	08/24/2025	115.09	Open	07/25	10-30-6100
Total 0000045542:					115.09			
0000045594								
0000045594	Invoice	Tires and Oil Change 2019 Silvera	07/30/2025	08/30/2025	1,038.77	Open	07/25	52-00-6192
Total 0000045594:					1,038.77			
Total Goodyear Auto Service Center (131):					1,153.86			
Granite Property Services (2196)								
2025-8								
2025-8	Invoice	Parks Services	08/01/2025	08/15/2025	2,459.25	Open	08/25	10-60-5108

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 2025-8:					2,459.25			
8-2025								
8-2025	Invoice	CRC Park Maintenance	08/01/2025	08/14/2025	3,853.18	Open	08/25	10-60-5108
Total 8-2025:					3,853.18			
Total Granite Property Services (2196):					6,312.43			
Happy Llama (2221)								
11638								
11638	Invoice	Banners	07/25/2025	08/09/2025	683.29	Open	07/25	10-21-5039
Total 11638:					683.29			
Total Happy Llama (2221):					683.29			
HDR Engineering, Inc (1605)								
1240028239								
1240028239	Invoice	Virginia Canyon	07/30/2025	08/30/2025	40,381.25	Open	07/25	51-72-7320
Total 1240028239:					40,381.25			
Total HDR Engineering, Inc (1605):					40,381.25			
Home Depot Credit Services (578)								
9025600								
9025600	Invoice	cord protector and shark bite	07/01/2025	08/28/2025	169.11	Open	07/25	10-60-6010
Total 9025600:					169.11			
26893								
26893	Invoice	soap	07/10/2025	08/28/2025	71.52	Open	07/25	10-60-6010
Total 26893:					71.52			
5014005								
5014005	Invoice	stretch wrap, hook blade and knife	07/15/2025	08/28/2025	112.88	Open	07/25	10-10-6020
Total 5014005:					112.88			
Total Home Depot Credit Services (578):					353.51			
Jon Dahlenburg (2222)								
8.1.25								
8.1.25	Invoice	Destoration of Amphitheater	08/01/2025	08/30/2025	1,150.61	Open	08/25	21-00-6032
Total 8.1.25:					1,150.61			
Total Jon Dahlenburg (2222):					1,150.61			
JVA Incorporated (1110)								
24868								
24868	Invoice	montane park water storage repla	06/30/2025	08/30/2025	2,292.67	Open	06/25	51-72-7320
Total 24868:					2,292.67			
Total JVA Incorporated (1110):					2,292.67			
Language Line Services (2102)								
11675041								
11675041	Invoice	Interpreter Services	07/31/2025	08/30/2025	8.20	Open	07/25	10-40-5320

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 11675041:					8.20			
Total Language Line Services (2102):					8.20			
Law Firm Of Suzanne Rogers PC (737)								
8.1.25								
8.1.25	Invoice	Mileage	08/01/2025	08/30/2025	61.18	Open	08/25	10-40-5115
8.1.25	Invoice	Prosecutor	08/01/2025	08/30/2025	1,500.00	Open	08/25	10-40-5115
Total 8.1.25:					1,561.18			
Total Law Firm Of Suzanne Rogers PC (737):					1,561.18			
Liberty Communications (1547)								
3810179								
3810179	Invoice	phone service admin	07/30/2025	08/30/2025	144.44	Open	08/25	10-20-5303
3810179	Invoice	phone service police	07/30/2025	08/30/2025	144.44	Open	08/25	10-30-5303
3810179	Invoice	phone service public works	07/30/2025	08/30/2025	144.44	Open	08/25	10-10-5303
3810179	Invoice	phone service wastewater	07/30/2025	08/30/2025	72.22	Open	08/25	52-00-5303
3810179	Invoice	phone service water	07/30/2025	08/30/2025	72.22	Open	08/25	51-00-5303
Total 3810179:					577.76			
Total Liberty Communications (1547):					577.76			
Michael Goodbee (1940)								
8.1.25								
8.1.25	Invoice	Judge	08/01/2025	08/30/2025	1,600.00	Open	08/25	10-40-5110
Total 8.1.25:					1,600.00			
Total Michael Goodbee (1940):					1,600.00			
Mountain View Woodworking & Garage (1597)								
7.29.25								
7.29.25	Invoice	Tire Plug	07/29/2025	08/28/2025	35.00	Open	07/25	10-10-6150
Total 7.29.25:					35.00			
Total Mountain View Woodworking & Garage (1597):					35.00			
Murray Dahl Beery & Renaud (806)								
AUG 05 2025								
AUG 05 2025	Invoice	legal services	08/05/2025	08/30/2025	10,072.30	Open	07/25	10-20-5101
Total AUG 05 2025:					10,072.30			
Total Murray Dahl Beery & Renaud (806):					10,072.30			
Peak Performance Imaging Solutions (409)								
72473								
72473	Invoice	Copier Meter Bill/Police	08/01/2025	08/16/2025	72.72	Open	07/25	10-30-5309
Total 72473:					72.72			
Total Peak Performance Imaging Solutions (409):					72.72			
Professional Management Solutions (1833)								
85097								
85097	Invoice	Financial Services - admin	07/25/2025	08/24/2025	974.06	Open	06/25	10-20-5104
85097	Invoice	Financial Services - PD	07/25/2025	08/24/2025	974.06	Open	06/25	10-30-5108
85097	Invoice	Financial Services - PW	07/25/2025	08/24/2025	974.06	Open	06/25	10-10-5108

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
85097	Invoice	Financial Services - Water	07/25/2025	08/24/2025	487.03	Open	06/25	51-00-5104
85097	Invoice	Financial Services - WW	07/25/2025	08/24/2025	487.04	Open	06/25	52-00-5104
Total 85097:					3,896.25			
Total Professional Management Solutions (1833):					3,896.25			
Rachel Betz (2223)								
204731								
204731	Invoice	Refund of Developer Account	07/23/2025	08/22/2025	633.00	Open	08/25	10-00-2401
Total 204731:					633.00			
Total Rachel Betz (2223):					633.00			
Ramey Environmental Compliance, INC (898)								
29693								
29693	Invoice	Grease trap inspections	05/31/2025	08/30/2025	77.00	Open	05/25	52-00-5000
29693	Invoice	Grease Trap Inspections/McDonal	05/31/2025	08/30/2025	77.00	Open	05/25	52-00-5000
Total 29693:					154.00			
Total Ramey Environmental Compliance, INC (898):					154.00			
Ross Brier (2172)								
4								
4	Invoice	Photography - Block Party	07/31/2025	08/30/2025	275.00	Open	07/25	10-21-5032
4	Invoice	Photography - July 4th	07/31/2025	08/30/2025	618.75	Open	07/25	10-21-5050
Total 4:					893.75			
Total Ross Brier (2172):					893.75			
Sadie Schultz (2152)								
7.31.25								
7.31.25	Invoice	Director of Business Promotion	08/01/2025	08/30/2025	5,500.00	Open	07/25	10-21-5108
7.31.25	Invoice	Office Rental	08/01/2025	08/30/2025	200.00	Open	07/25	10-21-5038
7.31.25	Invoice	Reimbursements	08/01/2025	08/30/2025	475.82	Open	07/25	10-21-5032
Total 7.31.25:					6,175.82			
Total Sadie Schultz (2152):					6,175.82			
SAFEbuilt, LLC Lockbox #88135 (1041)								
2168676								
2168676	Invoice	Building Permits	07/31/2025	08/30/2025	2,528.70	Open	07/25	10-22-5000
Total 2168676:					2,528.70			
Total SAFEbuilt, LLC Lockbox #88135 (1041):					2,528.70			
Salt Lake Wholesale Sports (1931)								
105961								
105961	Invoice	Ammo	07/28/2025	08/27/2025	1,760.00	Open	07/25	10-30-6045
Total 105961:					1,760.00			
Total Salt Lake Wholesale Sports (1931):					1,760.00			
Smith Power Products Inc. (1848)								
586173								
586173	Invoice	ats controller repair	07/09/2025	08/09/2025	7,481.40	Open	07/25	52-00-5207

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 586173:					7,481.40			
Total Smith Power Products Inc. (1848):					7,481.40			
State of Colorado (1161)								
FGD20250257								
FGD20250257	Invoice	Drinking Water Fee	07/22/2025	08/22/2025	2,091.00	Open	07/25	51-00-5302
Total FGD20250257:					2,091.00			
Total State of Colorado (1161):					2,091.00			
Summit Asbestos Testing (2181)								
1355								
1355	Invoice	1856 CO Blvd demolition survey	08/05/2025	09/04/2025	2,295.63	Open	08/25	59-70-7901
Total 1355:					2,295.63			
Total Summit Asbestos Testing (2181):					2,295.63			
T Mobile (2040)								
997960542-7202025								
997960542-7202025	Invoice	Pd hot spots	07/20/2025	08/19/2025	579.20	Open	07/25	10-30-5335
Total 997960542-7202025:					579.20			
995996113-7212025								
995996113-7212025	Invoice	Admin - Cell Phones	07/21/2025	08/19/2025	121.32	Open	07/25	10-20-5335
995996113-7212025	Invoice	Parks - Cell Phone	07/21/2025	08/19/2025	40.44	Open	07/25	10-60-5335
995996113-7212025	Invoice	Streets - Cell Phones	07/21/2025	08/19/2025	236.38	Open	07/25	10-10-5335
Total 995996113-7212025:					398.14			
Total T Mobile (2040):					977.34			
Terracon Consultants, INC. (1692)								
TP00100								
TP00100	Invoice	rockfall mitigation	06/11/2025	08/11/2025	3,250.00	Open	06/25	51-72-7310
Total TP00100:					3,250.00			
Total Terracon Consultants, INC. (1692):					3,250.00			
The Key People (2202)								
27343								
27343	Invoice	City Hall Janitorial	08/01/2025	08/30/2025	225.00	Open	08/25	10-20-5108
Total 27343:					225.00			
27344								
27344	Invoice	PW Janitorial	08/01/2025	08/30/2025	145.00	Open	08/25	10-10-5108
Total 27344:					145.00			
27345								
27345	Invoice	PD Janitorial	08/01/2025	08/30/2025	125.00	Open	08/25	10-30-5108
Total 27345:					125.00			
Total The Key People (2202):					495.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
THK Associates (1669)								
6305967								
6305967	Invoice	Shelly Quinn Ballfields Redevelop	06/01/2025	08/30/2025	13,050.00	Open	05/25	21-00-6032
Total 6305967:					13,050.00			
6306138								
6306138	Invoice	sports and recreation complex - Fi	08/01/2025	08/30/2025	12,704.78	Open	07/25	21-00-6032
Total 6306138:					12,704.78			
Total THK Associates (1669):					25,754.78			
Thrive 4 Corp. (2173)								
7832								
7832	Invoice	Commission	08/01/2025	08/30/2025	1,000.00	Open	07/25	10-21-5108
Total 7832:					1,000.00			
Total Thrive 4 Corp. (2173):					1,000.00			
Timberline Disposal (1467)								
5845564V324								
5845564V324	Invoice	PW Dumpster	08/01/2025	08/15/2025	448.60	Open	08/25	10-10-5202
5845564V324	Invoice	VCMP Portalet	08/01/2025	08/15/2025	416.37	Open	08/25	10-60-5202
Total 5845564V324:					864.97			
Total Timberline Disposal (1467):					864.97			
Treatment Technology (1078)								
195139								
195139	Invoice	Delivery	07/22/2025	08/21/2025	90.00	Open	07/25	51-00-6210
195139	Invoice	TreatTech-905	07/22/2025	08/21/2025	629.77	Open	07/25	51-00-6210
Total 195139:					719.77			
Total Treatment Technology (1078):					719.77			
USA Blue Book (376)								
00781526								
00781526	Invoice	stirring bars	07/29/2025	08/28/2025	46.55	Open	07/25	52-00-6207
00781526	Invoice	tnt - 844-845-830-832	07/29/2025	08/28/2025	524.52	Open	07/25	52-00-6207
Total 00781526:					571.07			
Total USA Blue Book (376):					571.07			
Utility Notification Center of Colorado (1984)								
225070808								
225070808	Invoice	Locates - Water	07/31/2025	08/30/2025	26.12	Open	07/25	51-00-5108
225070808	Invoice	Locates - WW	07/31/2025	08/30/2025	26.11	Open	07/25	52-00-5108
Total 225070808:					52.23			
Total Utility Notification Center of Colorado (1984):					52.23			
W.E. O'Neil (2192)								
14-1425508-1								
14-1425508-1	Invoice	Police Station Construction	08/04/2025	08/30/2025	116,680.90	Open	07/25	21-00-7045
Total 14-1425508-1:					116,680.90			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total W.E. O'Neil (2192):					116,680.90			
WEX BANK (1459)								
106211433								
106211433	Invoice	Fleet fuel - Police	07/23/2025	08/14/2025	270.77	Open	07/25	10-30-6191
Total 106211433:					270.77			
Total WEX BANK (1459):					270.77			
Wilson Williams Fellman Dittman (2160)								
1850								
1850	Invoice	Xcel Energy Franchise	07/30/2025	08/30/2025	76.50	Open	07/25	10-20-5101
Total 1850:					76.50			
Total Wilson Williams Fellman Dittman (2160):					76.50			
Xcel Energy (540)								
7.31.25								
7.31.25	Invoice	1711 Miner	07/31/2025	08/30/2025	225.54	Open	07/25	10-20-6001
7.31.25	Invoice	1744 Miner Street	07/31/2025	08/30/2025	237.29	Open	07/25	10-30-6001
7.31.25	Invoice	1801 miner a	07/31/2025	08/30/2025	7.95	Open	07/25	52-00-6001
7.31.25	Invoice	200 Colorado	07/31/2025	08/30/2025	112.55	Open	07/25	10-10-6001
7.31.25	Invoice	960 CR 314 New PW Facility	07/31/2025	08/30/2025	558.63	Open	07/25	10-10-6001
7.31.25	Invoice	New WWTP	07/31/2025	08/30/2025	3,662.91	Open	07/25	52-00-6001
7.31.25	Invoice	PD	07/31/2025	08/30/2025	267.37	Open	07/25	10-30-6001
7.31.25	Invoice	street lights	07/31/2025	08/30/2025	4,943.13	Open	07/25	10-10-6085
7.31.25	Invoice	Water Treatment Plant	07/31/2025	08/30/2025	8,454.66	Open	07/25	51-00-6001
7.31.25	Invoice	Wwtp	07/31/2025	08/30/2025	3,408.54	Open	07/25	52-00-6001
Total 7.31.25:					21,878.57			
Total Xcel Energy (540):					21,878.57			
Grand Totals:					1,018,649.11			

Report GL Period Summary

GL Period	Amount
08/25	100,263.27
07/25	885,820.57
06/25	9,503.27
09/25	9,858.00
05/25	13,204.00
Grand Totals:	1,018,649.11

Vendor number hash:0

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. 26, Series 2025

A RESOLUTION ADOPTING AN AMENDED CITY PARKING PLAN

WHEREAS, pursuant to Article 15, Title 31, C.R.S., the City Council possesses the authority to adopt rules and regulations concerning the parking of vehicles within the City of Idaho Springs; and

WHEREAS, the City Council has exercised that authority by previously adopting the City of Idaho Springs Parking Plan ("Parking Plan") by Ordinance No. 7, Series 2003, subsequently amended in its entirety by Resolution No. 31, Series 2015, and has since amended discrete portions of the Parking Plan by resolution, from time to time; and

WHEREAS, as a result of the serial amendments of the Parking Plan over time and the desire of the Council to update and amend certain portions of the Plan, the Council wishes to again update and adopt a new amended Parking Plan in its entirety; and

WHEREAS, the City Council reviewed various proposed changes at its recent work sessions, including the expansion of managed pay and residential permit parking throughout the City.

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

Section 1. The Idaho Springs Parking Plan, dated August 11, 2025 and attached hereto, is hereby approved and adopted in its entirety. The Parking Plan adopted hereby shall supersede and replace all previous editions of the Parking Plan, it being the intent of the City Council that all previous versions are hereby repealed.

Section 2. The City Clerk shall update and replace all copies of the Parking Plan in their custody.

Section 3. Nothing in this Resolution shall be construed to repeal, modify or otherwise affect the validity of any other parking regulation, rule or requirement set forth in the Model Traffic Code, as adopted and amended locally by the City, or any other provision of the Idaho Springs Municipal Code.

Section 4. Should any one or more sections or provisions of this Resolution be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, the intention being that the various sections and provisions are severable.

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 11th day of August 2025.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

CITY OF IDAHO SPRINGS, COLORADO
PARKING PLAN
(Effective 8/11/2025)

This Parking Plan governs the parking of vehicles within the City of Idaho Springs, Colorado. Parking in violation of this Plan is unlawful as provided by Section 15-5 of the Idaho Springs Municipal Code.

Section 1. Parking motor vehicles on private ground.

No person shall park or stand a motor vehicle or other personal property on premises of another or in the lawful possession of another without the permission of the owner or person in possession thereof. Any vehicles parked in excess of 72 hours may be deemed abandoned.

Section 2. Parking lot use.

No person shall perform maintenance work on vehicles or otherwise use the city parking lots for any other purpose than parking vehicles or repairing temporarily disabled vehicles, unless approved by the City Council.

Section 3. Stopping, standing, or parking in alleys.

No person shall stop, stand or park a vehicle within an alley in a business district, except for the expeditious loading or unloading of materials; and no person shall stop, stand or park a vehicle in any other alley in such a manner or under such conditions as to leave available less than ten (10) feet of the roadway for the free movement of vehicular traffic.

No person shall stop, stand, or park a vehicle within an alley in such a position as to block the driveway or entrance to any abutting property.

Section 4. City parking lot hours.

Except as otherwise provided herein, no person shall park any vehicle in any City Parking Lot between the hours of 12 a.m. and 5 a.m. unless otherwise designated by official signs. Vehicles registered with residential parking permits and vehicles owned by and registered to political subdivisions of the state of Colorado, including their departments, agencies, etc., are excepted from this time limitation. For the purposes of this Parking Plan, the Parking Lots in the following locations shall be deemed to be "City Parking Lots":

- a. The North side of Water Street between 14th and 17th Avenues
- b. On the Southwest corner of 16th Avenue and Colorado Blvd.
- c. On the North side of Riverside Drive, the posted areas in the 3200 and 3300 blocks
- d. The South side of Idaho Street between 12th Avenue and 13th Avenue
- e. The east side of Highway 103 across from Carlson Elementary School
- f. The north side of Colorado Boulevard in the 1800 block

Section 5. Handicap parking.

Notice of handicap parking spaces shall be given by posting a single approved sign giving notice of the applicable restrictions, and any time or other limitations thereon, at the front of the space or on a wall or fence beside the space. When possible, the curb in the handicap parking space shall be painted blue.

