

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



Thursday, January 8, 2026

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

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

You must join the Zoom Meeting

**(<https://us02web.zoom.us/j/82200987574>) passcode 627970 to
participate in a meeting remotely.**

- 1. Call to Order (6:00 PM)**
- 2. Roll Call**
- 3. Agenda Approval**
 - a. Motion to approve the Agenda of January 8th, 2026
- 4. Public Comment**
- 5. Conflict of Interest**
- 6. Approval of Minutes**
 - a. Motion to approve the minutes from October 2nd, 2025
- 7. General Updates**
 - a. General Staff Updates
- 8. New Business**
 - a. CUP25-001 - 95 E. Idaho Springs Rd Rafting Employee Campground Check-In
 - b. 2026 Three Mile Plan Review
- 9. Old Business**
- 10. Adjourn**
- 11. Work Session Agenda**
 - a. Potential Code Amendment - Parking Space Minimum Widths
 - b. Housing Updates - ADU Grant Program Brainstorm
 - c. Comprehensive Plan Update
 - d. Design Requirements Discussion

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

Participation

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

General Guidelines

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



**PLANNING COMMISSION
MINUTES - DRAFT
October 2nd, 2025**

CALL TO ORDER

Chair Cindy Olson called the meeting to order at 6:01pm.

ROLL CALL

Commissioners present were Chair Cindy Olson, Vice Chair Ursula Cruzalegui, Alternate Judy Murphy, and Caitlin Maxwell. Alternate Jefferson Lich and Commissioners Kent Slaymaker and Chuck Howard were absent. Staff present were Community Development Planner Dylan Graves, Assistant City Administrator Guy Patterson, and Assistant City Attorney Nick Klein.

AGENDA APPROVAL

Commissioner Maxwell moved to approve the agenda. Commissioner Cruzalegui seconded. Assistant City Attorney Nick Klein asked that items 7a and 7b be removed from the agenda. The Commission noted this change, which was followed by an all in favor voice vote. Motion carries.

CONFLICT OF INTEREST

There was no conflict.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES

Commissioner Cruzalegui moved to approve the minutes from August 6th, 2025. Commissioner Maxwell seconded. Chair Olson mentioned that there was a correction needed in Public Comment to correct a mistyped name. This will be reflected in the final minutes for August 6th. Discussion followed by an all in favor voice vote.

GENERAL UPDATES

Community Development Planner Dylan Graves spoke about the new City Hall work schedule, which is moving as of October 6th to Monday through Thursday from 7:30 a.m. to 6:00 p.m. The goal of the change is to allow more availability before and after routine work hours to give residents flexibility to come in earlier and later in the day. City Hall will now be closed on Fridays.

We also discussed the status of the senior housing project at 839 Colorado 103, which was purchased in early 2025 to facilitate development of senior affordable housing. The city was recently awarded a Local Planning Capacity (LPC) grant worth \$24,000, which was used to hire a consultant to help move the project along. Project elements to be

considered include deciding on the level of service to be provided – independent living versus assisted living. Independent living is a need in the community (the two existing senior housing developments in the city have a 40+ person wait list) and would be the cheapest (and likely easiest) to build. The city is working with Project Support in an advisory capacity and has talked with assisted living operators in Eagle County. The plan is to have a nearly shovel-ready project by early 2026. Funding and financing would still be needed at that time. Several representatives from the city, including Dylan, the Mayor, and Guy, will be at the upcoming Senior Center Coffee Chat on October 15 at 10:00 a.m.

There was also an update given about the expedited / fast-track review resolution that the city passed earlier this year to meet state standards and requirements. The city recently was fully approved and certified, which gave the city access to \$50,000 in Local Planning Capacity (LPC) grants to work on housing planning projects. The city will be working on the project scope for this funding before the end of 2025, with funding expected by early 2026. The city also received its preliminary certification as an Accessory Dwelling Unit (ADU) supportive jurisdiction, which means we will be eligible for additional funding in early 2026 for ADU-related projects.