To be legally parked in a handicap parking space, a vehicle must display an approved appropriate hang tag or license plate.

Permanent handicapped parking spaces shall be provided as follows:

- a. There shall be the following number of handicap parking spaces in the following city parking lots:
 - i. One (1) space in the lot located at 13th Avenue and Idaho Street; and
 - ii. Two (2) spaces in the lot bordered by 15th and 17th Avenues, Water Street and the area known as the “Walking Mall” behind the buildings on the south side of Miner Street between 15th and 17th Avenues.
- b. There shall be one (1) handicap parking space on the west side of 14th Avenue immediately south of Center Alley, in front of the Library. Handicap parking in this space shall be limited to three (3) hours.
- c. There shall be two (2) handicap parking spaces on the east side of 14th Avenue just north of Miner Street adjacent to the Senior Center between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.
- d. There shall be one (1) handicap parking spaces on the north side of Colorado Boulevard, beginning at a point fifteen (15) feet east of the hydrant at the corner of Colorado Boulevard and 16th Avenue.
- e. There shall be one (1) handicap parking space on the west side of 15th Avenue, beginning at the point thirty-four feet (34') north of the north edge of the sidewalk at the corner of Colorado Boulevard and 15th Avenue.
- f. There shall be one (1) handicap parking space on the east side of 17th Avenue, beginning at the point fifteen (15) feet south of the corner of Miner Street and 17th Ave.
- g. There shall be one (1) handicap parking space in the parking lot for the Visitor and Heritage Center.
- h. There shall be one (1) handicap parking space on the north side of Colorado Boulevard in the parking lot for Courtney-Ryley-Cooper Park.
- i. There shall be one (1) handicap parking space on the south side of the 2800 block of Colorado Boulevard just east of Miner Street.
- j. There shall be one (1) handicap parking space on the north side of the 2900 block of Colorado Boulevard just east of Gilson Street.

The City Council may by resolution designate temporary handicap parking spaces to accommodate persons with disabilities who do not have off-street parking

available on their property, or whose off-street parking does not permit reasonable access for them.

- k. Such designation shall be requested on forms provided by the city.
- l. Such designation shall be for one (1) year from the date of the resolution approving the same and may be extended one (1) year at a time by making renewal application on forms provided by the city.
- m. If the person for whom such designation was approved dies, relocates, recovers, or becomes rehabilitated with regard to such person's disability, the authority for the designation shall be immediately revoked and the signs removed.

Section 6. Fifteen (15) & Thirty (30) - Minute Parking Spaces.

When official signs are erected giving notice thereof, no person shall park, stand or leave a vehicle for longer than permitted in a time-restricted parking space.

Fifteen (15) and/or Thirty (30) – Minute Parking Spaces are hereby established with signage at the following locations:

Miner Street, north side in front of Library Book Depository

14th Avenue, west side, first space south of Miner Street

15th Avenue, east side, first space south of Miner Street

16th Avenue west side, first space north of Miner Street

16th Avenue east side, first space north of Center Alley

17th Avenue, west side, first space north of Miner Street

One space in front of 2736 Colorado Boulevard

One space in front of 2745 Colorado Boulevard

Two spaces in front of 2801 Colorado Boulevard

Two spaces in front of 2812 Colorado Boulevard

Two spaces in front of 2818 Colorado Boulevard

Section 7. Loading zones.

Loading zones are hereby established in the following locations and parking in such locations is prohibited except to load or unload passengers or materials:

<i>Name of street or alley</i>	<i>Portion affected (terminal limits)</i>
15 th Avenue at Miner Street	Southwest corner, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays

16 th Avenue at Miner Street	Northeast corner, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays
17 th Avenue at Miner Street	Southwest corner, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays
14 th Avenue to 15 th Avenue	Northwest corner of 14 th Avenue to private parking lot at northeast corner before 15 th Avenue, on Idaho Street, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays.
Idaho Street	Northwest corner of 14 th Avenue to private parking lot at northeast corner before 15 th Avenue, on Idaho Street, as designated by an official sign, from 8:00 a.m. to 5:00 p.m., except Sat., Sun., and Holidays.
City Parking Lots	As designated by official signs.

The City Council may, by resolution, authorize the Public Works Superintendent to designate special parking zones for loading and unloading passengers or materials and to delete such special parking zones by posting or removing appropriate signs.

When official signs are erected giving notice thereof, no person shall park a vehicle for the purpose of loading or unloading materials within the “Downtown Historic District” * except during the following hours:

Loading in Historic District

When official signs are erected giving notice thereof, no person shall park a vehicle for the purpose of loading or unloading materials within the downtown Historic District* except during the following hours:

Loading of Materials Restricted to 5:00 A.M. – 10:00 A.M. DAILY

*For purposes of this parking restriction, the Downtown Historic District shall be The Historic Preservation District of the City, as designated and defined by Section 22-3 of the Idaho Springs Municipal Code from time to time.

All of Blocks 7,8,15,16,20,22,25,28 and 33; the West 1 foot of Lot 9, all of Lots 10,11 and 12, Bloc 9; and the South 40 feet of Lots 1 and 2, Block 17; all within the City of Idaho Springs, County of Clear Creek, Colorado.

Section 8. Parking on certain streets.

Vehicles may be parked on the east side of 8th Avenue from High Street north to the city limits, facing a southerly direction with the left-hand wheels parallel to and within twelve (12) inches of the left-hand curb or as close as practicable to the right edge of the left-hand shoulder.

Section 9. Stopping, standing, or parking during certain hours on certain streets.

When official signs are erected giving notice thereof, no person shall stop, stand, or park a vehicle between the hours specified herein on any day upon any of the streets as follows:

<i>Name of street</i>	<i>Portion affected (terminal limits) Regulations in effect: from – to</i>
Miner Street	From Miner Street Bridge to 13 th Avenue from 3:00 a.m. to 7:00 a.m.
Colorado Boulevard	From 2800-2900 block 3:00 a.m. to 7:00 a.m.
Colorado Boulevard	2000 block in spaces designated for fire department use only

Section 10. Parking prohibited at all times on certain streets.

When official signs are erected giving notice thereof, no person shall at any time park a vehicle upon any of the following described streets or parts thereof:

<i>Name of street</i>	<i>Portion affected (terminal limits)</i>
Virginia Street	North side from Canyon Street to west city limits, 19 th Avenue to Canyon Street
Wall Street	South side from 16 th Avenue to 17 th Avenue South side from 19 th Avenue to 23 rd Avenue South side from 14 th Avenue to 16 th Avenue
Idaho Street	South side from 13 th Avenue to 15 th Avenue
Riverside Drive	Virginia Canyon Flume to 23 rd Avenue south side
Miner Street	South side from Miner Street Bridge East to Miner Street and Colorado Junction at the 2300 Block
Canyon Street	South side from 3 rd Avenue to 1 st Avenue South side from 8 th Avenue to 10 th Avenue North from Virginia Street to city limits, on either side
11 th Avenue	East side of 11 th Avenue from Idaho Street to Miner Street
12 th Avenue	East and west sides of 12 th Avenue from Idaho Street to Miner Street. West side of 12 th Avenue accesses recreation center off-street parking

13 th Avenue	East side of 13 th Avenue, northerly 40 feet from Virginia Street to city limits. Fire lane. East side of 13 th Avenue between Idaho Street and Colorado Boulevard, except for school loading
14 th Avenue	West side of 14 th Avenue from the north boundary of Highway I-70 to the south boundary of Water Street (extended)
15 th Avenue	East side of 15 th Avenue northward from Virginia Street to the city limits. Fire lane.
20 th Avenue	West side of 20 th Avenue from Miner Street to Colorado Boulevard
Idaho Street	Miner Street to 11 th Avenue
Water Street	South side: 14 th Avenue to 15 th Avenue-from the west boundary of 14 th Avenue to a point 80 feet east thereof
High Street	North side of High Street from 8 th Avenue to 9 th Avenue North side of High Street from 8 th Avenue to a point 73 feet west of 8 th Avenue North side and south side of High Street from 7 th Avenue to a point 200 feet east of 7 th Avenue. Fire lane.
Edwards Street	On the north side between 27 th Avenue and 27 th Place On the south side from 25 th Avenue to the I-70 underpass in accordance with the provisions of the Model Traffic Code currently in effect within the City.
Colorado Boulevard	South side: from the west line of 13 th Avenue, west to a point 60 feet west of said west line of 13 th Avenue
Riverside Drive	Both sides between 23 rd Avenue and the Greenway Bridge over Clear Creek at the west end of the Riverside Townhomes

Section 11. Parking time limited on certain streets.

In accordance with the Model Traffic Code currently in effect within the City and when official signs are erected giving notice thereof, no person shall park a vehicle for a period of time longer than the time periods listed below upon any streets or parts of streets as follows:

<i>Name of street</i>	<i>Portion affected (terminal limits)</i>
-----------------------	---

14th Avenue West side between Miner Street and Center Alley – one-hour limit

17th Avenue East side between Miner Street and Idaho Mall – one-hour limit

Section 12. Bus/Rafting/Oversize Vehicle Loading/Unloading & Parking.

In accordance with the Model Traffic Code currently in effect within the City and when official signs are erected giving notice thereof, no person shall park a vehicle in the following spaces or areas in violation of the posted signs or pavement markings:

- a. There shall be a Bus Stop for CDOT Bustang, CDOT Pegasus, Clear Creek County Roundabout, and Greyhound on the south side of Idaho Street beginning at a point seventy-eight (78) feet west of the stop sign at 13th Avenue.
- b. There shall be one (1) tour bus loading/unloading space on the north side of Miner Street in front of the Central Hose House, beginning at the eastern edge of the curb cut and extending 47.1 feet to the west.
- c. There shall be three (3) tour bus and rafting loading/unloading spaces on the north side of Colorado Boulevard just west of 23rd Avenue and across the street from the Visitor and Heritage Center.
- d. Oversize vehicle parking as designated with signage and pavement markings at the City Parking Lot on Highway 103.

Section 13. Parking on certain streets during adverse weather conditions.

During and within the twenty-four (24) hours before and after a period of “adverse weather conditions,” notice of which shall be provided by prominent posting on the City’s website (www.idahospringsco.com), it shall not be unlawful to park a vehicle on the North side of Wall Street from 19th to 23rd Avenue facing east due to the steep slope during inclement weather conditions for reasons of safety.

Section 14. Paid parking on certain streets.

In accordance with the Model Traffic Code currently in effect within the City and when official signs are erected giving notice thereof, no person shall park a vehicle at the following places at the following times without remitting full payment for the same:

The following streets are designated for paid parking between 10:00 a.m. and 6:00 p.m. every day:

- Miner Street between 12th Avenue and Clear Creek
- 14th Avenue between Colorado Boulevard and Idaho Street
- 15th Avenue between Colorado Boulevard and Idaho Mall
- 16th Avenue between Colorado Boulevard and Idaho Mall

- 17th Avenue between Center Alley and Idaho Mall
- Colorado Boulevard between 13th Avenue and the roundabout at Interstate 70 Exit 240, except where otherwise posted
- Soda Creek Road between Montane Drive and the north driveway entrance to the Indian Hot Springs

Section 15. Paid parking lots.

In accordance with the Model Traffic Code currently in effect within the City and when official signs are erected giving notice thereof, no person shall park a vehicle at the following places at the following times without remitting full payment for the same:

The following parking lots are designated for paid parking between 10:00 a.m. and 6:00 p.m. every day:

- Downtown West Parking Lot south of Idaho Mall between 14th and 15th Avenues
- Downtown Central Parking Lot south of Idaho Mall between 15th and 16th Avenues
- Downtown East Parking Lot south of Idaho Mall between 16th and 17th Avenues
- Downtown North Parking Lot southwest of Colorado Boulevard and 16th Avenue
- Transit Center Parking Lot southwest of 13th Avenue and Idaho Street
- Highway 103 Parking Lot south of Interstate 70
- City Hall Parking Lot (weekends and holidays only)
- City Parking Lot in the 1800 block of Colorado Boulevard
- Visitor Center Parking Lot southwest of Colorado Boulevard and Miner Street, except for the spaces designated for the Visitor Center only

Section 16. Residential Permit Parking Areas.

In accordance with the Model Traffic Code currently in effect within the City and when official signs are erected giving notice thereof, no person shall park a vehicle within the following designated residential permit parking zones, excepting only: (1) City residents who have registered their vehicle(s) with the City and their duly-authorized guests; and (2) individuals parked in signed paid parking areas who have remitted full payment for the same:

- The area bounded by Wall Street to the north, Miner Street to the south, 13th Avenue to the east and West Colorado Boulevard to the west.
- The area bounded by Wall Street to the north, Center Alley to the south, 17th Avenue to the east, and 13th Avenue to the west.
- The area bounded by Wall Street to the north, Riverside Drive to the south, 23rd Avenue to the east, and 17th Avenue to the west.
- Miner Street between Clear Creek and Colorado Boulevard.
- Miner Street between the Visitor Center and Safeway.
- Miner Street, 2400-2800 blocks
- Edwards Street, 2300-2700 blocks
- 25th Avenue

- 27th Avenue
- 27th Place
- Spruce Lane
- Miner Circle
- Riverside Drive between the Greenway bridge at the west end of the Riverside Townhomes and the east end of Riverside Drive at the cul de sac.

Section 17. Parking Unlicensed Vehicles on City streets.

No person shall stop, stand or park a vehicle, trailer, semitrailer or motor vehicle upon any City street that is not registered as required by Article 3 of Title 42, C.R.S., as existing or as hereafter amended.

Vehicles parked in violation of this Section that have been unregistered for no more than four (4) months shall receive a warning.

CITY OF IDAHO SPRINGS

CITY COUNCIL COMMUNICATION

Meeting Date: August 1, 2025	Page 1 of 1 w/attachment	Ordinance #15, Series 2025 - Wall Street ROW Acceptance and Recognition as a Legal Public Street (first reading)
Presented by: Dylan Graves Community Development Planner		

BACKGROUND

Historically, most of the western portion of Wall Street between 14th Avenue and 16th Avenue has not been officially platted as a public Right-of-Way (ROW), though it has been a well-established public street for a significant period. Use, maintenance, and recognition of this street historically has been through prescriptive use over time that is less formal than the filing of a subdivision plat.

The City has engaged a surveyor to prepare a formal Street Plat of that portion of Wall Street bounded by 14th Avenue on the west and 16th Avenue on the east and has engaged in discussions with the private property owners through and around which this portion of said right-of-way is located. Both the City and said private property owners desire to establish the precise boundaries and location of Wall Street in this area and to formally recognize and establish its legal status as a public street, without dispute.

The plat would establish Wall Street between 14th Avenue and 16th Avenue as a formal, legal city street, with formal ROW, as depicted on the attached street plat.

A vicinity map is available here:



Planning Commission reviewed this ordinance on August 6, 2025, and unanimously voted to recommend approval.

STAFF RECOMMENDATION

Staff recommend that the City Council approve Ordinance #15, Series 2025 accepting and recognizing Wall Street between 14th Avenue and 16th Avenue as a legal public street.

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 15, Series 2025

AN ORDINANCE ACCEPTING AND RECOGNIZING A PORTION OF WALL STREET AS A LEGAL PUBLIC STREET

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

WHEREAS, pursuant to Part 23 of Title 31, C.R.S., the City, acting by and through the Idaho Springs City Council (“Council”), possesses the authority to regulate the planning and zoning of the City generally, including but not limited to the authority to recognize and accept dedicated public streets, typically through the subdivision platting process; and

WHEREAS, from time to time, streets come into existence and are put to the public use through prescriptive use over a period of time or other means less formal than the filing of a subdivision plat; and

WHEREAS, in such instances, streets may be well-established public streets, but without any record of their establishment, precise boundaries and locations or acceptance of responsibility for the same by the jurisdiction in which they are located; and

WHEREAS, the resulting uncertainty concerning the precise location, boundaries of and responsibility for such streets can present difficulties for the relevant public agencies as well as the private property owners in the areas surrounding the streets; and

WHEREAS, C.R.S. § 31-23-217 provides a process for municipalities to formally accept and recognize the legal status of such streets, in lieu of a formal subdivision platting process, and to thereby clearly establish the location and boundaries of such streets with certainty; and

WHEREAS, such a street exists within the City of Idaho Springs, known as Wall Street, which has been well-established for many years, although never formally platted by recorded subdivision or other recorded plat; and

WHEREAS, the City has engaged a surveyor to prepare a formal Street Plat of that portion of Wall Street bounded by 14th Avenue on the west and 16th Avenue on the east and has engaged in discussions with the private property owners through and around which this portion of said right-of-way is located; and

WHEREAS, both the City and said private property owners desire to establish the precise boundaries and location of Wall Street in this area and to formally recognize and establish its legal status as a public street, without dispute; and

WHEREAS, as required by C.R.S. § 31-23-217, this Ordinance was submitted to the Idaho Springs Planning Commission on August 6, 2025, resulting in the Planning Commission approving this Ordinance; and

WHEREAS, the Council now therefore desires to adopt this Ordinance, by the majority vote required by C.R.S. § 31-23-217, and thereby definitively establish the boundaries, location and legal status of a certain portion of Wall Street, as further specified herein, as a recognized public street.

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

Section 1. The above and foregoing recitals are expressly adopted as findings and determinations of the Council.

Section 2. Pursuant to C.R.S. § 31-23-217, the Idaho Springs City Council hereby formally accepts and recognizes the legal status of that portion of right-of-way described and illustrated in the attached **Exhibit A**, incorporated herein by this reference, known as Wall Street, bounded by 14th Avenue on the west and 16th Avenue on the east, and thereby establish the exact location and boundaries of said portion of Wall Street for all legal purposes upon the effective date of this Ordinance and thereafter.

Section 3. Zoning Maps; Official Plats. City staff is hereby directed to make conforming amendments to all copies of the official City Zoning Map and all other official City-maintained plats and maps, as necessary, to reflect the location and public status of Wall Street as set forth herein, upon the effectiveness of this Ordinance.

Section 4. Recording of Ordinance. City staff is further directed to record this Ordinance and its Exhibits in the real property records of Clear Creek County, Colorado, upon the effectiveness of this Ordinance.

Section 5. 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 or part thereof shall not revive any other section or part of any Ordinance or Code provision heretofore repealed or superseded.

Section 6. Should any one or more sections or provisions of this Ordinance or of Code provisions 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 provisions, the intention being that the various sections and 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 11th day of August, 2025.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

PASSED, ADOPTED AND APPROVED, after public hearing, at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 8th day of September, 2025.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

CERTIFICATION OF VOTES, PASSAGE OF ORDINANCE

I hereby certify and attest that this Ordinance was approved by the Idaho Springs Planning Commission by a vote of ____ to ____ ; and this Ordinance was approved by the Idaho Springs City Council on Second and Final Reading by a vote of ____ to ____ .

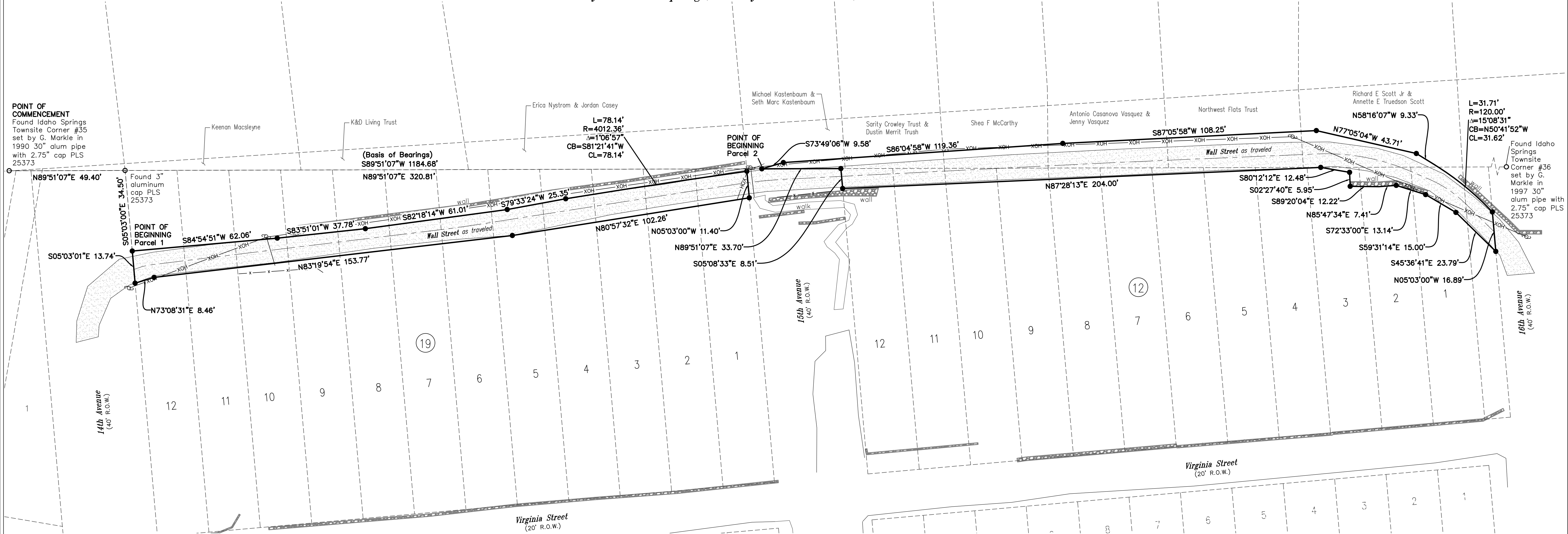
Diane Breece, City Clerk

EXHIBIT A

[Wall Street – Surveyed Street Plat]

LAND SURVEY PLAT

A part of Lots 1-12, Block 19, Lots 1-12 Block 12
and the West 11 feet of 16th Avenue
City of Idaho Springs, County of Clear Creek, State of Colorado



DESCRIPTION:

Parcel 1:

A part of Lots 1-12, Block 19, City of Idaho Springs, County of Clear Creek, State of Colorado, more particularly described as follows;

COMMENCING at corner No. 35 of the Idaho Springs Townsite being a found an aluminum pipe with 2-3/4" aluminum cap stamped PLS 25373, whence corner No. 36 thereof bears N89°51'07"E a distance of 1184.68', with all bearings contained herein relative thereto; thence N89°51'07"E, a distance of 49.40 feet to the Northwest corner of Block 19, said Townsite of Idaho Springs; thence along the West line thereof S05°03'00"E, a distance of 34.50 feet to the POINT OF BEGINNING thence N84°54'51"E, a distance of 62.06 feet; thence N83°51'01"E, a distance of 37.78 feet; thence N82°18'14"E, a distance of 61.01 feet; thence N79°33'24"E, a distance of 25.35 feet to the point of a non-tangent curvature; thence along said curve to the right 78.14 feet having a radius of 4,012.36 feet, a central angle of 01°06'57" and which chord bears N81°21'41"E a distance of 78.14 feet to the East line of said Block 19; thence along said line being a line non-tangent to said curve, S05°03'00"E, a distance of 11.40 feet; thence S80°57'32"W, a distance of 102.26 feet; thence S83°19'54"W, a distance of 153.77 feet; thence S73°08'31"W, a distance of 8.46 feet to said West line of Block 19; thence along said line N05°03'01"W, a distance of 13.74 feet to the POINT OF BEGINNING.

Containing 2,972 square feet or 0.068 acres, more or less.

Parcel 2:

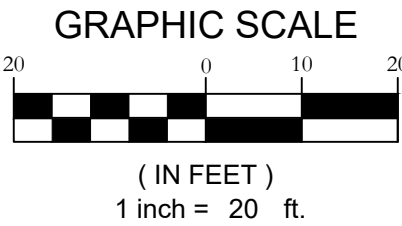
A part of Lots 1-12 Block 12 and the West 11 feet of 16th Avenue, City of Idaho Springs, County of Clear Creek, State of Colorado, more particularly described as follows:

COMMENCING at corner No. 35 of the Idaho Springs Townsite being a found an aluminum pipe with 2-3/4" aluminum cap stamped PLS 25373, whence corner No. 36 thereof bears N89°51'07"E a distance of 1184.68', with all bearings contained herein relative thereto; thence N89°51'07"E, a distance of 320.81 feet to the POINT OF BEGINNING; thence N73°49'06"E, a distance of 9.58 feet; thence N86°04'58"E, a distance of 119.36 feet; thence N87°05'58"E, a distance of 108.25 feet; thence S77°05'04"E, a distance of 43.71 feet; thence S58°16'07"E, a distance of 9.33 feet to a point of curvature; thence along the arc of said curve to the right 31.71 feet, having a radius of 120.00 feet, and a central angle of 15°08'31"; thence along a line non-tangent to said curve, S05°03'00"E, a distance of 16.89 feet; thence N45°36'41"W, a distance of 23.79 feet; thence N59°31'14"W, a distance of 15.00 feet; thence N72°33'00"W, a distance of 13.14 feet; thence S85°47'34"W, a distance of 7.41 feet; thence N89°20'04"W, a distance of 12.22 feet; thence N02°27'40"W, a distance of 5.95 feet; thence N80°12'12"W, a distance of 12.48 feet; thence S87°28'13"W, a distance of 204.00 feet to the West line of Block 12 said Townsite of Idaho Springs; thence along said line N05°08'33"W, a distance of 8.51 feet to the Northwest corner thereof; thence S89°51'07"W, a distance of 33.70 feet to the POINT OF BEGINNING.

Containing 4,286 square feet or 0.098 acres, more or less.

NOTES:

- Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory, commits a class two (2) misdemeanor pursuant to state statute 18-4-508, C.R.S.
- All dimensions shown hereon are expressed in feet and decimals thereof. All bearings shown here on are degrees-minutes-seconds.
- Basis of Bearings: Bearings are based on the Colorado State Plane Coordinate System, Central Zone, NAD 83. The North line of Block 19, Townsite of Idaho Springs having an assumed bearing of S89°51'07"W, being marked with a 30" aluminum pipe with a 2.75" cap stamped: PLS 25373, shown hereon
- The purpose of the plat is to illustrate and accept the dimensions of Wall Street right-of-way as shown, as authorized by CRS 31-23-217 and City Ordinance No. XX, Series 2025.

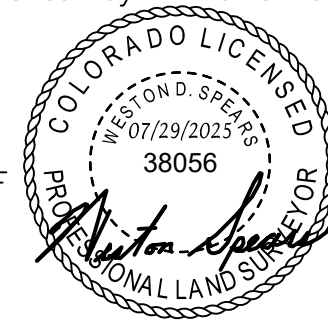


MONUMENT LEGEND

- Set No. 4 rebar 18" in length with 1" green plastic cap stamped: Clear Creek PLS 38056

SURVEYOR'S CERTIFICATION:

I, Weston D. Spears, a Professional Land Surveyor registered in the State of Colorado, hereby certify that this survey was made in accordance with applicable standards of practice, was prepared under my responsible charge based on a field survey performed in June, 2025 and to the best of my professional knowledge, information and belief is an accurate representation of that field survey. This is not a guaranty or warranty, either expressed or implied.

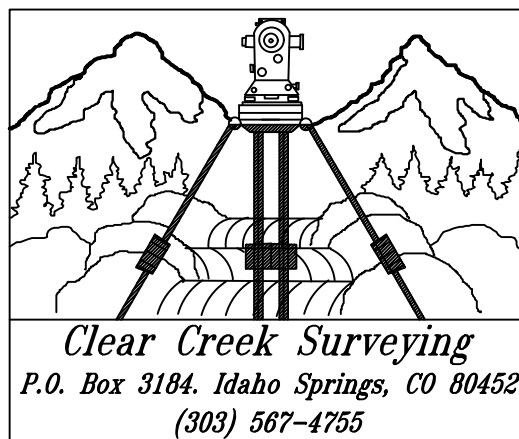


Weston D. Spears, Professional Land Surveyor
Colorado P.L.S. No. 38056
for and on behalf of Clear Creek Surveying

COUNTY RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the County Clerk and Recorder of Clear Creek County this day of _____, 20____, at _____, m., in book _____, at page _____, reception number _____.

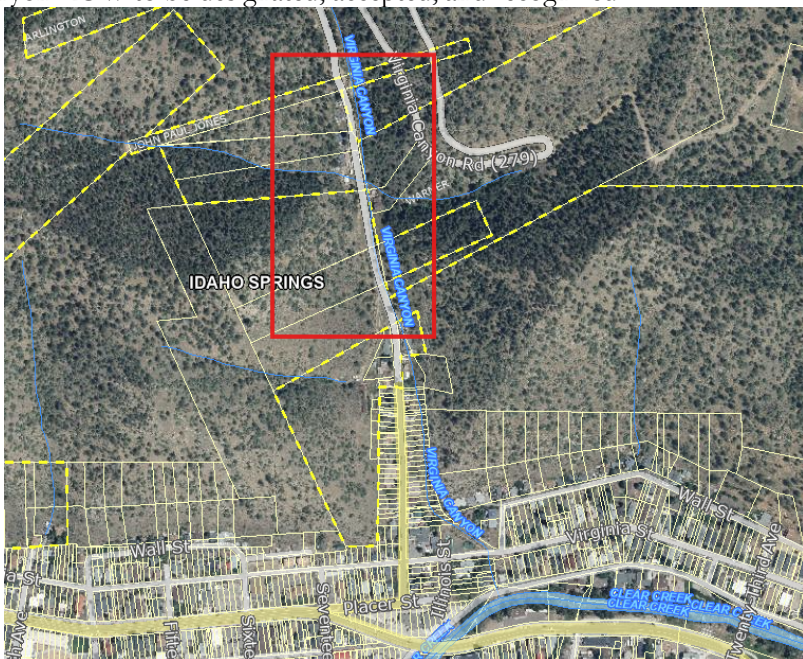
Clerk and Recorder



Land Survey Plat A part of Lots 1-12, Block 19, Lots 1-12 Block 12 and the West 11 feet of 16th Avenue City of Idaho Springs, County of Clear Creek, State of Colorado Client: City of Idaho Springs			
Clear Creek Surveying P.O. Box 3184, Idaho Springs, CO 80452 (303) 567-4755	S36, T3S, R73W of the 6th P.M. Project No. 25-XX	Sheet No. 1	No. of Sheets 1

CITY OF IDAHO SPRINGS

CITY COUNCIL COMMUNICATION

Meeting Date: August 11, 2025	Page 1 of 1 w/attachment	Virginia Canyon Road ROW Realignment – Second Reading
Presented by: Dylan Graves Community Development Planner		
BACKGROUND The City of Idaho Springs has platted right-of-way (ROW) on Virginia Canyon Road from the base of Virginia Canyon Road until approximately 207 Virginia Canyon Road. Beyond that point, ROW has not historically been formally dedicated or accepted throughout the area. As part of the City of Idaho Springs’ Virginia Canyon Road / Virginia Street reconstruction work, the city has worked with the property owners abutting Virginia Canyon Road to formalize and memorialize the current location and boundaries of Virginia Canyon Road north of 207 Virginia Canyon Road. The purpose of the proposed ordinance is to formally designate, accept and recognize the boundaries of Virginia Canyon Road in and around the area specified by the attached exhibits. Portion of Virginia Canyon ROW to be designated, accepted, and recognized: 		
The ordinance concerns the right-of-way dimensions only; it does not concern other aspects of the Virginia Canyon Road design or construction. The Planning Commission reviewed this ordinance on July 2 and unanimously voted in favor of approval. STAFF RECOMMENDATION Staff recommends approval of Ordinance #14, Series 2025, an ordinance realigning the right-of-way for Virginia Canyon Road as shown on the attached exhibits.		

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Ordinance No. 14, Series 2025

**AN ORDINANCE ACCEPTING AND RECOGNIZING THE ALIGNMENT OF A
PORTION OF VIRGINIA CANYON ROAD**

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

WHEREAS, pursuant to Part 23 of Title 31, C.R.S., the City, acting by and through the Idaho Springs City Council (“Council”), possesses the authority to regulate the planning and zoning of the City generally, including but not limited to the authority to recognize and accept dedicated public streets, typically through the subdivision platting process; and

WHEREAS, the City has undertaken an improvement project concerning a portion of Virginia Canyon Road within the City and through that process has engaged in discussions with stakeholders and interested parties, which discussions have led to a desire to formalize and memorialize the current location and boundaries of that portion of Virginia Canyon Road, such that the boundaries may be definitively known and relied upon going forward; and

WHEREAS, the Council therefore desires to formally designate, accept and recognize the boundaries of Virginia Canyon Road in and around the area specified herein, by ordinance, 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. The above and foregoing recitals are expressly adopted as findings and determinations of the Council.

Section 2. Pursuant to C.R.S. § 31-23-217, the Idaho Springs City Council hereby formally accepts, designates and recognizes the boundaries of that portion of right-of-way known as Virginia Canyon Road described and illustrated in the attached **Exhibit A**, incorporated herein by this reference, for all legal purposes upon the effective date of this Ordinance and thereafter.

Section 3. Findings concerning voting. This Ordinance was approved by the Idaho Springs Planning Commission by a vote of 5 to 0, on July 2, 2025,; this Ordinance was finally-approved, on second reading, by the Idaho Springs City Council by a vote of _____ to _____ .

Section 4. Zoning Maps; Official Plats. City staff is hereby directed to make conforming amendments to all copies of the official City Zoning Map and all other official City-maintained plats and maps, as necessary, to reflect the location of Virginia Canyon Road specified herein, upon the effectiveness of this Ordinance.

Section 5. Recording of Ordinance. City staff is further directed to record this Ordinance and its Exhibits in the real property records of Clear Creek County, Colorado, upon the effectiveness of this Ordinance.

Section 6. 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 or part thereof shall not revive any other section or part of any Ordinance or Code provision heretofore repealed or superseded.

Section 7. Should any one or more sections or provisions of this Ordinance or of Code provisions 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 provisions, the intention being that the various sections and 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 14th day of July, 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 11th day of August, 2025.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

EXHIBIT A

[Survey of Virginia Canyon Road]

EXHIBIT "A"

DESCRIPTION:

A portion of the John Paul Jones Lode S.H. White Claim, Survey No. 351 Mineral District No. 2, approved by the Surveyor General's Office, Denver Colorado on July 28, 1873, also as shown in the Bureau of Land Management's Dependent Resurvey of Mineral Claims in Section 36, dated April 29, 1991, being in Section 36, Township 3 South, Range 73 West of the 6th/ Principal Meridian, County of Clear Creek, State of Colorado being more particularly described as follows:

COMMENCING at Corner No. 39 of Idaho Springs Townsite being monumented with a 2 ¼" diameter iron pipe with a 3 ¼" diameter brass cap stamped "BLM T3S R73W 39 S36 IST 1992", **WHENCE** Corner No. 38 of Idaho Springs Townsite being monumented with a 2 ¼" diameter iron pipe with a 3 ¼" diameter brass cap stamped "BLM T3S R73W 38 S36 IST 1992" bears South 87° 34' 06" West a distance of 188.29 feet;

THENCE North 15° 17' 01" West a distance of 1178.95' to the southerly line of said John Paul Jones Lode and the **POINT OF BEGINNING**;

THENCE South 73°15'02" West on said southerly line of the John Paul Jones Lode a distance of 13.49 feet to Corner No. 1 of Government Lot 5 per said Bureau of Land Management Dependent Resurvey of Mineral Claims in Section 36, being monumented with a found ¾" diameter aluminum rod with a 3 ¼" diameter illegible aluminum cap;

THENCE continuing on said southerly line of the John Paul Jones Lode South 73°10'22" West also being on the northerly line of said Government Lot 5 a distance of 11.21 feet;

THENCE North 24°00'00" West a distance of 30.65 feet;

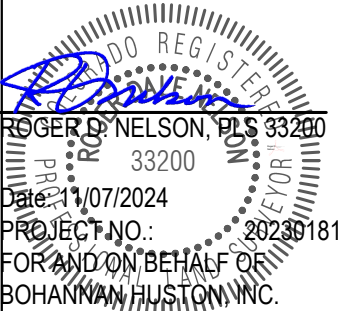
THENCE North 14°41'18" West a distance of 19.03 feet to the northerly line of said John Paul Jones Lode;

THENCE North 73°12'28" East on said northerly line of the John Paul Jones Lode a distance of 24.70 feet;

THENCE South 14°41'18" East a distance of 19.04 feet;

THENCE South 24°00'00" East a distance of 30.64 feet to the **POINT OF BEGINNING**.

Parcel contains ± 0.028 (1,221 Sq. Ft.) more or less.


ROGER D. NELSON, PLS 33200
33200
Date: 11/07/2024
PROJECT NO.: 20230181
FOR AND ON BEHALF OF
BOHANNAN HUSTON, INC.

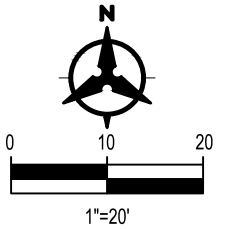
NOTES
This exhibit does not represent a monumented survey.
It is intended only to depict the attached description.