NEW BUSINESS

No new business

OLD BUSINESS

No old business

ADJOURNMENT

Chair Olson Adjourned the meeting at 6:16 pm to go into work session.



City of Idaho Springs
1711 Miner Street
P.O. Box 907
Idaho Springs, CO, 80452-0907
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Community Development Planner Communication

Meeting Date: January 12, 2026
To: Idaho Springs Planning Commission
From: Dylan Graves, Community Development Planner
RE: Community Development Report
Request for Action: N/A

Projects Completed in 2025: Statistics and Data

Permits and land use applications:

- Planning cases approved: 10
 - One annexation
 - One rezoning
 - One subdivision (administrative plat amendment)
 - One conditional use permit
 - One 1041 (Areas and Activities of State Interest)
 - Two Certificates of Appropriateness (COAs)
 - Three variances
- Planning cases ongoing: 4
- Zoning permit applications approved for new businesses/uses: 9
- Building permits: 126
- Code amendments: 4
 - Expedited / Fast Track Affordable Housing Review
 - Accessory Dwelling Units
 - Efficiency Units Definition
 - Variance Board Membership
- Plans adopted/updated: 2
 - Historic Design Guidelines
 - Three Mile Area Plan
- 2025 Board and Commission Meetings
 - HPRC: 6
 - Planning Commission: 8
 - Variance Board: 1
 - Historic Sites and Facilities: 4

Other projects:

- Guides and Checklists
 - I have been working on a variety of public guides and checklists associated with planning applications; I have also been working on HPRC-related guides about architectural design, how to list one's property, etc.
 - I am also working on FYI/FAQ documents about common code issues, including the city's Short-Term Rental regulations, nuisance regulations, weeds/trash regulations, and sign codes.
- Comprehensive Plan Update

America 250 – Colorado 150 Grant Application:

This was submitted to the State Historic Fund on October 27th. We should be hearing back about this in the first half of January.

Fast Track / Expedited Review Funding

We submitted the amended scope of work for the Local Planning Capacity (LPC) grant in mid-December, which was approved in late 2025. We have not yet received the money but expect it in the next few months.

ADU Grant Program

As an ADU supportive community, we can apply for a grant to support ADU development in Idaho Springs. The grant is open until February 27, 2026, with applications due that day. We are intending to apply for this grant. The scope of work for the grant is to work with architects and design professionals to create pre-approved ADU plans that meet city codes and requirements and are available to residents and property owners free of charge. This reduces fees for property owners while also ensuring that the city has control over architectural design. Of course, a property owner who wants to build an ADU does not have to use the pre-approved plans, but they would be able to if they wished.

Statistics show that the city has not approved a permit for an ADU in the last five years, so encouraging new ADU development through grant funding would be beneficial to get more community-serving housing built in our existing neighborhoods.

There is a 25% city match.

Sites and Facilities Update

Brass plaque signs for the city’s historic sites and facilities are being ordered for properties that do not have information at them currently. Sign language was approved by the Sites and Facilities Board in October, and we are ordering in the next week or two. We wanted to provide proofs to the board to make sure they were happy before ordering.

Comprehensive Plan Progress:

I submitted the strategic growth and water supply elements to DOLA for a preliminary review in December and they provided feedback that I am working to incorporate now. I am hoping to have a draft done by April so we can solicit feedback and comments with a goal of finishing the plan by mid-year. Goals for all sections have largely been updated with new draft objectives, but I still have some work to do on a few sections.

I am working on the Parks and Recreation section, and I am meeting with the CCMRD board in late January to talk about their goals and priorities to see what might be able to be added to our plan. I may work with them to host an open house to get more public opinion on this subject, which would take place in February.

Another important aspect of the plan update is getting updated photos and graphics. This is ongoing as I get more information and as good photos present themselves, but I will want to finalize photography until near the end because I want to get some spring photos, too.