SHEET 1 OF 2

 www.bhinc.com 10303 East Dry Creek Road P: 303.799.5103 Suite No. 250 F: 303.799.5104 Englewood, Colorado 80112	EASEMENT EXHIBIT WALTER CLYDE & BOBBIE DOLORES GOODWIN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST 6TH PRINCIPAL MERIDIAN COUNTY OF CLEAR CREEK, STATE OF COLORADO BHI PROJ. NO. 20230181 11/07/2024
THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY BOHANNAN HUSTON, INC. FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF BOHANNAN HUSTON, INC. SHALL BE AT THE SOLE RISK OF THE USER. C:\Users\gmagnanelli\appdata\local\temp\AcPublish_2788\20230181_EXHIBIT_ESMT_GOODWIN.dwg Thu, 14-Nov-2024 - 3:38pm, Plotted by: GMAGNANELLI	

EXHIBIT "A"

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S73°15'02"W	13.49'
T2	S73°10'22"W	11.21'



LEGEND

CALCULATED POINT

FOUND MONUMENT AS NOTED

PROPOSED PARCEL LINE THIS EXHIBIT

PROPOSED PARCEL LINE OTHER EXHIBIT

ADJACENT BOUNDARY LINE

NEW PARCEL AREA

ORDINANCE No. 13, SERIES 2003
ANNEXATION AREA 28 NO. TWO PROPERTY

PARCEL 1
- 0.0280 Acres
(1,221 Sq. Ft.)

EXCEPTION PARCEL (No. 6)
ORDINANCE No. 13, SERIES 2003
ANNEXATION AREA 28 NO. TWO PROPERTY

ORDINANCE No. 13, SERIES 2003
ANNEXATION AREA 28 NO. TWO PROPERTY

EXCEPTION PARCEL (No. 4)
ORDINANCE No. 13, SERIES 2003
ANNEXATION AREA 28 NO. TWO PROPERTY



 ROGER D. NELSON, PLS 33200
 33200
 Date: 11/07/2024
 PROJECT NO.: 20230181
 FOR AND ON BEHALF OF
 BOHANNAN HUSTON, INC.

NOTES

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It is intended only to depict the attached description.

SHEET 2 OF 2

Bohannon  **Huston**

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P: 303.799.5103 Suite No. 250
F: 303.799.5104 Englewood, Colorado 80112

EASEMENT EXHIBIT
WALTER CLYDE & BOBBIE DOLORES GOODWIN
SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST
6TH PRINCIPAL MERIDIAN

COUNTY OF CLEAR CREEK, STATE OF COLORADO
BHI PROJ. NO. 20230181 11/07/2024

THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY BOHANNAN HUSTON, INC. FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF BOHANNAN HUSTON, INC. SHALL BE AT THE SOLE RISK OF THE USER.

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Thu, 14-Nov-2024 - 3:38:pm, Plotted by: GMAGNANELLI

EXHIBIT "A"

DESCRIPTION:

A portion of Government Lot 6 and situated within the Northwest One-Quarter of Section 36, Township 3 South, Range 73 West of the Sixth Principal Meridian, County of Clear Creek, State of Colorado, as shown in the Bureau of Land Management's Dependent Resurvey of Mineral Claims in Section 36, dated April 29, 1991, being more particularly described as follows:

COMMENCING at Corner No. 39 of Idaho Springs Townsite being monumented with a found 2 ¼" diameter iron pipe with a 3 ¼" diameter brass cap stamped "BLM T3S R73W 39 S36 IST 1992", **WHENCE** Corner No. 38 of Idaho Springs Townsite being monumented with a found 2 ¼" diameter iron pipe with a 3 ¼" diameter brass cap stamped "BLM T3S R73W 38 S36 IST 1992" bears 87°34'06" West a distance of 188.29 feet;

THENCE North 15°33'11" West a distance of 932.19 feet to Corner No. 4 of said Government Lot 6 also being Corner No. 1 of Government Lot 7, and, being monumented with a found 5/8" diameter aluminum rod set in the ground and the **POINT OF BEGINNING**;

THENCE South 80° 50' 46" West on the southerly line of said Government Lot 6 being the northerly line of said Government Lot 7 a distance of 31.23 feet;

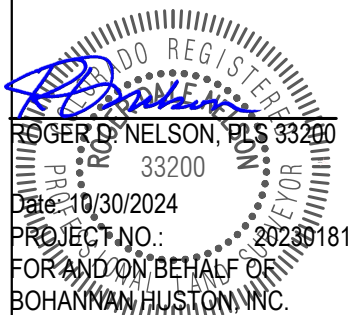
THENCE North 08° 10' 52" West a distance of 78.91 feet to the northerly line of said Government Lot 6 being the southerly line of Government Lot 5;

THENCE North 85° 48' 16" East on the northerly line of said Government Lot 6 a distance of 11.81 feet to Corner No. 1 of said Government Lot 6 being Corner No. Corner 3 of said Government Lot 5;

THENCE the following two (2) courses along the easterly boundary of said Government Lot 6:

- 1.) South 28° 23' 09" East a distance of 52.58 feet to Corner No. 5 of said Government Lot 6 being Corner No. 2 of Warner Mineral Survey No. 20556 ;
- 2.) **THENCE** South 10° 46' 37" West a distance of 28.24 feet to the **POINT OF BEGINNING**.

Parcel contains ± 0.0437 (1905.52 Sq. Ft.) more or less.



ROGER D. NELSON, P.E. 33200
Date: 10/30/2024
PROJECT NO.: 20230181
FOR AND ON BEHALF OF
BOHANNAN HUSTON, INC.

NOTES
This exhibit does not represent a monumented survey.
It is intended only to depict the attached description.

SHEET 1 OF 2

 www.bhinc.com 10303 East Dry Creek Road P: 303.799.5103 Suite No. 250 F: 303.799.5104 Englewood, Colorado 80112	EASEMENT EXHIBIT TOBIANN & DOUGLAS GORDON HOWELL SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST 6TH PRINCIPAL MERIDIAN COUNTY OF CLEAR CREEK, STATE OF COLORADO BHI PROJ. NO. 20230181 11/19/2024
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EXHIBIT "A"

LEGEND

○ CALCULATED POINT

⬢ ⬢ ⬢ ⬢ ⬢ FOUND MONUMENT AS NOTED

— PARCEL LINE

— ADJACENT BOUNDARY LINE

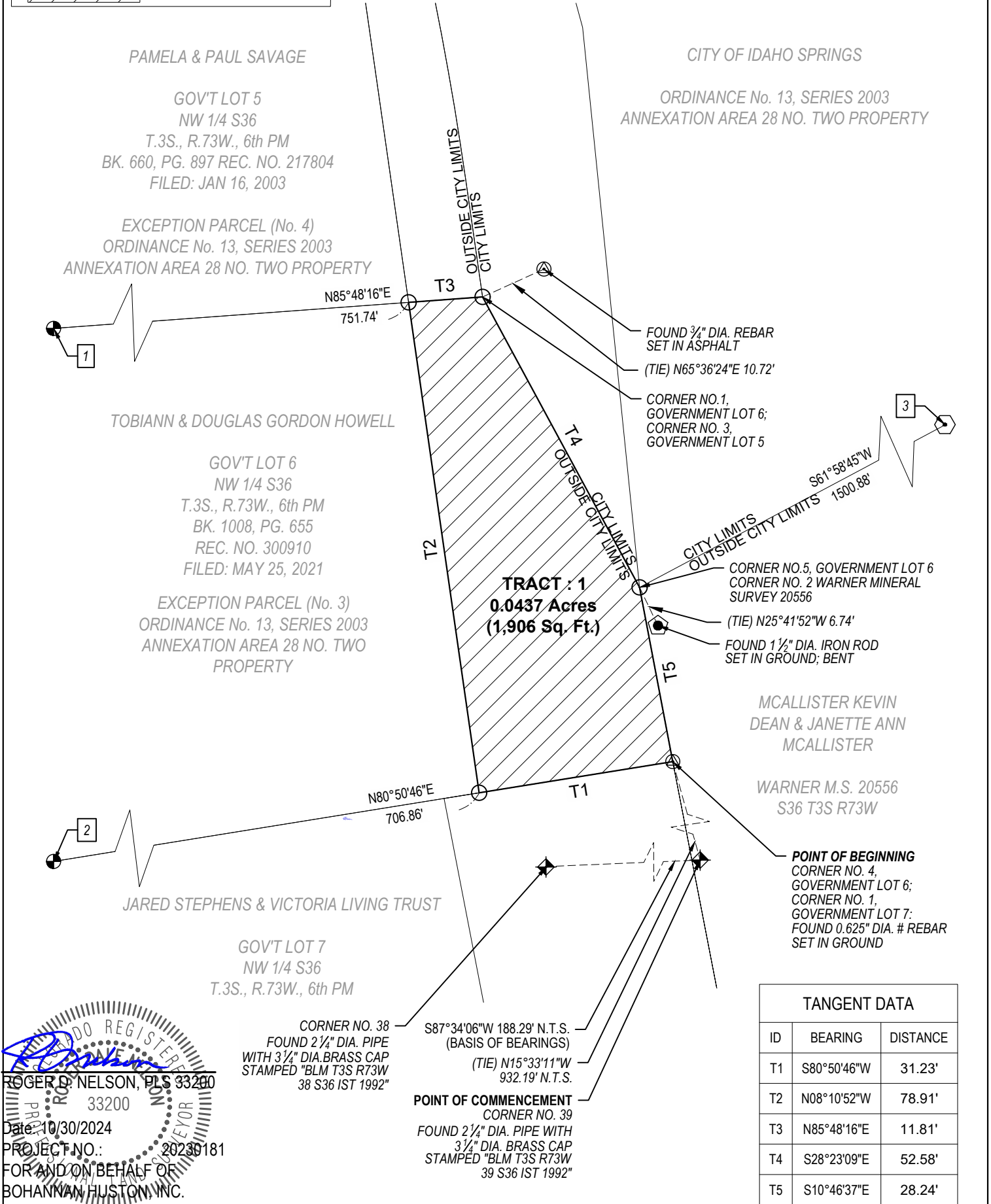
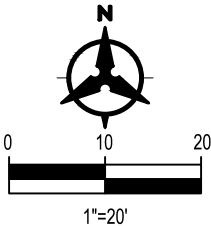
▨ NEW PARCEL AREA

- # KEYED NOTES THIS SHEET
1.

CORNER NO. 2, GOVERNMENT LOT 6: FOUND 3/4" DIA. REBAR WITH 3 1/4" ALUMINUM CAP STAMPED "BLM MS 351 T3S R73W S36 1991"
2.

CORNER NO. 3, GOVERNMENT LOT 6: FOUND 3/4" DIA. REBAR WITH 3 1/4" ALUMINUM CAP STAMPED "BLM T3S R73W S36 3 2 1991" (NOT APPLICABLE)
3.

FOUND 10" x 5" STONE: 23.6 FT SOUTHERLY OF 19" DIA. PINE TREE FULLY SCRIBED



REGISTERED

PROFESSIONAL SURVEYOR

NO. 33200

BOHANNAN HUSTON, INC.

ROGER D. NELSON, PLS 33200

33200

DATE: 10/30/2024

PROJECT NO.: 20230181

FOR AND ON BEHALF OF

BOHANNAN HUSTON, INC.

NOTES

This exhibit does not represent a monumented survey.

It is intended only to depict the attached description.

SHEET 2 OF 2

Bohannan

Huston

www.bhinc.com

10303 East Dry Creek Road

P: 303.799.5103

Suite No. 250

F: 303.799.5104

Englewood, Colorado 80112

EASEMENT EXHIBIT

TOBIANN & DOUGLAS GORDON HOWELL

SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST

6TH PRINCIPAL MERIDIAN

COUNTY OF CLEAR CREEK, STATE OF COLORADO

BHI PROJ. NO. 20230181 11/19/2024

EXHIBIT "A"

DESCRIPTION:

A parcel of land located within the Northwest One-Quarter of Section 36, Township 3 South, Range 73 West, 6th Principal Meridian, City of Idaho Springs, Clear Creek County, Colorado being more particularly described as follows:

COMMENCING at Corner No. 39 of Idaho Springs Townsite being monumented with a 2 ¼" diameter iron pipe with a ¾" diameter brass cap stamped "BLM T3S R73W 39 S36 IST 1992", **WHENCE** Corner No. 38 of Idaho Springs Townsite being monumented with a 2 ¼" diameter iron pipe with a ¾" diameter brass cap stamped "BLM T3S R73W 38 S36 IST 1992" bears South 87° 34' 06" West a distance of 188.29 feet;

THENCE North 15° 24' 46" West a distance of 960.34' to Corner No. 5 of Government Lot 6 as shown in the Bureau of Land Management's Dependent Resurvey of Mineral Claims in Section 36, dated April 29, 1991, also being Corner No. 2 of Warner Mineral Survey No. 20556 as shown in said dependent survey and the **POINT OF BEGINNING**;

THENCE North 28°23'09" West on the easterly line of said Government Lot 6 a distance of 52.58 feet to Corner No. 1 said Government Lot 6 also being Corner No. 3 Government Lot No. 5;

THENCE the following three (3) courses along the easterly boundary of said Government Lot 5:
1.) North 08°11'00" West non-tangent with the following described curve a distance of 18.77 feet to Corner No. 4 of said Government Lot 5;
2.) **THENCE** along the arc of a curve to the left having a central angle of 013°12'20", a radius of 532.38 feet, a chord bearing North 14°47'12" West a distance of 122.44 feet, an arc a distance of 122.71 feet to a found ¾" diameter aluminum rod with a ¾" diameter illegible aluminum cap being Corner No. 5 of said Government Lot 5;
3.) **THENCE** North 21°22'38" West non-tangent with previous described curve a distance of 26.15 feet to a found ¾" diameter aluminum rod with ¾" diameter illegible aluminum cap being Corner No. 1 said Government Lot 5;

THENCE North 73°15'02" East on the southerly line of the John Paul Jones Lode Mineral Survey No. 351 a distance of 13.49 feet;

THENCE South 26°12'23" East a distance of 66.82 feet;

THENCE South 15°13'02" East a distance of 64.58 feet;

THENCE South 05°48'35" East a distance of 89.64 feet to said Corner No. 5 of said Government Lot 6 also being the **POINT OF BEGINNING**.

Parcel contains ± 0.0861 (3,752 Sq. Ft.) more or less.

REGISTERED PROFESSIONAL SURVEYOR

ROGER D. NELSON, PLS 33200

33200

DATE: 11/07/2024

PROJECT NO.: 20230181

FOR AND ON BEHALF OF BOHANNAN HUSTON, INC.

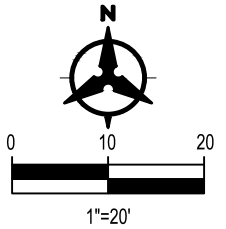


NOTES
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It is intended only to depict the attached description.

SHEET 1 OF 2

BohannonHuston www.bhinc.com 10303 East Dry Creek Road P: 303.799.5103 Suite No. 250 F: 303.799.5104 Englewood, Colorado 80112	EASEMENT EXHIBIT CITY OF IDAHO SPRINGS SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST 6TH PRINCIPAL MERIDIAN COUNTY OF CLEAR CREEK, STATE OF COLORADO BHI PROJ. NO. 2023018111/19/2024
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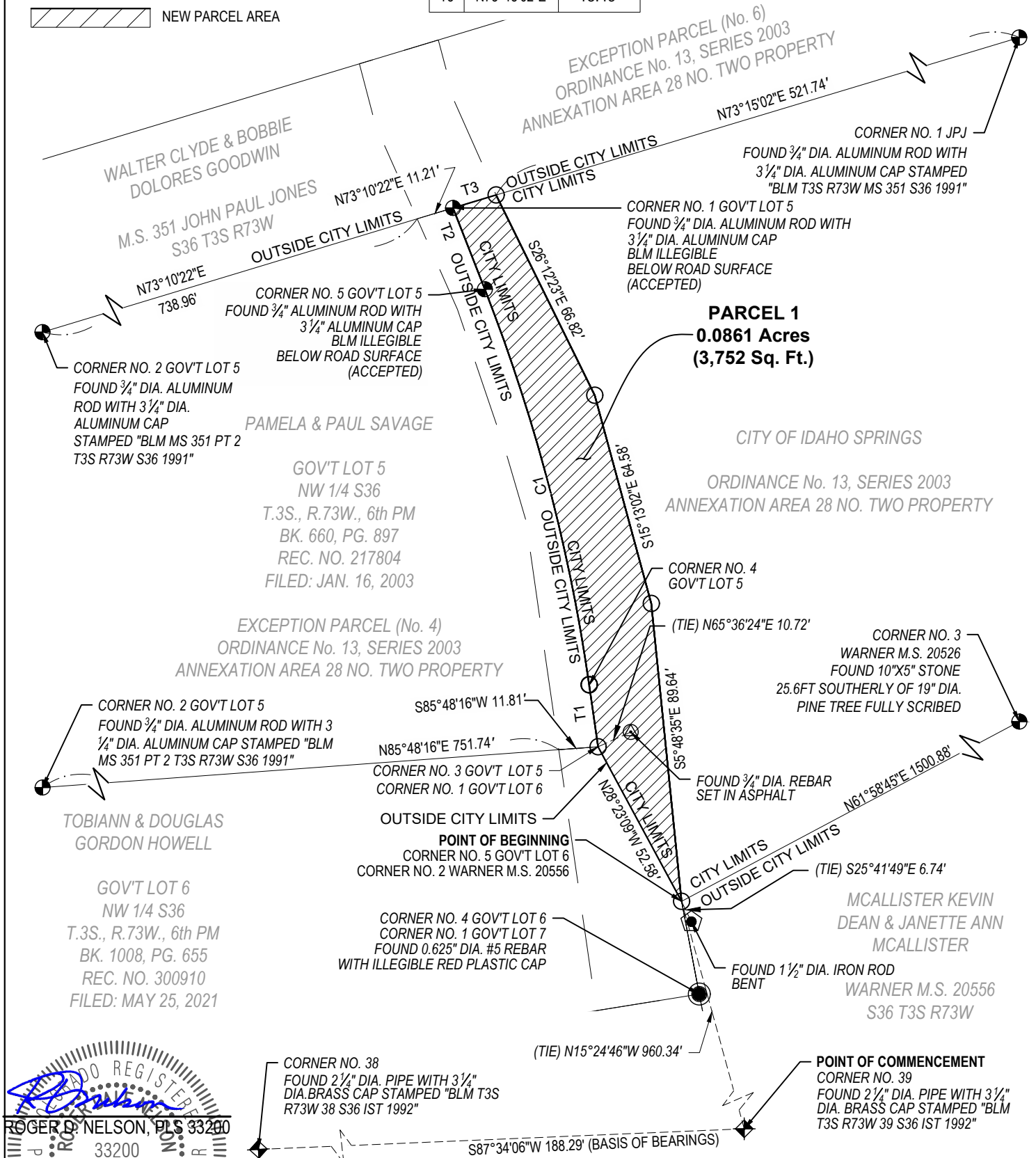
EXHIBIT "A"



LEGEND

-  CALCULATED POINT
     FOUND MONUMENT AS NOTED
 PROPOSED PARCEL LINE THIS EXHIBIT
  PROPOSED PARCEL LINE OTHER EXHIBIT
 ADJACENT BOUNDARY LINE
 NEW PARCEL AREA

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N08°11'00"W	18.77'
T2	N21°22'38"W	26.15'
T3	N73°15'02"E	13.49'



CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	122.71'	532.38'	61.63'	13°12'23"	122.44'	N14°47'12"W

NOTES
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SHEET 2 OF 2

Bohannon Huston

www.bhinc.com 10303 East Dry Creek Road
P: 303.799.5103 Suite No. 250
F: 303.799.5104 Englewood, Colorado 80112

EASEMENT EXHIBIT
CITY OF IDAHO SPRINGS
SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST
6TH PRINCIPAL MERIDIAN

COUNTY OF CLEAR CREEK, STATE OF COLORADO
BHI PROJ. NO. 20230181 11/19/2024

EXHIBIT "A"

DESCRIPTION:

A portion of Government Lots 8, 9, 11, and 12, within the Northwest One-Quarter of Section 36, Township 3 South, Range 73 West of the Sixth Principal Meridian, County of Clear Creek, State of Colorado, also shown in the Bureau of Land Management's Dependent Resurvey of Mineral Claims in Section 36, dated April 29, 1991, being more particularly described as follows:

COMMENCING at Corner No. 39 of Idaho Springs Townsite being monumented with a found 2 ¼" diameter iron pipe with a 3 ¼" diameter brass cap stamped "BLM T3S R73W 39 S36 IST 1992", **WHENCE** Corner No. 38 of Idaho Springs Townsite being monumented with a found 2 ¼" diameter iron pipe with a 3 ¼" diameter brass cap stamped "BLM T3S R73W 38 S36 IST 1992" bears South 87°34'06" West a distance of 188.29 feet;

THENCE North 33°10'24" West a distance of 239.86 feet to a found 5/8" diameter rebar with a 1 ¼" diameter red plastic cap stamped "LS 25373" on the westerly right-of-way line of Virginia Canyon Road as shown on Land Survey Plat recorded January 23, 2012 at Book 848, Page 300, Reception No. 263105 supporting Improvement Survey Plat of Portions of Government Lot 3 recorded April 27, 1998 at Book 563, Page 815, Reception No. 188372 in the Clear Creek Clerk & Recorder's official records and the **POINT OF BEGINNING**;

THENCE North 19°34'15" West a distance of 209.10 feet;

THENCE North 11°01'39" West a distance of 108.66 feet to the northerly line of said Government Lot 11 also being the southerly line of said Government Lot 9;

THENCE North 08°19'42" West a distance of 229.59 feet to the northerly line of said Government Lot 9 being the southerly line of Government Lot 7;

THENCE North 85°26'27" East on said northerly line of Government Lot 9 a distance of 9.55 feet to Corner No. 2 of said Government Lot 8 also being Corner No. 4 of said Government Lot 7 and being monumented with a found ½" diameter rebar ;

THENCE North 82°00'46" East on the northerly line of said Government Lot 8 being the southerly line of Government Lot 7 a distance of 27.54 feet to Corner No. 1 of said Government Lot 8 also being Corner No. 5 of said Government Lot 7 and being monumented with a found 5/8" diameter rebar with a 1" diameter red plastic cap stamped "EVERGREEN PLS 20136;"

THENCE South 11°01'39" East on the easterly line of said Government Lot 8 also being the westerly line of Warner Mineral Survey No. 20556 a distance of 95.73 feet to Corner No. 4 of said Government Lot 8, being monumented with a found 5/8" diameter rebar with a 1" diameter red plastic cap stamped "EVERGREEN PLS 20136;"

THENCE South 10°58'00" East on the easterly line of said Government Lot 9 also being said westerly line of Warner Mineral Survey No. 20556 a distance of 119.85 feet to said southerly line of Government Lot 9 also being said northerly line of said Government Lot 11, being monumented with a found ¾" diameter aluminum rod with a 3 ¼" aluminum cap stamped "US DEPT INTERIOR BLM T3S R73W MS 20556 S36 1991;"

THENCE South 10°59'35" East on the easterly line of said Government Lot 11 being the westerly line of Government Lot 10 a distance of 153.47 feet to the southerly line of said Government Lot 11 also being the southerly line of Government Lot 10;

DESCRIPTION CONTINUED NEXT SHEET

REGISTERED PROFESSIONAL SURVEYOR

33200

10/28/2024

PROJECT NO.: 20230181

FOR AND ON BEHALF OF BOHANNAN HUSTON, INC.

ROGER D. NELSON, PLS 33200

33200

10/28/2024

PROJECT NO.: 20230181

FOR AND ON BEHALF OF BOHANNAN HUSTON, INC.

NOTES
This exhibit does not represent a monumented survey.
It is intended only to depict the attached description.

SHEET 1 OF 4

BohannonHuston www.bhinc.com 10303 East Dry Creek Road P: 303.799.5103 Suite No. 250 F: 303.799.5104 Englewood, Colorado 80112	EASEMENT EXHIBIT CITY OF IDAHO SPRINGS SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST 6TH PRINCIPAL MERIDIAN COUNTY OF CLEAR CREEK, STATE OF COLORADO BHI PROJ. NO. 2023018111/19/2024
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EXHIBIT "A"

DESCRIPTION (CONTINUED):

THENCE the following two (2) courses on the easterly lines of said Government Lot 12:

- 1.) South 10°59'35" East on the westerly line of Warner Mineral Survey No. 20556 a distance of 14.83 feet;
- 2.) THENCE South 18°56'55" East on the easterly line of Golden Treasure Survey Mineral No. 20013 a distance of 145.35 feet to Corner No. 4 of said Golden Treasure Mineral Survey No. 20013 being monumented with a found ¾" diameter aluminum rod with a damaged 3 ¼" aluminum cap with illegible BLM stamping;

THENCE South 23°53'42" East a distance of 2.60 feet;

THENCE the following two (2) courses on the northerly lines of a parcel of land combined by agreement recorded in Book 562, Page 797 and County Road No. 281 as shown on Land survey recorded January 23, 2012 in Book 848, Page 300, Reception No. 26310 said records:

- 1.) South 60°59'21" West a distance of 6.77 feet to a found 5/8" diameter rebar with a damaged illegible plastic cap;
- 2.) THENCE South 61°18'20" West a distance of 32.21 feet to the POINT OF BEGINNING.

Parcel contains ± 0.5273 (22,968.44 Sq. Ft.) more or less.

REGISTERED PROFESSIONAL SURVEYOR

33200

NOV 19 2024

ROGER D. NELSON, PLS 33200

Date: 10/28/2024

PROJECT NO.: 20230181

FOR AND ON BEHALF OF BOHANNAN HUSTON, INC.

NOTES
This exhibit does not represent a monumented survey.
It is intended only to depict the attached description.

SHEET 2 OF 4

BohannonHuston www.bhinc.com P: 303.799.5103 F: 303.799.5104 10303 East Dry Creek Road Suite No. 250 Englewood, Colorado 80112	EASEMENT EXHIBIT CITY OF IDAHO SPRINGS SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST 6TH PRINCIPAL MERIDIAN COUNTY OF CLEAR CREEK, STATE OF COLORADO BHI PROJ. NO. 2023018111/19/2024
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EXHIBIT "A"

LEGEND

- CALCULATED POINT
- FOUND MONUMENT AS NOTED
- PARCEL LINE
- CITY LIMITS
- ADJACENT BOUNDARY LINE
- NEW PARCEL AREA

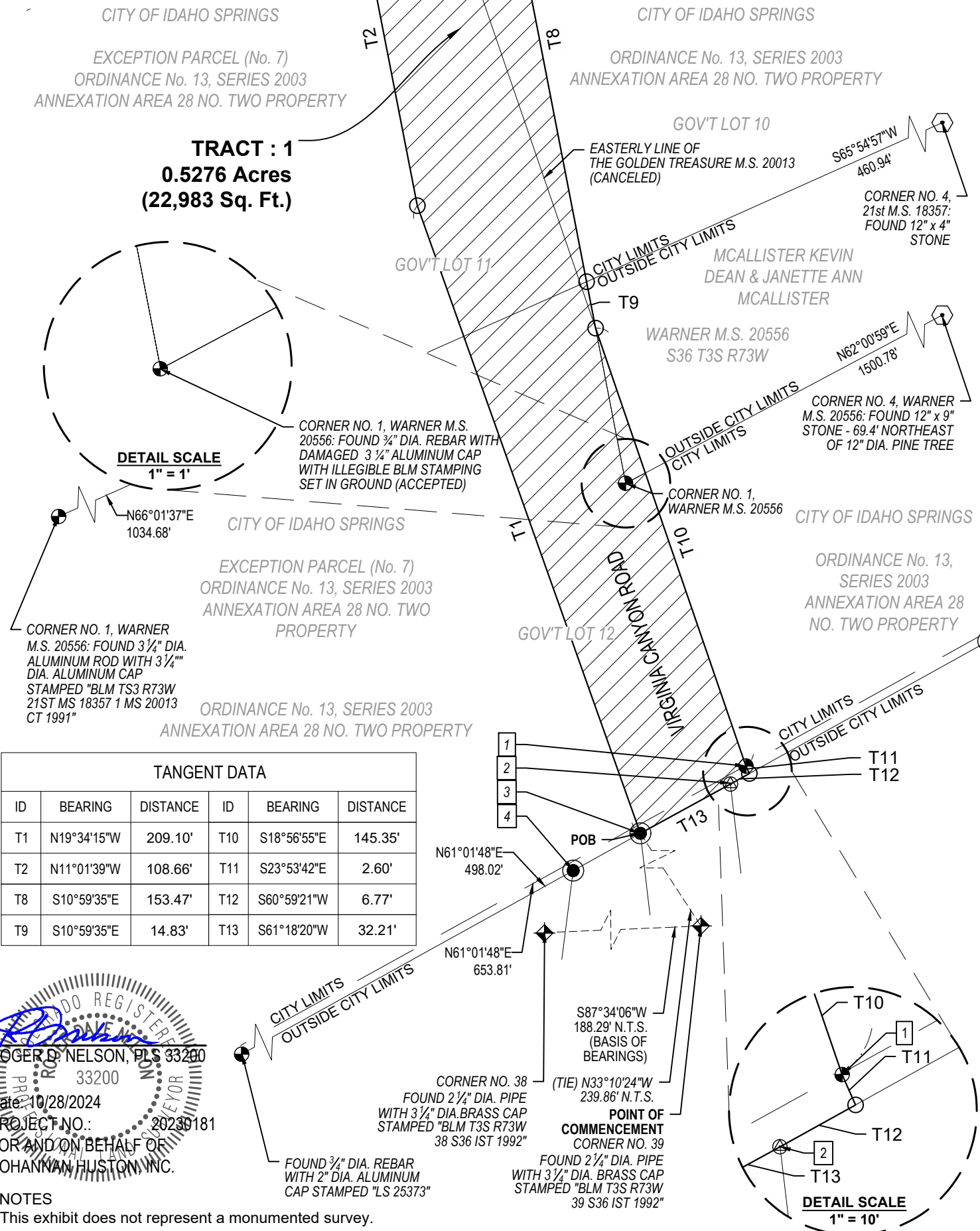
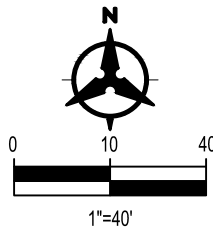
- # KEYED NOTES THIS SHEET
1.

CORNER NO. 4, GOLDEN TREASURE M.S. 20013: FOUND 3/4" DIA. ALUMINUM ROD WITH DAMAGED 3 1/4" ALUMINUM CAP WITH ILLEGIBLE BLM STAMPING SET IN GROUND (ACCEPTED)
2.

FOUND 5/8" DIA. REBAR WITH DAMAGED ILLEGIBLE PLASTIC CAP SET IN ROAD (ACCEPTED)
3.

FOUND 5/8" DIA. REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED "LS 25373" (ACCEPTED)
4.

FOUND 5/8" DIA. REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED "LS 25373" (ACCEPTED)
- MATCHLINE SEE SHEET 4



SHEET 3 OF 4

www.bhinc.com
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F: 303.799.5104

10303 East Dry Creek Road
Suite No. 250
Englewood, Colorado 80112

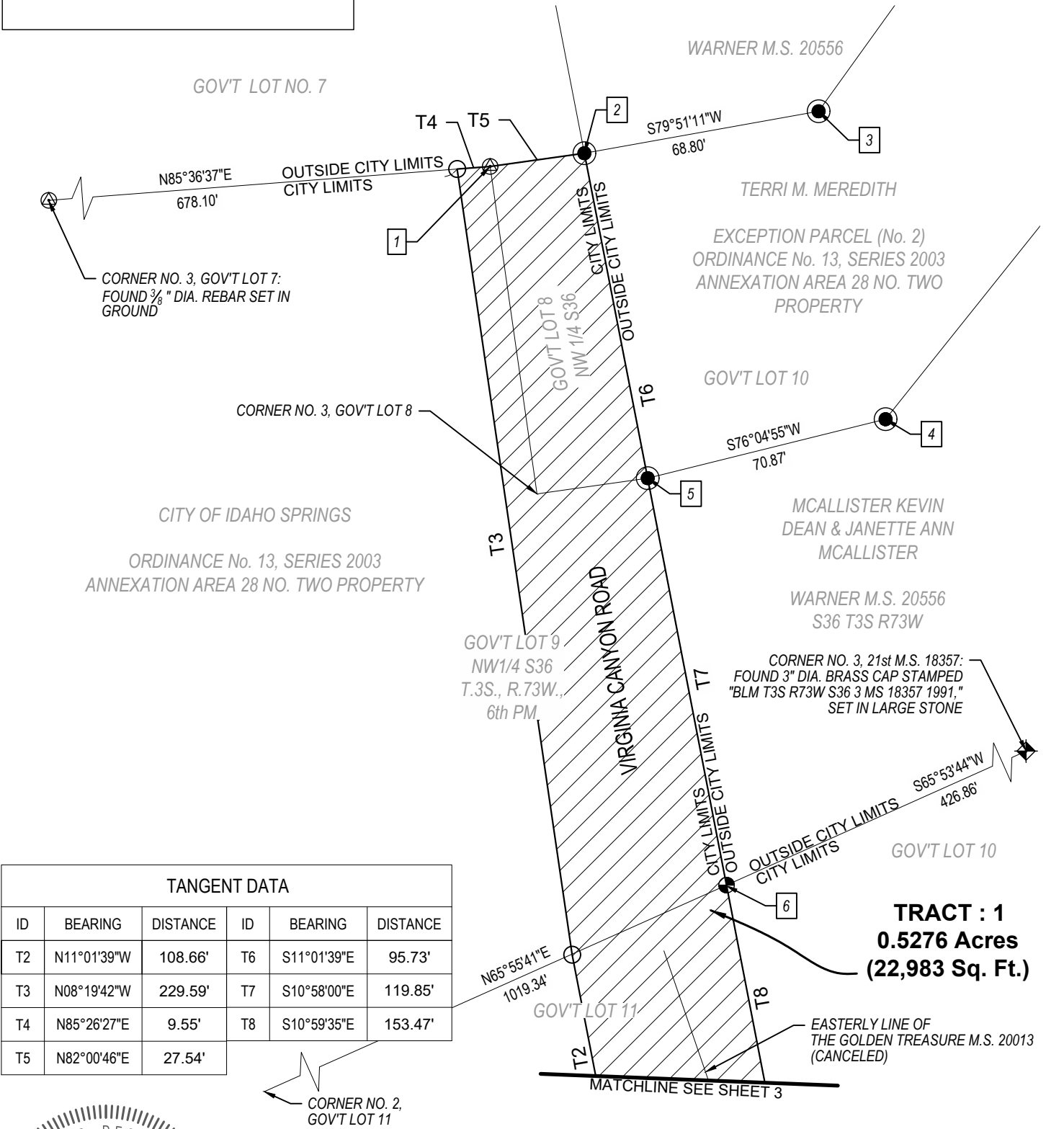
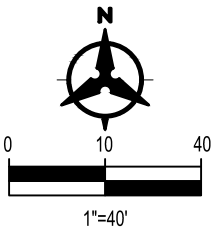
EASEMENT EXHIBIT
CITY OF IDAHO SPRINGS
SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST
6TH PRINCIPAL MERIDIAN

COUNTY OF CLEAR CREEK, STATE OF COLORADO
BHI PROJ. NO. 20230181 11/19/2024

EXHIBIT "A"

LEGEND

CALCULATED POINT
FOUND MONUMENT AS NOTED
PARCEL LINE
ADJACENT BOUNDARY LINE
NEW PARCEL AREA



TANGENT DATA					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T2	N11°01'39"W	108.66'	T6	S11°01'39"E	95.73'
T3	N08°19'42"W	229.59'	T7	S10°58'00"E	119.85'
T4	N85°26'27"E	9.55'	T8	S10°59'35"E	153.47'
T5	N82°00'46"E	27.54'			

KEYED NOTES THIS SHEET

1. CORNER NO.2, GOVT LOT 8; CORNER NO.4 GOVT LOT 7: FOUND 1/2" DIA. REBAR SET IN ROAD (ACCEPTED)
2. CORNER NO.1, GOVT LOT 8; CORNER NO.5 GOVT LOT 7: FOUND 1" DIA. RED PLASTIC CAP STAMPED "EVERGREEN PLS 20136" SET IN ROAD (ACCEPTED)
3. FOUND 1" DIA. DAMAGED RED PLASTIC CAP WITH ILLEGIBLE STAMPING SET IN GROUND
4. FOUND 1" DIA. RED PLASTIC CAP STAMPED "EVERGREEN PLS 20136" SET IN GROUND
5. CORNER NO. 4, GOVT LOT 8: FOUND 1" DIA. RED PLASTIC CAP STAMPED "EVERGREEN PLS 20136" (ACCEPTED)
6. WESTERLY LINE WARNER M.S. 20556; NORTHERLY LINE GOVT LOT 10: FOUND 3/4" DIA. REBAR WITH 3 1/4" ALUMINUM CAP STAMPED "US DEPT INTERIOR BLM T3S R73W MS 20556 S36 1991" (ACCEPTED)

NOTES

This exhibit does not represent a monumented survey.
It is intended only to depict the attached description.

SHEET 4 OF 4

REGISTERED PROFESSIONAL SURVEYOR

ROGER D. NELSON, PLS 33200

DATE: 10/28/2024

PROJECT NO.: 20230181

FOR AND ON BEHALF OF BOHANNAN HUSTON, INC.



www.bhinc.com

P: 303.799.5103

F: 303.799.5104

10303 East Dry Creek Road

Suite No. 250

Englewood, Colorado 80112

EASEMENT EXHIBIT
CITY OF IDAHO SPRINGS
SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST
6TH PRINCIPAL MERIDIAN

COUNTY OF CLEAR CREEK, STATE OF COLORADO
BHI PROJ. NO. 20230181 11/19/2024

EXHIBIT "A"

DESCRIPTION:

A parcel of land located in Government Lot 5 as shown in the Bureau of Land Management Dependent Resurvey of Mineral Claims in Section 36 dated April 29, 1991, situated in the Northwest One-Quarter of Section 36, Township 3 South, Range 73 West of the Sixth Principal Meridian, County of Clear Creek, State of Colorado, also being a portion of that parcel described in Special Warranty Deed recorded at Book 660, Pg. 897, Reception Number 217804 in the Clear Creek County Clerk and Recorder's Office on January 16, 2003, more particularly described as follows:

COMMENCING at Corner No. 39 of Idaho Springs Townsite being monumented with a 2 ¼" diameter iron pipe with a 3 ¼" diameter brass cap stamped "BLM T3S R73W 39 S36 IST 1992", **WHENCE** Corner No. 38 of Idaho Springs Townsite being monumented with a 2 ¼" diameter iron pipe with a 3 ¼" diameter brass cap stamped "BLM T3S R73W 38 S36 IST 1992" bears South 87° 34' 06" West a distance of 188.29 feet;

THENCE North 16° 04' 53" West a distance of 1011.65' to Corner No. 3 of Government Lot 5 and the **POINT OF BEGINNING**;

THENCE South 85°48'16" West on the southerly line of said Government Lot 5 being the northerly line of Government Lot 6 a distance of 11.81 feet;

THENCE North 08°10'52" West a distance of 69.67 feet;

THENCE North 16°22'10" West a distance of 21.13 feet;

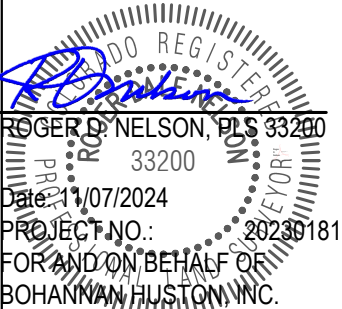
THENCE North 18°45'43" West a distance of 44.96 feet;

THENCE North 24°00'00" West a distance of 29.68 feet to the northerly line of said Government Lot 5;

THENCE North 73°10'22" East on said northerly line of Government Lot 5 also being the southerly line of John John Paul Jones Lode S.H. White Claim, Survey No. 351 Mineral District No. 2, approved by the Surveyor General's Office, Denver, Colorado on July 28, 1873 a distance of 11.21 feet to Corner No. 1 of said Government Lot 5 being monumented with a found ¾" diameter aluminum rod with a 3 ¼" diameter illegible aluminum cap;

- THENCE** the following three (3) courses along the easterly boundary of said Government Lot 5:
- 1.) South 21°22'38" East non-tangent with the following described curb a distance of 26.15 feet to a found ¾" diameter aluminum rod with a 3 ¼" diameter illegible aluminum cap;
 - 2.) **THENCE** along the arc of a curve to the right having a central angle of 13°12'20", a radius of 532.38 feet, a chord bearing South 14°47'12" East for a distance of 122.44 feet, an arc distance of 122.71 feet to corner No. 4 of said Government Lot 5;
 - 3.) **THENCE** South 08°11'00" East non-tangent with pervious described curve a distance of 18.77 feet to the **POINT OF BEGINNING**.

Parcel contains ± 0.0403 (1,754 Sq. Ft.) more or less.



ROGER D. NELSON, PLS 33200

33200

Date: 11/07/2024

PROJECT NO.: 20230181

FOR AND ON BEHALF OF

BOHANNAN HUSTON, INC.

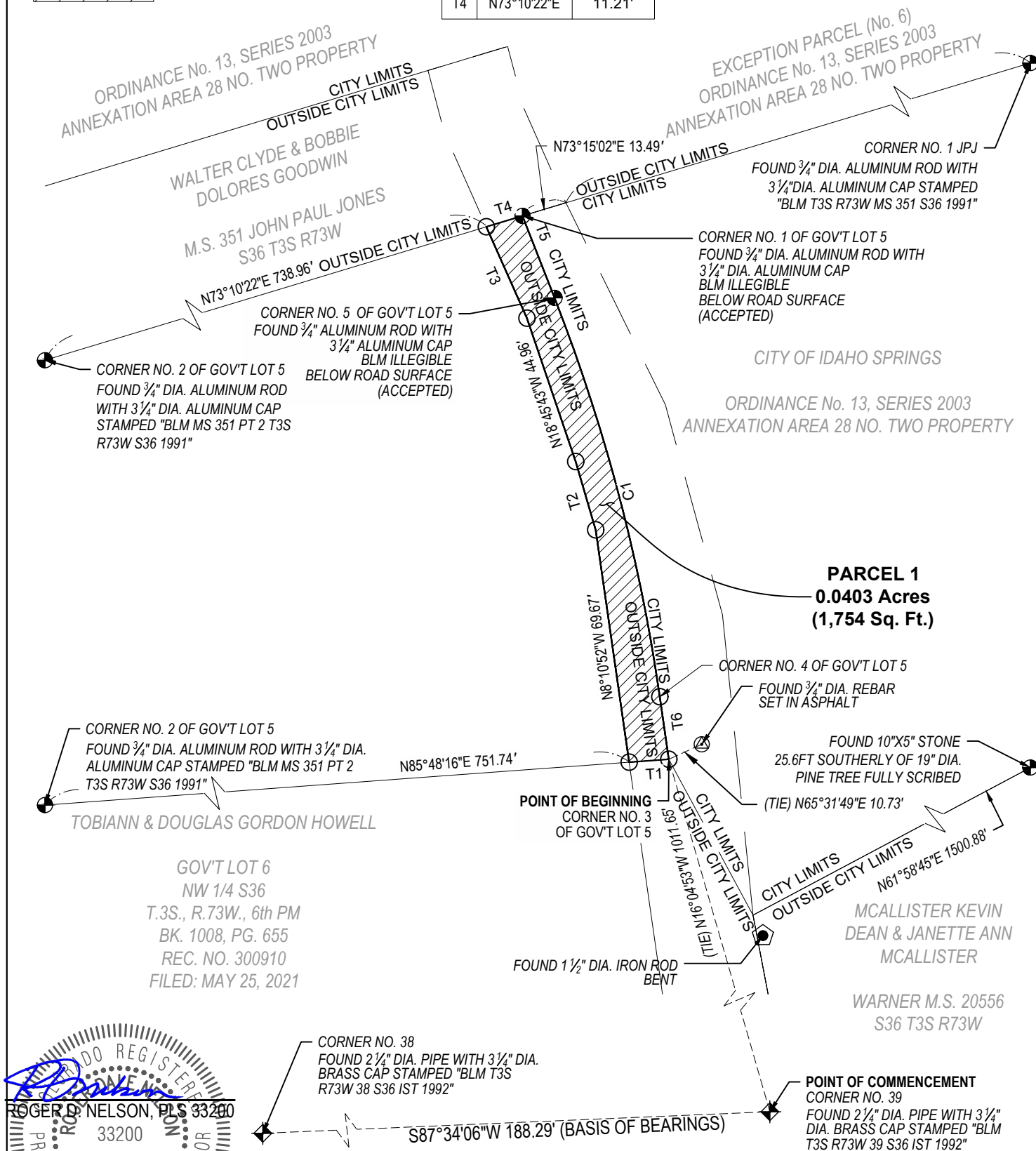
NOTES
This exhibit does not represent a monumented survey.
It is intended only to depict the attached description.

SHEET 1 OF 2

BohannonHuston www.bhinc.com 10303 East Dry Creek Road P: 303.799.5103 Suite No. 250 F: 303.799.5104 Englewood, Colorado 80112	EASEMENT EXHIBIT PAMELA & PAUL SAVAGE SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST 6TH PRINCIPAL MERIDIAN COUNTY OF CLEAR CREEK, STATE OF COLORADO BHI PROJ. NO. 2023018111/19/2024
--	--

	CALCULATED POINT
	FOUND MONUMENT AS NOTED
=====	PROPOSED PARCEL LINE THIS EXHIBIT
=====	PROPOSED PARCEL LINE OTHER EXHIBIT
=====	ADJACENT BOUNDARY LINE
	NEW PARCEL AREA

TANGENT DATA			TANGENT DATA		
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	S85°48'16"W	11.81'	T5	S21°22'38"E	26.15'
T2	N16°22'10"W	21.13'	T6	S08°11'00"E	18.77'
T3	N24°00'00"W	29.68'			
T4	N73°10'22"E	11.21'			



CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	122.71'	532.38'	61.63'	13°12'23"	122.44'	S14°47'12"E

SHEET 2 OF 2

Bohannon  Huston

www.bhinc.com 10303 East Dry Creek Road
P: 303.799.5103 Suite No. 250
F: 303.799.5104 Englewood, Colorado 80112

EASEMENT EXHIBIT
PAMELA & PAUL SAVAGE
SECTION 36, TOWNSHIP 3 SOUTH, RANGE 73 WEST
6TH PRINCIPAL MERIDIAN

COUNTY OF CLEAR CREEK, STATE OF COLORADO
BHI PROJ. NO. 20230181 11/19/2024

Office of the City Administrator

To: Mayor and City Council
From: Andrew Marsh
Date: August 11, 2025
Subject: City Administrator Update

Requests for Action:

- Motion to approve a proposal from Musco Sports Lighting in the amount of \$519,500 to retrofit and upgrade the lighting system to accommodate the improvements at Shelly-Quinn Park (account #21-00-6032).
- Motion to approve a proposal from Rocky Mountain Building Restoration in the amount of \$12,750 to repair the stone retaining wall on Wall Street at the 15th Avenue right-of-way (account #23-00-6016).

Updates:

- Staff and I attended on July 24 with the Clear Creek Metropolitan Recreation District (CCMRD), THK Associates, and the skatepark contractor the bi-weekly progress meeting for the Shelly-Quinn Park Improvements.
- Guy and I attended on July 28 a check-in meeting with the City's financial consultant, Lorraine Trotter.
- The Mayor and staff met on July 28 with representatives from the Colorado Department of Public Health and Environment and the U.S. Environmental Protection Agency regarding their draft situation assessment related to the region's Superfund designation.
- Ed and I attended a progress meeting on July 29 regarding the construction of the new Montane Water Storage Tank.
- Staff and I attended on July 29 a check-in meeting with representatives of the Division of Housing in the Colorado Department of Local Affairs regarding the City's progress with Proposition 123 affordable housing requirements.
- Staff and I attended on July 30 a check-in meeting with Colorado Parks and Wildlife regarding the City's progress with construction of the Shelly-Quinn Park improvements using the Land and Water Conservation Fund grant.
- The Mayor and staff interviewed on August 5 the consultants with the three top proposals for the affordable senior housing project.
- The Mayor and staff reviewed on August 5 with HDR Engineering the 15 percent plans for design of the Mobility Hub project.
- Attended on August 6 the I-70 Coalition Board meeting.
- The Mayor, the department heads and I interviewed on August 6 Ed Sigward as a candidate for the Public Works Director position.

Upcoming Events:

- A Downtown Block Party for Locals will be held in the 1500 block of Miner Street on Wednesday, August 13 from 4:00 to 7:00 p.m.
- The annual Rapidgrass Bluegrass Festival will be held on Friday, August 15 and Saturday, August 16.
- The Police Station Groundbreaking will be held on Monday, August 25 at 4:30 p.m. before the City Council work session at the former Citywide Banks building across the street from City Hall.

**Idaho Springs Complex
Idaho Springs, CO
242735
August 2025**

Quoted Price– Materials and Installation

Musco's Light-Structure System™ and Light-Structure System™ Retrofit as described below and delivered to the job site:

Idaho Springs Complex \$519,500

Sales tax and Bonding are not included.

Pricing furnished is effective for 60 days unless otherwise noted and is considered confidential.

System Description –Factory-built, wired, aimed, and tested lighting system includes:

Guaranteed Lighting Performance

- Guaranteed light levels of 30 footcandles

System Description

- Pricing includes:
 - relocating 6 existing Musco poles
 - 2 all new Musco poles
 - 8 pre-cast concrete bases
- Pole length factory assembled wire harnesses
- Factory wired and tested remote electrical component enclosures
- Auxiliary mounting brackets with crossarm with attachment
- Mounting hardware for poletop luminaire assemblies and electrical components enclosures
- Disconnects
- UL listed assemblies

Control-Link® Control and Monitoring System

- Control and monitoring cabinet
- Remote on/off control
- Monitoring with 24/7 customer support
- Onsite dimming (high/med/low)

Environmental Light Control – control for neighbors and the environment

- Reduction of spill light and glare by 50% or more

Always Ready to Play – control assuring the results you expect

- Reduction of energy and maintenance costs by 40% up to 85% over typical 1500W HID equipment
- Product assurance and warranty program that includes materials and onsite labor, eliminating 100% of your maintenance costs for **25 years**

Payment Terms

Musco's Credit Department will provide payment terms. Email or fax a copy of the Purchase Order to Musco Sports Lighting, LLC: Musco's Credit Department will provide payment terms.

Musco Sports Lighting, LLC

Fax: 800-374-6402

Email: musco.contracts@musco.com



Quote

Delivery Timing

8 - 12 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole locations.

Due to the built-in custom light control per luminaire, pole locations need to be confirmed prior to production. Changes to pole locations after the product is sent to production could result in additional charges.

Notes

- Shipment of the entire project together to one location
- Based on 480 Volt 3 Phase electrical system requirement
- Structural code and wind speed = 2018 IBC, 115MPH Wind Zone and exposure C
- The owner is responsible for getting electrical power to the site, coordination with the utility, and any power company fees
- This is assuming power is adequate and readily available
- Confirmation of pole locations prior to production
- **Based on Standard soil conditions – rock, bottomless, wet or unsuitable soil may require additional engineering, special installation methods and additional cost**

Thank you for considering our team for your sports lighting needs. Please contact me with any questions.

Marcelina Marvelli

Territory Sales Associate

Musco Sports Lighting, LLC

Phone: 720.614.1115

E-mail: Marcelina.Marvelli@musco.com



ROCKY MOUNTAIN BUILDING RESTORATION

6395 West Leawood Drive
Littleton, Colorado 80123
(303) 798-6747

Date: July 30, 2025

To: admin@idahospings.com

Attn: Andy Marsh

Re: Wall Street retaining wall repair proposal

PROPOSAL

Rocky Mountain Building Restoration proposes to furnish all labor and materials necessary for the completion of the following work:

- 1) Remove remaining loose stones and capstone and weeds and debris in failed area and reuse stones in reconstruction of wall.
- 2) Install weep hole tubes at ground level of failed area
- 3) Reconstruct wall with recycled stones with dirt and stone and mortar in the original fashion installing pea gravel behind outer leaf to allow water to run down to weep holes at the bottom. Additionally, 5/8-inch diameter galvanized all thread anchors will be installed on a 2-foot grid into the failed area with 4 ½-feet embedded into substrate and 6 inches embedded into newly re-laid outer leaf of stone.
- 4) Once wall is completed up to the correct height the capstone will be embedded into mortar. The gaps around capstone will be clean and ready to be filled with hot tar by others to complete the weather seal.

Alternate:

As an additional precaution some of the surrounding wall could be checked for cracked and missing mortar pointing and could be re-pointed at \$25.00 / square foot.

The above work will be performed for the sum of \$12,750.00 (twelve-thousand seven-hundred and fifty dollars)

Sincerely,

Ryan Gillmore, vice-president

TO: City Council
CC: City Administrator Andrew Marsh
FROM: Guy Patterson | Assistant City Administrator
DATE: 8/11/2025
SUBJECT: Assistant City Administrator Report-
ATTACHMENTS: Agreement for Professional Services with CORE
Planning Group, LLC



REQUEST FOR ACTION: Approval of Agreement for Professional Services with Core Planning Group, LLC with a not-to-exceed amount of \$28,250.

Senior Housing Consultant:

In May 2024, the City Council unanimously approved Resolution 8-2024 to purchase property for \$761,000 to support future affordable housing development, particularly senior housing. This reflects the City's strong and ongoing commitment to addressing housing needs.

To advance planning for this initiative, the City secured a \$24,000 Local Planning Capacity Grant from the Colorado Department of Local Affairs, with a \$6,000 local match for a total project budget of \$30,000.

The City issued a Request for Proposals on July 7, 2025, and received four responses from the following firms with cost estimates:

- CORE Planning	\$28,250
- Project Moxie	\$29,425
- Geller Silvis & Associates	\$30,000
- Dolan Community Advising	\$19,500

The Mayor, City Administrator, Assistant City Administrator, and City Planner interviewed three of the four firms and recommend CORE Planning. Led by Sara Walsh, CORE Planning offers deep experience in capital planning, housing strategy, and public-sector collaboration. Her background includes major housing initiatives with Colorado Mountain College and extensive expertise in funding strategies and implementation.

Staff recommends engaging CORE Planning to provide financial modeling, funding analysis, and development strategy guidance for the City's senior affordable housing project. The agreement for professional services is attached to this report.

August Newsletter:

The August Newsletter has been issued and is available online at <https://www.idahospringsco.com/media/3566>.

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT ("Agreement" or "Contract") is made and entered into this 11th day of **August, 2025**, by and between the City of Idaho Springs, a Colorado municipality (the "City") and **CORE Planning Group, LLC** an independent contractor ("Consultant").

WHEREAS, the City requires professional services; and

WHEREAS, Consultant has held itself out to the City as having the requisite expertise and experience to perform the required services.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

I. SCOPE OF SERVICES

A. Consultant shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from **Exhibit A**, attached hereto and incorporated herein by this reference.

B. A change in the Scope of Services shall constitute any material change or amendment of services or work which is different from or additional to the Scope of Services. No such change, including any additional compensation, shall be effective or paid unless authorized by written amendment executed by the City. If Consultant proceeds without such written authorization, then Consultant shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the City is authorized to modify any term of this Agreement, either directly or implied by a course of action.

II. REPORTS, DATA AND WORK PRODUCT

A. The City shall provide Consultant with reports and such other data as may be available to the City and reasonably required by Consultant to perform the Scope of Services. All documents provided by the City to Consultant shall be returned to the City. Consultant is authorized by the City to retain copies of such data and materials at Consultant's expense.

B. Other than sharing information with designated third parties as previously directed by the City, no project information shall be disclosed by Consultant to third parties without prior written consent of the City or pursuant to a lawful court order directing such disclosure. Consultant is specifically authorized to provide access to any

books, documents, papers and records of the Consultant which are directly pertinent to the Scope of Services to any federal agency which has granted funds for the project, the Comptroller General of the United States, or any of their duly authorized representatives.

C. The City acknowledges that the Consultant's work product is an instrument of professional service. Nevertheless, all work product prepared under this Agreement shall become the property of the City upon completion of the work. Consultant shall retain its rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary property. Rights to intellectual property developed, utilized, or modified in the performance of the Scope Services shall remain the property of Consultant.

D. Upon request, Consultant shall provide to the City electronic versions of all work product, in the format directed by the City.