Virginia Canyon Mountain Park Seasonal Sheep Closure:

The city in consultation with Colorado Parks and Wildlife closed the bottom half of the mountain park from December 1 through March 31 to all traffic. People can still access the top half of the park via Virginia Canyon Road along the emergency access trail that is approximately 1.25 miles north of the city center. This keeps half the trails open to foot and bike traffic while protecting the lower, more important winter habitat for bighorn sheep.

Planning Commission Seats:

<u>MEMBER</u>	<u>CURRENT TERM</u>
Cindy Olson, Chair	February 2024 – February 2028
Chuck Howard	February 2023 – February 2027
Ursula Cuzalegui	February 2024 – February 2028
Kent Slaymaker	January 2022 – February 2026
Jefferson Lich	February 2024 – February 2028
Caitlin Maxwell	February 2024 – February 2028
Judy Murphy	February 2025 – February 2029

Upcoming Meetings:

Historic Sites & Facilities – January 12, 9:00 A.M.

City Council – January 12, 5:30 P.M.

HPRC – January 20, 6:00 P.M.

City Council – January 26, 5:30 P.M.

Planning Commission – February 5, 6:00 P.M.



TO: Idaho Springs Planning Commission
CC: City Administrator Andrew Marsh
FROM: Dylan Graves, Community Development Planner
SUBJECT: CUP25-001 – Check In with Applicant
MEETING DATE: January 8, 2026

BACKGROUND

In April 2025, the City of Idaho Springs approved CUP25-001, a Conditional Use Permit for AVA Rafting and Zipline Employee Camping Use at 95 E. Idaho Springs Road. This allowed employees of AVA Rafting and Zipline to camp at 95 E. Idaho Springs Road at their established campground, with certain conditions that would need to be met as part of the use. These conditions included:

1. Approval will expire on October 1, 2026.
2. The use is authorized from April 1 through September 30 in calendar years 2025 and 2026.
3. Adherence to the applicant submitted Handbook and Lease and the Map of the site.
4. Potable water must be available on-site at all times. Applicant shall receive Clear Creek Fire Authority approval concerning the size and location of the potable water storage.
5. The Clear Creek Fire Authority shall approve the location of campsites and cooking areas prior to occupation
6. No open fires are permitted at the property.
7. All campsite locations shall be numbered and a map of the site, showing all campsites labeled, shall be provided to the City prior to operation and shall be posted at the site.
8. Trash and recycling must be picked up weekly at minimum.
9. Adequate portable toilets will be provided on-site and will be pumped monthly at a minimum or as needed.
10. The applicant is required to provide to City Administration and the Police Department two (2) authorized contacts (a primary contact and backup contact) for the property who can physically respond to the site within sixty (60) minutes or less.
11. Parking spaces shall meet minimum parking dimensional standards, and shall be delineated on-site to the City's satisfaction, and shall include spaces for at least 38 vehicles (including 10 campervan spaces). A parking plan showing the layout of spaces shall be provided prior to occupation of the property. No parking associated with this use shall be permitted off site.
12. Public pedestrian access across the property along the existing paved path shall be maintained and not blocked.
13. City Staff shall perform a site walk-through once all improvements proposed are established on-site to confirm compliance with the above conditions of approval.
14. A gate or other barrier shall be installed at the entrance to the trail underpass to I-70 at Edwards St. to stop vehicles from traveling the corridor. The City's Public Works Department will approve of and install the gate, at the applicant's expense.
15. All camping platforms proposed as part of this development shall receive a Certificate of Occupancy before they can be used for camping purposes.
16. Prior to the commencement of operations under this Permit in 2026, the Applicant shall appear before the Idaho Springs Planning Commission for a Compliance Review to review the operation's compliance with all relevant requirements and conditions during 2025. The Compliance Review is not a formal public hearing, but an informal review and discussion.

This meeting satisfies Condition #16 from above. All other conditions have been and continue to be met, with one exception. As of January 5, 2026, condition #15 has not been satisfied. The applicant did receive a building permit to

perform the work needed to approve the camping platforms. However, this permit has not yet been closed as there are outstanding inspections. With that in mind, the camping platforms have not been authorized to be used. We did not receive word or see evidence that they were in use, but if the applicant would like to use them in 2026, they will need to close out this permit.