E. The City shall retain records relating to this Agreement for three (3) years after final payment is made to Consultant pursuant to Section III below.

III. COMPENSATION

A. In consideration for the completion of the Scope of Services by Consultant, the City shall pay Consultant:

At the rate detailed in Exhibit A, for a total amount not to exceed **TWENTY EIGHT THOUSAND TWO HUNDRED AND FIFTY Dollars (\$28,250)**.

B. At intervals determined appropriate by Consultant, Consultant shall invoice the City for services rendered. Upon receipt of such invoices, the City shall make payment in full within thirty (30) days.

C. Notwithstanding the maximum amount specified in subsection A hereof, Consultant shall only be paid for work performed. If Consultant completes the Scope of Services for a lesser amount than the maximum amount, Consultant shall be paid the lesser amount, not the maximum amount.

IV. COMMENCEMENT AND COMPLETION OF WORK

Within seven (7) days of receipt of a Notice to Proceed, Consultant shall commence work as set forth in the Scope of Services or that portion of such work as is specified in said Notice. Except as may be changed in writing by the City, the Scope of Services shall be complete and Consultant shall furnish the City the specified deliverables as provided in **Exhibit A**.

V. PROFESSIONAL RESPONSIBILITY

A. Consultant hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and professional licenses in good standing, required by law.

B. The work performed by Consultant shall be in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professional firms or individuals in the same or similar type of work in the applicable community. The work and services to be performed by Consultant hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations.

C. Consultant shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of all designs, drawings, specifications, reports, and other services furnished by Consultant under this Agreement. Consultant shall, without additional compensation, correct or resolve any errors or deficiencies in its designs, drawings, specifications, reports, and other services, which fall below the standard of professional practice, and reimburse the City for costs caused by errors and omissions that fall below the standard of professional practice.

D. Approval by the City of drawings, designs, specifications, reports, and incidental work or materials furnished hereunder shall not in any way relieve Consultant of responsibility for technical adequacy of the work. Neither the City's review, approval or acceptance of, nor payment for, any of the services shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

E. Because the City has hired Consultant for its professional expertise, Consultant agrees not to employ subcontractors to perform more than twenty-five percent (25%) of the work required under the Scope of Services. Upon execution of this Agreement, Consultant shall furnish to the City a list of proposed subcontractors, and Consultant shall not employ a subcontractor to whose employment the City reasonably objects. All contracts between Consultant and subcontractors shall conform to this Agreement.

VI. INSURANCE

A. Consultant agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Consultant pursuant to this Agreement. Such insurance shall be in addition to any other insurance requirements imposed by law.

B. At a minimum, and without limiting the scope of the foregoing Subsection A., Consultant shall procure and maintain, and shall cause any subcontractor of Consultant to procure and maintain commercial general liability insurance with combined single limits of One Million Dollars (\$1,000,000.00) per occurrence and Two

Million Dollars (\$2,000,000.00) annual aggregate limit that will insure against liability or financial loss resulting from bodily injury, property damage, products-completed operations and personal injury occurring to persons or property as a result of any acts or activities of Consultant under this Agreement.

C. Any insurance carried by the City, its officers, its employees, or its consultants shall be excess and not contributory insurance to that provided by Consultant. Consultant shall be solely responsible for any deductible losses under any policy.

D. Consultant shall provide to the City a certificate of insurance, completed by Consultant's insurance agent, as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect. The certificate shall identify this Agreement and shall provide that the coverages afforded under the policies shall not be cancelled, terminated or materially changed until at least thirty (30) days prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

E. Failure on the part of Consultant to procure or maintain the insurance required herein shall constitute a material breach of this Agreement upon which the City may immediately terminate this Agreement, or at its discretion, the City may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Consultant to the City upon demand, or the City may offset the cost of the premiums against any monies due to Consultant from the City.

VII. INDEMNIFICATION

Consultant agrees to indemnify and hold harmless the City and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney's fees, on account of injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement or the Scope of Services if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of Consultant, any subcontractor of Consultant, or any officer, employee, representative, or agent of Consultant or of any subcontractor of Consultant, or which arise out of any workmen's compensation claim of any employee of Consultant or of any employee of any subcontractor of Consultant. Insurance coverage requirements specified by this Agreement shall in no way lessen or limit the liability of Consultant under the terms of this indemnification obligation.

VIII. TERMINATION

This Agreement shall terminate at such time as the work described in the Scope of Services is completed and the requirements of this Agreement are satisfied or upon

the City's providing Consultant with seven (7) days advance written notice, whichever occurs first. After termination, the City shall pay Consultant for all work previously authorized and completed prior to the date of termination. If, however, Consultant has substantially or materially breached this Agreement, the City shall have any remedy or right of set-off available at law and equity. If the Agreement is terminated for any reason other than cause prior to completion of the Scope of Services, any use of documents by the City thereafter shall be at the City's sole risk, unless otherwise consented to by Consultant.

IX. CONFLICT OF INTEREST

The Consultant shall disclose any personal or private interest related to property or business within the City. Upon disclosure of any such interest, the City shall determine if the interest constitutes a conflict of interest. If the City determines that a conflict of interest exists, the City may treat such conflict of interest as a default and terminate this Agreement.

X. INDEPENDENT CONTRACTOR

Consultant is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Consultant to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Consultant for all purposes. Consultant shall make no representation that it is a City employee for any purposes.

XI. MISCELLANEOUS

A. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Clear Creek County, Colorado.

B. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the City shall not constitute a waiver of any of the other terms or obligation of this Agreement.

C. Integration. This Agreement and any attached exhibits constitute the entire Agreement between Consultant and the City, superseding all prior oral or written communications.

D. Third Parties. Nothing contained in this Agreement shall create a contractual relationship with or cause of action in favor of a third party against either the City or Consultant. The Consultant's services under this Agreement are being performed solely for the City's benefit, and no other party or entity shall have any claim against the Consultant because of this Agreement or the performance or nonperformance of services hereunder. The City and Consultant agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors and other entities involved in this Project to carry out the intent of this provision.

E. Notice. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class United States Mail, addressed as follows:

The City: City of Idaho Springs
ATTN: City Administrator
PO Box 907,
Idaho Springs, CO 80452-0907

Consultant: **Sara Walsh**
CORE Planning Group, LLC
110 River Ridge Lane
Salida, CO 81201

F. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. Modification. This Agreement may only be modified upon written agreement of the parties.

H. Assignment. Neither this Agreement nor any of the rights or obligations of the parties hereto, shall be assigned by either party without the written consent of the other.

I. Governmental Immunity. The City, its officers, and its employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the City and its officers or employees.

J. Rights and Remedies. The rights and remedies of the City under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the City's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

K. ARTICLE X, SECTION 20/TABOR. The parties understand and acknowledge that the City is subject to Article X, § 20 of the Colorado Constitution ("TABOR"). The parties do not intend to violate the terms and requirements of TABOR by the execution of this Agreement. It is understood and agreed that this Agreement does not create a multi-fiscal year direct or indirect debt or obligation within the meaning of TABOR and, therefore, notwithstanding anything in this Agreement to the contrary, all payment obligations of the City are expressly dependent and conditioned upon the continuing availability of funds beyond the term of the City's current fiscal period ending upon the next succeeding December 31. Financial obligations of the City payable after the current fiscal year are contingent upon funds for that purpose being appropriated,

budgeted, and otherwise made available in accordance with the rules and regulations of the City of Idaho Springs and other applicable law. Notwithstanding any other provision of this Agreement concerning termination, upon the City's failure to appropriate such funds, this Agreement shall automatically terminate.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first set forth above.

CITY OF IDAHO SPRINGS

, Mayor

ATTEST:

, City Clerk

CONSULTANT

By: _____
Print name, title

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ____ day of _____, 20____, by _____ as _____

My commission expires:

(S E A L)

Notary Public

EXHIBIT A

[SCOPE OF SERVICES]

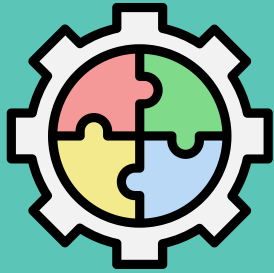


CITY OF IDAHO SPRINGS

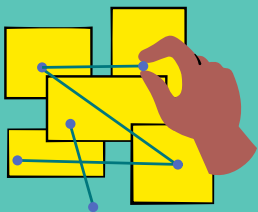
CONSULTING SERVICES: DEVELOPMENT OF AFFORDABLE SENIOR HOUSING

Prepared For :
Guy Patterson
Assistant City Administrator
City of Idaho Springs

Our Areas of Expertise



- Capital planning (data-driven strategy for investments such as housing and facilities)
- Stakeholder engagement for long-term capital investments and code/statutory modifications
- Strategic financing support (bond and mill levy planning, debt financing, tax credits, etc.)



- Operational strategy and analytics
- Project and program management for strategic initiatives and real estate acquisitions, dispositions and leasing
- Change management for new projects, policies and initiatives, including community engagement and consensus building
- Analysis and interpretation of impact fees, affordable housing policy and land use and development codes



- Strategic and administrative (non-brokerage) real estate support specializing in publicly owned real estate
- Managing real estate acquisitions, dispositions and leases as a thought partner and project manager
- Assessments of existing real estate assets and strategic plan for future use of those assets
- Forecasting and projecting future capital needs based on housing, labor market, demographic and spatial data

ABOUT US



CORE Planning Group is a boutique, independent consulting firm founded by Sara Walsh, an accomplished operations and real estate consultant with a specialized focus on capital planning, housing, and real estate initiatives within the public sector. With over a decade of leadership experience in managing capital planning and housing projects, Sara has successfully led transformative initiatives for both K-12 and higher education institutions, guiding them from initial planning through to execution and implementation.

At Colorado Mountain College, Sara played a pivotal role in overseeing large-scale housing projects, driving the analysis, planning, development, and execution phases. Her expertise in capital asset management, combined with her strong project management skills, allowed her to navigate complex challenges and deliver projects on time, within budget, and aligned with the institution's goals. Sara's work ranged from conducting data-driven research on housing needs and issuing reports to college leadership to grant writing and funding strategy, ensuring that the final products met both academic and student housing needs.

Sara excels in working across all stages of a project—from data analysis and feasibility research to project development and post-project evaluation. She has a proven track record of collaborating with diverse teams, from developers and contractors specializing in affordable housing to government staff and elected officials, ensuring that each project is executed smoothly and effectively. Her ability to balance financial, legal, and policy considerations with the needs of the institution and its community makes her an invaluable asset in capital planning efforts.

Sara's career is also informed by a strong commitment to public service and a background in corporate law, which provides her with a well-rounded approach to her consulting practice. Her experiences working with public entities and her focus on community-oriented solutions have helped shape her approach to capital planning and housing development, ensuring that every project she leads creates lasting value for the institutions and communities it serves.

Originally from the East Coast, Sara earned her MBA and law degree in Chicago before moving to Colorado's Front Range, where she spent over a decade before relocating to Chaffee County, Colorado, where she now lives with her husband and two children.

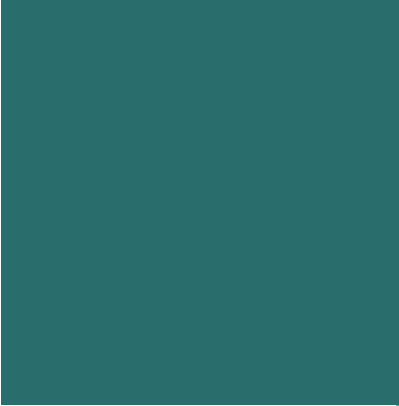


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PROPOSER'S CERTIFICATION

Note: Return this page with your proposal.

RFP Title: Affordable Senior Housing Development Consultant
RFP Closing Date and Time: July 28, 2025 5:00 p.m.MT

The undersigned, as an authorized agent of the proposer, hereby certifies:

- (x) the receipt of 0 addendums;
- (x) familiarization with all instructions, terms and conditions, and specifications stated in this RFP;
- (x) the proposer is qualified to perform the work and services outlined in this RFP; (x) that the proposal is valid until October 23rd 2025 (date).

CORE Planning Group LLC

Company Name

110 River Ridge Ln

Mailing Address

Salida, CO 81201

City, State, Zip Code

88-1746273

Federal Employee ID Number (FEIN)

LLC

Type of Entity (sole proprietorship, LLC, Number partnership, LLP, corporation, etc.)

coreplanninggroup.com

Website (if applicable)


Authorized Signature

Sara Walsh

Printed Name

Managing Member, Owner

Title

602-499-1659

Phone Number

Fax

coreplanninggroup@gmail.com

Email Address

FIRM CONTACT INFORMATION

Primary Contact: Sara Walsh, Founder

Business Address: 110 River Ridge Ln Salida, CO 81201

Business Telephone: 602-499-1659

Business Website: coreplanninggroup.com

Business Email: coreplanninggroup@gmail.com

PROJECT NARRATIVE: AFFORDABLE SENIOR HOUSING FINANCING STRATEGY

Our firm brings deep expertise in affordable housing finance and development strategy, with a track record of guiding public entities through complex, multi-stakeholder initiatives. We specialize in supporting municipalities and mission-driven partners to unlock the full potential of publicly owned land for long-term affordable housing outcomes.

For this engagement, we propose a phased, collaborative approach that begins with a robust assessment of the City-owned site and conceptual plans and culminates in a tailored funding strategy and/or development partnership structure. Our work will leverage our experience in structuring innovative projects, such as the adaptive reuse of the Johnson & Wales University campus, which included a senior housing component delivered in partnership with a mission-aligned affordable housing developer. This and other projects have involved complex layering of funding sources, intergovernmental coordination, and alignment with long-term community goals.

We have extensive experience with LIHTC, CDBG, HOME, and Colorado-specific resources, including the Housing Trust Fund and new Proposition 123 programs. We will bring this knowledge to bear in crafting a financially feasible and competitive development strategy that meets affordability and sustainability benchmarks.

Our process will include scenario-based financial modeling, guidance on public-private partnership structuring, including introductions to developers that specialize in affordable housing and hands-on preparation of funding applications. We are deeply familiar with the compliance and documentation requirements of state and federal housing programs and will ensure the project is well-positioned to move into implementation with a clear and actionable path forward.

We are committed to supporting the City of Idaho Springs in identifying a viable development strategy and delivering the critical next steps to bring this important senior housing project to life. The next page shows a draft project timeline, which would be subject to change based on further discussions with the project team.

DRAFT TIMELINE & KEY MILESTONES

**Timeline subject to change based on project needs*

OCT: SITE & CONCEPT ASSESSMENT

SWOT assessment of project and draft of funding strategy memo with recommendations and timeline

DEC: PRESENT FUNDING PLAN FOR APPROVAL

Present funding recommendations to key stakeholders for feedback and approval

FEB: CONTINUE FUNDING APPLICATIONS & PARTNERSHIP EXPLORATION

Continue submitting funding applications and having meetings with developers/potential partners

APRIL: ENSURE PROJECT IS SHOVEL READY

Provide on-going compliance and project readiness support to ensure a smooth project transition and ensure project is shovel-ready

SEPT: PROJECT PLAN

In-person meetings with staff to align on process, timeline and goals and gather relevant data and information

NOV: FINALIZE FUNDING STRATEGY MEMO

Finalize recommendation for funding strategy, pro forma scenarios and specific funding streams for application development

JAN: PREPARE FUNDING APPLICATIONS & BEGIN DISCUSSIONS WITH DEVELOPERS

Identify deadlines and begin drafting funding applications, start initial conversations with developers as appropriate

MARCH: OPERATIONAL & COMPLIANCE SUPPORT

Develop a clear strategy and hand-off plan for the next steps and implementation/development phase of the project

COMPANY PROFILE & PROJECT TEAM

CORE Planning Group is a small, boutique consultancy firm founded by Sara Walsh, an attorney and public-sector strategy and housing expert. Sara was formerly the Director of Planning and Real Estate for Denver Public Schools, a school district with ~100,000 students and 15,000 employees. She also managed strategic initiatives and capital planning for Colorado Mountain College, a rural dual-mission institution with 11 campuses, before starting her own consultancy practice. Sara leverages her deep relationships with industry experts to sub-contract with additional team members as needed depending on the project. There are a few key differentiators that set our team apart for a project of this size and scope:

- **We have been in your shoes:** Sara Walsh, our founder, and all of the other team members that assist on projects with CORE Planning Group, have previously held internal roles in government organizations. We have drafted RFPs just like this one, we have conducted interviews and hired consultants. We know what a successful consulting engagement looks like and we know that the size of the firm does not always translate to a thoughtful, high-quality experience. We understand the pressures that public-sector employees are under and we know how to navigate the multitude of stakeholders.
- **We are a small but mighty:** We pride ourselves on operating a lean organization and only leveraging sub-contractors as needed. We minimize costs while building lasting and trusted relationships with our clients. You will always have direct access to our founder and you will never get the run around.
- **We are family-oriented and understand the needs of more rural institutions:** We know that the residents of Idaho Springs do not have the same needs as people living in Denver. We have worked in more rural areas and understand the context, climate and unique opportunities of beautiful and spacious mountain communities. We also treat all of our clients like family, because that is who we are. Our founder is a Mom, a small business owner, and a member of the Planning Commission for the City of Salida.

COMPANY PROFILE & PROJECT TEAM

Sara Walsh, Founder & Project Lead

Sara Walsh founded CORE Planning Group in order to help mission-driven organizations effectively manage capital assets. She is an attorney and experienced leader in government institutions, having managed several housing and real estate projects on behalf of education institutions. She will be the primary point of contact on this project and will lead the research, strategy, and presentation of deliverables.

Matt Baker, GIS Specialist

Matt Baker contracts with CORE Planning Group to provide specialized geographic information services including mapping and creating powerful data visualization tools. Matt has worked as a GIS leader in the public sector in Colorado for 15 years and utilizes open source and proprietary resources to create invaluable tools for viewing and understanding data.

Monica Villarreal, Grant Writer & Analyst

Monica Villarreal contracts with CORE Planning Group to support grant writing and in-depth financial modeling. She has a PhD in industrial engineering and was a senior analyst with Denver Public Schools and Guild Education. Her expertise in incorporating data and predictive modeling into grant applications and strategic program development is invaluable.

QUALIFICATIONS & EXPERIENCE

Our firm has deep expertise managing strategic and financial planning for housing projects across Colorado, with a focus in rural resort and mountain communities. Two of our most relevant projects, which have numerous parallels to the current need in Idaho Springs, include conducting market analysis and building a financing and operations strategy for a student and workforce housing project in Craig, Colorado and leading the redevelopment of the Johnson and Wales campus in south Denver. These and other similar projects have equipped us with a unique ability to balance public interest, community needs, and institutional goals. Specifically:

- **Colorado Northwestern Community College:** We led a comprehensive market analysis and feasibility study for a community college and taxing board in Craig, CO in order to develop a student and workforce housing project on college-owned land. This experience required the navigation of complex stakeholder interests while working collaboratively with college leadership, elected officials, attorneys and non-profit partners to move projects through from strategy to implementation.
- **Johnson and Wales:** Our founder led the adaptive reuse development of the former Johnson and Wales campus, which required working with both developers and government entities to purchase the campus, build an operational model for the new campus use and fund the on-going administration of the campus. This project included two large senior housing complexes developed from converted dorm rooms. As part of this project, she also led the development of a \$2mil successful state grant application, which was used to fund the infrastructure for renovations on the campus.

In addition to these two recent project examples, we have led the development of affordable student and staff housing for Colorado Mountain College and led the strategic planning and community engagement for a \$700million bond issuance on behalf of Denver Public Schools. Our work continuously requires us to build deep partnerships with diverse stakeholders and to identify solutions that address the specific challenges of serving both urban and rural communities. Through these experiences, we have developed a unique understanding of how to create balanced, sustainable housing solutions that meet community needs while also considering institutional priorities and budgetary constraints. Our ability to tailor recommendations to specific geographic and demographic contexts, as well as our knowledge of the state and federal housing grant and financing landscape will allow us to craft a strategy to fund and operate an affordable senior housing project that is uniquely suited to Idaho Springs.

REFERENCES

Dr. Lisa Jones, President of Colorado Northwestern Community College
Rob Guitierrez, Director of Planning for Gilpin County, CO
Liz Mendez, COO of Auraria Higher Education Campus

COST PROPOSAL

Pricing Overview: This cost proposal includes all fees, implementation costs, and other charges required to meet the goals of this project. Pricing is broken down by position, hourly rates, estimated hours, and a detailed cost schedule for service engagements. While the project fee shown below was calculated using an estimation of staff hours needed for the successful delivery of the project, we will not bill hourly for this project. This fee represents a not-to-exceed flat project retainer that will be invoiced monthly in accordance with all applicable procurement policies. Any work done above and beyond the agreed upon scope describe herein may be billed hourly upon mutual agreement of both parties.

Position	Hourly Rate	Estimated Hours	Total Cost
Principal/Project Lead	\$150	125	\$18,750
Analyst	\$100	50	\$5,000
Administrative Support	\$75	50	\$3,750
Travel (assuming 2 in-person meetings)			\$750
TOTAL PROJECT COSTS			\$28,250



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www.idahospringsco.com

Community Development Planner Communication

Meeting Date: August 11, 2025
To: City Council Members
From: Dylan Graves, Community Development Planner
RE: Community Development Report
Request for Action: Opt-In to the DRCOG Housing Needs Assessment to fulfill the city's SB24-174 obligations

DRCOG Regional Housing Needs Assessment:

As was discussed at tonight's work session, if the city provides comments to DRCOG regarding its recently finalized Regional Housing Needs Assessment and opts in to using the assessment, the city does not have to perform its own assessment. Once we are opted into the DRCOG assessment, the next step in the process will be to work on a Housing Action Plan (HAP), which focuses on implementation. Working with the County and other area jurisdictions on this project seems wise.

Request for Action: Move to opt-in to the DRCOG Regional Housing Needs Assessment to fulfill the city's SB24-174 obligations for a housing needs assessment.

Comprehensive Plan Updates:

- Phase 1 of the Comprehensive Plan update continues to go well. We have received ~60 survey responses to date. The comprehensive plan survey is active and available at this link: <https://www.surveymonkey.com/r/PLN4GLD>. I will keep it open for a few more weeks to see if we can get a few more responses before closing it.
- There was a work session item on the agenda for this month's Planning Commission meeting to discuss updates to chapters 1-3, which are the introduction and background sections. Updates in this section are minor, but we thought it was a good opportunity to start discussing updates and potential language that could go into the final draft.
- I will be at the HDR booth for the August 13 Block Party on Miner Street to discuss the mobility hub and downtown improvements project and hopefully talk about the Comprehensive Plan. I plan to have a couple questions about desired future improvements in the city and potential land use changes that attendees might want to see in the updated plan.

Expedited Review for Affordable Housing Resolution and Update:

- I met with DOLA about our progress on the expedited review requirements for affordable housing, and they mentioned that we will need to do a little bit more work regarding implementation before we fully satisfy the requirements. They mentioned that we will need to create guidelines, documents and information sheets that we have committed to for developers and have them in place and create some policy documents that discuss how we will continue to expedite into the future. I am working on this as we speak ahead of the January 1 deadline.

Bike Racks Update

- Nelson Vila-Santana from Colorado Precision Plasma is working on the bike racks that we requested for downtown Miner Street, with the goal of having them by the end of the month. We are finalizing design of the side panels to include city logos and branding. There will be four total racks with room for 5 bikes each, allowing for maximum flexibility in where they are placed and in their ability to be moved around for special events and for storage in the winter months.

TO: Mayor and City Council
CC: Assistant City Administrator Guy Patterson
City Administrator Andrew Marsh
FROM: Wonder Martell, Deputy City Clerk
DATE: August 11th, 2025
SUBJECT: Clerk School Training Take Away/ Staff Report
ATTACHMENTS: Building permit report, sales tax report



City Hall processed 889 incoming calls from outside entities during the 22 working days of July. This number does not include calls out to external entities (there were 279) or calls to each other, which was 77 (staff to staff). Grand total of incoming & outgoing phone calls for City Hall was 1245.

Miner Street Market (HD) Encroachments have all been reviewed and all insurances are up to date. There are 20 encroachment permits issued downtown this season.

I worked with Lue Howard on two Cemetery items this past week, an Urn Interment and a Headstone delivery and placement. Lue is a wealth of knowledge on the Idaho Springs cemetery, and she helps me and customers so much with all things cemetery. Thanks Lue!!

Ordinances #9 and #11 have been sent to our codifying company to update our municipal code. Ordinance #9 speaks to Efficiency Dwelling Units and Ordinance #11 is regarding Accessory Dwelling Units.

The Radpidgrass organizers have posted the liquor sign at the ballfields for the August 15th and 16th music festival.

I have processed and licensed 6 contractors, issued 7 building permits and processed/issued 3 street closure permits, 3 street excavation permits and 2 dumpster permits in coordination with Public Works this past week.

Clerks School round 2 - Clerking A Meeting

There was so much information shared at this year's clerk school, the following sections are a sequel to my report in the July 28th city council packet.

One of the sessions I attended was titled "Clerking A Meeting" and went over policies and procedures for when the public comes in and provides comment. There has been an increased level of agitation in the political world, and this has not only affected government employees but the public as well. There are many municipalities that have taken on a more protective process when the public provides comment that allows them to be shielded from any safety concerns.

An alternative to asking commentators for their name and address is you can substitute physical home address with resident, non-resident and/or business owner. This change is allowed for scheduled and unscheduled public comment, but not for Public Hearings. Public Hearings require name and physical address. There are many municipalities that have created rules and procedures for council and commentators. It is suggested that we put in writing the policy that we have for commentators specifically

when they bring is/supply documentation. Policies that could allow for staff to pre-screen documentation that the public would like to bring in, policies that are clear on what is a conflict of interest for council. Having specific policies and procedures allows up to make council look good and creates a record to why things are done the way they are.

People are Crazy

This was the actual title of this session. This session was all about working with people that may be a little difficult, or that may make us question ourselves, doubt what's important and challenge what we care about. A key takeaway for me was to challenge assumptions. CALM. C- Challenge the assumption, A- Ask questions. L- Listen, M- Make sure you are listening. No one changes because they were attacked, no one changes out of defensiveness, when someone's beliefs are challenged, the defensiveness doubles. Some interesting facts, 50% of people quit because of a bad boss, 2/3 of people are afraid to speak up, upper management controls the culture, culture starts at the top and moves down. We can only control ourselves we cannot change others, what matters is that we are all unified on the outcome, it's all of us against the problem. When a conversation is not going well or is not productive, ask questions to regain focus, ask good questions as people are usually compelled to answer questions.

Law School for Clerks

This session was two in one, 4 hours of law school for clerks. Riveting. Number one, is don't take risks as a clerk. Being Idaho Springs is a statutory city, our organizational flow, wards and appointed officers comes from Title 31 Article 4 of the CRS.

Amendment 41 Conflict of Interest and Ethics. There are three ways boards can act, motions, resolutions and ordinances. A motion is a verbal resolution, a resolution is a written motion, both with the same legal effect, but resolutions are better than motions as they are easier to find. Ordinances are required to be published, codified and permanent, resolutions are not published. There is a way that the city can save some money when it comes to publishing ordinances. We could put something on the ballot to allow publications by title only, instead of the entire ordinance. This is a common change as the public really does not get their news from the newspaper anymore. Resolutions are effective immediately and ordinances are effective 30 days after the second publishing date. There is a risk for clerks who create resolutions/ordinances themselves, there is preference for attorneys writing these and not clerks, mistakes happen, it's not the mistake it's the cover up.

Interesting fact: The City of Northglenn holds a public hearing on each and every ordinance, as this creates a legislative record.

I will leave the Colorado Open Records Act and the Liquor 101, 102, 103 for another staff report.

Permits Details

Permit Acceptance Date: 07-01-2025 - 07-31-2025

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																		
07/31/2025	1744 Miner Street, Idaho Springs	25IDSP-00073	W.E. O'Neil Construction Co of CO	Commercial Alteration			07/31/2025		08/28/2025	In Progress	Not Started	Not Started	Safebuilt Plan Review	Structural	Alejandro Pantoja	1	4	No	\$3,075,000.00	\$23,947.61	\$23,947.61
Count: 1																				Total: \$3,075,000.00	
Count: 1																				Total: \$3,075,000.00	
	Permit Type Permit Status		Demolition In Progress																		
07/31/2025	103 East Idaho Springs Road, Idaho Springs	25IDSP-00072	Empire Demolition	One Stop			07/31/2025		08/07/2025	In Progress	Not Started	Not Started	Safebuilt Plan Review	Building, Electrical, Mechanical, Plumbing, Structural	Dori Wataha	1	4	No	\$18,760.00	\$557.78	\$557.78
Count: 1																				Total: \$18,760.00	
Count: 1																				Total: \$18,760.00	
	Permit Type Permit Status		Furnace Replacement Completed																		
07/10/2025	533 Pine Slope Road, Idaho Springs	25IDSP-00069	Lalonde Heating and Cooling	One Stop	07/10/2025	07/14/2025				Completed								No	\$7,800.00	\$217.00	\$217.00
07/10/2025	336 Virginia Street, Idaho Springs	25IDSP-00070	Lalonde Heating and Cooling	One Stop	07/10/2025	07/23/2025				Completed								No	\$7,800.00	\$217.00	\$217.00
Count: 2																				Total: \$15,600.00	
Count: 2																				Total: \$15,600.00	
	Permit Type Permit Status		Misc. Mechanical, Plumbing or Electrical Completed																		
07/29/2025	12 Colorado Boulevard, Idaho Springs	25IDSP-00071	Lantz's Mountaintop Plumbing, LLC	One Stop	07/29/2025	08/04/2025				Completed								No	\$1,500.00	\$122.50	\$122.50
Count: 1																				Total: \$1,500.00	
Count: 1																				Total: \$1,500.00	
	Permit Type Permit Status		Residential Roof - Asphalt Completed																		
07/01/2025	716 Colorado Boulevard, Idaho Springs	25IDSP-00066	SABCO General Contracting Inc	Residential One Stop	07/01/2025	07/23/2025				Completed								No	\$18,000.00	\$370.00	\$370.00
Count: 1																				Total: \$18,000.00	
Count: 1																				Total: \$18,000.00	
	Permit Type Permit Status		Water Heater Completed																		
07/02/2025	808 High Street, Idaho Springs	25IDSP-00067	Colorado Delta Mechanical	One Stop	07/02/2025	07/07/2025				Completed								No	\$2,850.00	\$117.75	\$117.75
Count: 1																				Total: \$2,850.00	
	Permit Status		In Progress																		
07/08/2025	3101 Riverside Drive, Idaho Springs	25IDSP-00068	Blue Sky Plumbing & Heating	One Stop	07/10/2025					In Progress								No	\$3,500.00	\$127.50	\$127.50
Count: 1																				Total: \$3,500.00	
Count: 2																				Total: \$6,350.00	
Total Permits: 8																				Valuation Total: \$3,135,210.00	

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	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	-2.39%	-2.39%	357,076.65	365,835.89
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	4.12%	0.79%	720,540.84	714,908.41
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	-0.40%	0.36%	1,121,278.72	1,117,268.91
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	9.86%	2.43%	1,462,431.74	1,427,796.62
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	2.79%	2.50%	1,818,561.68	1,774,270.38
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	4.46%	2.91%	2,311,272.10	2,245,935.38
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		-100.00%	-17.33%	2,311,272.10	2,795,806.57
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		-100.00%	-29.38%	2,311,272.10	3,272,832.98
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		-100.00%	-37.63%	2,311,272.10	3,705,772.97
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		-100.00%	-37.63%	2,311,272.10	3,705,772.97
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		-100.00%	-42.41%	2,311,272.10	4,013,608.25
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		-100.00%	-47.73%	2,311,272.10	4,421,873.97
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	\$2,311,272.10				
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!				



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 07, 2025
Subject: Staff Report for August 11, 2025

Request for Action: None

Chief Buseck Attended:

07/29/25 - Police station project
- Dept. Heads
07/30/25 - Police station project
08/04/25 - Juvenile Community Review Board
08/05/25 - Police station project
- National Night Out (Empire)

Training:

08/06/25: One Sergeant conducted P.O.S.T. required defensive driving course for sworn (Dumont, CO)

Upcoming Training:

08/18/25-08/22/25: One officer will attend a Firearms Instructor Course- Erie, CO
08/19/25: One Sgt. and one officer will attend a GLOCK Armor Course- Brighton, CO
08/25/25-08/29/25: Two officers will attend C.I.T. (Crisis Intervention Training)- Centennial, CO

Code Enforcement:

- Addressing overgrown weed complaints
- Addressing abandoned vehicles
- Follow-up on **67** (YTD) tows for owner retrieval

Staffing:

- ISPD has one patrol vacancy
- ISPD is conducting a background check on one applicant

Significant Incidents:

July 24, 2025, ISPD was notified of a prior incident in the 2800 block of Riverside Drive. A jogger reported that while on his morning run, he was approached by a man armed with a sharp object resembling a knife. The suspect allegedly made verbal threats, stating he would harm the jogger if he continued his run

in the general direction of the suspect. The victim was not injured and was able to leave the area. ISPD officers conducted a thorough investigation and developed a person of interest. ISPD contacted the suspect on the phone, and the suspect admitted to approaching the jogger while holding a climbing axe. As a result of the investigation, ISPD obtained a warrant for the suspect on charges of felony menacing and disorderly conduct. The suspect also admitted to making threats to harm the jogger. **July 29, 2025**, ISPD located and arrested 44-year-old Jeremy McIntosh of Arvada, CO.

July 21-31, 2025, ISPD responded to multiple parking-related complaints from two neighboring residents on 15th Avenue concerning a temporary handicap parking sign placed for one of the residences. Officers have issued one parking citation in connection with this ongoing dispute. In addition, ISPD officers and administrative staff have engaged in multiple discussions with both parties to clarify the limitations and proper use of the designated handicap space. ISPD has initiated an active harassment investigation related to the matter.

On July 30, 2025, an ISPD officer observed a vehicle traveling significantly slower than the traffic flow while on patrol along westbound I-70 near mile marker 243. The vehicle then abruptly accelerated to speeds exceeding the posted limit within an active construction zone before slowing again to an unsafe speed for highway travel. The officer initiated a traffic stop. Upon contact with the male driver, the officer observed that the individual had urinated on himself and detected a strong odor of alcohol emanating from the vehicle. Additionally, the vehicle's passenger side showed visible damage, consistent with a possible recent collision. The driver refused to complete voluntary roadside maneuvers. He was transported to a metro-area hospital for medical evaluation. Following the evaluation, he was placed under arrest and charged with DUI, careless driving, and failure to provide proof of insurance.

August 02, 2025, ISPD was dispatched to a parking lot in the 2900 block of Colorado Boulevard on reports of a male urinating in public and appearing unable to stand, repeatedly falling over. Upon arrival, officers contacted a male seated in the driver's seat of a vehicle. The individual exhibited clear signs of intoxication. After investigating, officers determined the male was highly intoxicated. He was transported to a detox facility in the metro area for his safety. The male party was issued a summons for DUI and public indecency.

August 4, 2025, while on patrol along westbound I-70 near mile marker 243, an ISPD officer observed a vehicle traveling without functioning license plate lights, making the license plate difficult to read. Upon pulling behind the vehicle and illuminating the plate, the officer noted that the registration had expired. A traffic stop was initiated. During contact with the vehicle's occupants, the officer observed a pipe commonly associated with narcotics use on the floorboard, along with a torch-style lighter in the possession of the front passenger. The passenger was detained, and a search of the vehicle was conducted. Inside the vehicle, officers located a backpack within reach of the passenger containing approximately 40 grams of methamphetamine and multiple items consistent with the distribution of illegal narcotics. The passenger claimed ownership of the backpack and was placed under arrest for unlawful possession of a controlled substance with intent to distribute (class 2 felony) and possession of drug paraphernalia. The driver of the vehicle was issued a warning for the observed traffic violations.



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: 8/11/2025
Re. STAFF REPORT WATER FACILITIES DEPARTMENT

- Water Tanks PLC failure

WASTEWATER

	BOD	TSS	NH4	PO4	TIN
Goal	10	10	3	1	10
Current	3	6	1.03	0.58	8.3

- Concerted pad for Generator fuel tank poured
- New desks move
- Reactor #2 repair - Continued transfer and process solids.

WATER

Disinfectant Byproducts	TOC	COAGULANT dose	TOC removal	CL2 dose Actual	HAAS Annual average	TTHM Annual average
Goal	<2		25%	system residual (0.83)	<60	<80
Current	1.8	18	38%	Demand 1.8	33.1	32.6

- Montane Tank Construction started
- Idaho Spring reservoir active
- Air compressor repair complete

Public works

- Multiple Water station failures/ restarts
- 2 new hires Maintenance 1 start dates 8/11 and 8/18
- Weed control/ removal
- Miner St. Market Place Banners hung
- Ball Park storage cleanout/ demo prep continued
- Get gassed cleanout/ demo prep

Streets

- 405 Colorado Blvd curb repair
- East end parking plan/ crosswalks plan
- Virginia Canyon/ Virginia St paving – final walkthrough/ punch list complete
- Street sign repairs

Parks

- 4 points park meetings
- Trees removed Cemetery

Distribution/ Collection

- Miner St/ Idaho Diagonal locates
- Locates, locates, locates Excel power pole replacements
- Continued Service line material survey
- Fire Hydrant maintenance

Building Maintenance

- Library chimney/ flume inspection
- Visitor Center roof repair
- Cemetery headstone placement