I reached out to the Clear Creek Fire Authority and the Idaho Springs Police Department to see if they had any issues that required attention. No issues were brought up, and they were satisfied with operations in 2025.

Staff do not see any reason to revoke the CUP and believe that it would be appropriate to allow the use to continue for the 2026 season, as approved.

REQUEST FOR DIRECTION

Does the Planning Commission have any questions, comments, or concerns that need to be addressed?



**CITY OF IDAHO SPRINGS
Clear Creek County, Colorado**

Ordinance No. 10, Series 2025

AN ORDINANCE GRANTING A CONDITIONAL USE TO PERMIT TEMPORARY SEASONAL EMPLOYEE CAMPING DURING RAFTING SEASON ONLY IN 2025 AND 2026 ON PROPERTY WEST OF THE SHELLY/QUINN BALL FIELDS PARK ALSO KNOWN AS 95 EAST IDAHO SPRINGS ROAD WITH CONDITIONS

WHEREAS, the City Council and Planning Commission have authority pursuant to the laws of the State of Colorado and the Idaho Springs Zoning Ordinance to grant Conditional Uses within zone districts for property within the City; and

WHEREAS, in 2024, Duke Bradford (the “Applicant”) applied to the City for a Conditional Use to permit a trial run of temporary seasonal employee camping during the 2024 rafting season upon property located directly west of the Shelly/Quinn Ball Fields Park, south Exit 241 of Interstate 70, that was annexed into the City as part of the Silver Spruce Annexation of 1974, further described in **Exhibit A**, attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, this year, the Applicant has again applied to the City for a Conditional Use permit to conduct seasonal employee camping upon the Property during rafting seasons only in 2025 and 2026;

WHEREAS, the Planning Commission is scheduled to conduct a hearing upon and review all facts and circumstances relevant to the 2025 application (the “Application”) on April 2, 2025, after which it shall forward its recommendation to the City Council; and

WHEREAS, the Application is scheduled for public hearing before the City Council on April 14, 2025, and due notice thereof shall be given by publication, mailing and posting of the Property, all as required by the laws of the State of Colorado and the Zoning Ordinance of the City; and

WHEREAS, at each public hearing, before the Planning Commission and before the City Council respectively, the public shall be afforded an opportunity to be heard; and

WHEREAS, after reviewing all of the relevant evidence and testimony, the City Council wishes to enter its findings on the Application and render decision thereon, all as further set forth herein.

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

Section 1. The above and foregoing Recitals are incorporated herein by reference and are adopted as findings and determinations of the City Council.

Section 2. The City Council hereby determines that the proposed Conditional Use conforms to the relevant requirements of the Idaho Springs Municipal Code (“ISMC”), is generally in conformity with the City's comprehensive plan, and will not impact adjacent properties in a manner that is



significantly different than the impacts caused by uses that are permitted by right in the area, only upon the imposition of certain conditions.

Therefore, the Property is allowed a Conditional Use for temporary seasonal employee camping during the 2025 and 2026 rafting seasons with the following conditions and limitations:

1. Approval will expire on October 1, 2026.
2. The use is authorized from April 1 through September 30 in calendar years 2025 and 2026.
3. Adherence to the applicant submitted Handbook and Lease and the Map of the site.
4. Potable water must be available on-site at all times. Applicant shall receive Clear Creek Fire Authority approval concerning the size and location of the potable water storage.
5. The Clear Creek Fire Authority shall approve the location of campsites and cooking areas prior to occupation
6. No open fires are permitted at the property.
7. All campsite locations shall be numbered and a map of the site, showing all campsites labeled, shall be provided to the City prior to operation and shall be posted at the site.
8. Trash and recycling must be picked up weekly at minimum.
9. Adequate portable toilets will be provided on-site and will be pumped monthly at a minimum or as needed.
10. The applicant is required to provide to City Administration and the Police Department two (2) authorized contacts (a primary contact and backup contact) for the property who can physically respond to the site within sixty (60) minutes or less.
11. Parking spaces shall meet minimum parking dimensional standards, and shall be delineated on-site to the City's satisfaction, and shall include spaces for at least 38 vehicles (including 10 campervan spaces). A parking plan showing the layout of spaces shall be provided prior to occupation of the property. No parking associated with this use shall be permitted off site.
12. Public pedestrian access across the property along the existing paved path shall be maintained and not blocked.
13. City Staff shall perform a site walk-through once all improvements proposed are established on-site to confirm compliance with the above conditions of approval.
14. A gate or other barrier shall be installed at the entrance to the trail underpass to I-70 at Edwards St. to stop vehicles from traveling the corridor. The City's Public Works Department will approve of and install the gate, at the applicant's expense.
15. All camping platforms proposed as part of this development shall receive a Certificate of Occupancy before they can be used for camping purposes.
16. Prior to the commencement of operations under this Permit in 2026, the Applicant shall appear before the Idaho Springs Planning Commission for a Compliance Review to review the operation's compliance with all relevant requirements and conditions during 2025. The Compliance Review is not a formal public hearing, but an informal review and discussion.

Nothing herein constitutes approval of any use of any type *not* specified by this Ordinance. Any such additional use would require its own distinct Conditional Use approval, if so required by the Code.

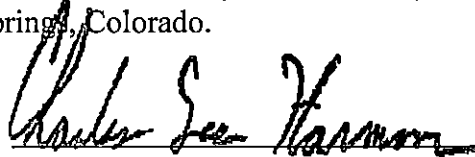
Section 3. Any and all Ordinances or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such Ordinance or part thereof shall not revive any other section or part of any Ordinance heretofore



repealed or superseded.

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

INTRODUCED, READ AND ORDERED PUBLISHED, on March 24, 2025, at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado.



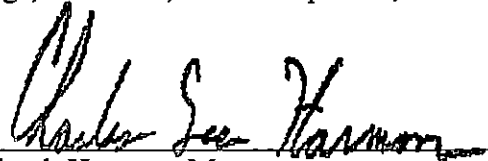
Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:




Diane Breece, City Clerk

PASSED, ADOPTED AND APPROVED, after publication and public hearing, at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on April 14, 2025.



Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:



Diane Breece, City Clerk

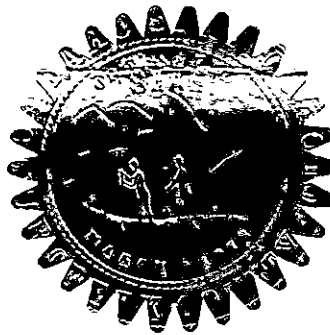




EXHIBIT A

Legal description of property

THE LAND REFERRED TO IN TITLE COMMITMENT NO. CC2003-7925 AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M., FURTHER DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N86°04'30"E, 1262.58 FEET TO A POINT MARKED BY A STEEL PIN, WHICH POINT IS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE N0°43'30"W, 838.80 FEET TO A STEEL PIN ON THE SOUTH BOUNDARY LINE OF U.S. HIGHWAY 6 AND 40 AS LOCATED ON JANUARY 28, 1993 (INTERSTATE HIGHWAY 70); THENCE SOUTHWESTERLY ALONG THE SOUTH BOUNDARY OF SAID U.S. HIGHWAY 6 AND 40 A DISTANCE OF 1332.40 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 31; THENCE S0-13'30"E, 522.02 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SECTION 31, THE TRUE POINT OF BEGINNING, KNOWN AS SILVER SPRUCE ADDITION TO THE CITY OF IDAHO SPRINGS, COUNTY OF CLEAR CREEK, STATE OF COLORADO.



TO: Idaho Springs Planning Commission
FROM: Dylan Graves, Community Development Planner
SUBJECT: City of Idaho Springs Three-Mile Plan
ATTACHMENTS: Three-Mile Area Plan Document and Map
MEETING DATE: January 8, 2026 Regular Meeting

The scope of this item is to present for adoption an updated City of Idaho Springs Three-Mile Area Plan for the 2026 calendar year, in accordance with state statute that requires annual update of such a plan.

BACKGROUND

A three-mile plan is required to be updated regularly according to Colorado Revised Statutes (CRS) 31-12-105 (1) (e), as amended. Per the CRS, the plan is supposed to be updated annually. The CRS further states, “Prior to completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area.”

We are not proposing any changes from the previous Three Mile Area Plan that was adopted in January 2025. One annexation occurred in 2025. This was the 1.99-acre parcel located at 839 CO 103. As it is directly adjacent to existing city lands (Idaho Springs Cemetery), this has had no material impact on the Three Mile Area Plan or Plan map. No infrastructure updates have occurred in 2025 that would impact any of the Plan areas included in the document.

Staff propose that the 2026 Three Mile Area Plan be adopted with no changes.

PROPOSED MOTION

Motion to recommend that the Idaho Springs City Council approve Resolution #2, Series 2026, a resolution adopting the Idaho Springs Three Mile Area Plan for 2026.

ATTACHMENTS

- 1. Proposed Three-Mile Area Plan**

City of Idaho Springs, Colorado



Three Mile Area Plan

January 12, 2026

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Introduction

In 1987, the state legislature made changes to annexation law limiting municipal annexations to no more than three miles beyond the current municipal boundary in any given year. Further, municipalities in Colorado are required to prepare and adopt a three-mile plan prior to annexing property into their territorial boundaries per Colorado Revised Statute (CRS) 31-12-105 et. seq. The three-mile plan is a long-range plan that outlines where municipalities may annex property and describes how they will ensure the adequate provision of services within the newly annexed territory and the remainder of the existing municipality.

The City of Idaho Springs Three Mile Area Plan provides direction concerning land use issues and infrastructure needs for lands within three miles of the current boundaries of the City. The plan identifies issues that should be addressed prior to any parcel of land being annexed but does not propose the annexation of any lands near the City. Annexation of any land into Idaho Springs remains an individual landowner decision.

The City of Idaho Springs is required to evaluate annexation opportunities through careful consideration of both the current and future interests and needs of the community. The Idaho Springs Comprehensive Plan, adopted in 2017, has identified a desire to annex lands in an orderly manner that balances both the short- and long-term fiscal needs of the community. The Comprehensive Plan states that the City should develop, update, and implement an annexation policy. Annexation proposals should also balance business, residential and industrial land use to the greatest extent possible with parks and open space to help maintain a balanced, healthy community. Analysis of the long-term costs and benefits of any annexation is another goal of the City's Comprehensive Plan, with support for annexation of developments that provide a net long-term benefit to the community. Successful annexation applications to the City should focus on how any particular annexation will meet the goals of the Idaho Springs community as identified in the Comprehensive Plan. Annexation is a discretionary act available to the City of Idaho Springs; the submittal of an annexation petition is no guarantee that the subject property will be annexed into the community.

The City of Idaho Springs wishes to continue to work with Clear Creek, Gilpin and Jefferson Counties as appropriate to ensure that there is a smooth transition of land uses in the Idaho Springs area. This plan was developed using a visual survey of the area, mapping information from the Clear Creek, Gilpin and Jefferson County Planning & GIS Departments, public meetings in Idaho Springs and review by the Idaho Springs Planning Commission and City Council. No land in unincorporated areas is specifically designated for annexation in this plan. The analysis that follows will only identify areas that may be considered desirable for future uses, can be served by current services and facilities, are existing residential subdivisions, are needed to provide open space for the community, or will be logical for the expansion of the Idaho Springs urban area. Much of the land within three miles of the corporate boundaries of the City is unsuitable for annexation due to distance, topography and the potential costs to provide

services to widely scattered homes and businesses. Subject to little exception, no land, regardless of suitability, can be annexed into City Limits without the consent of the property owner(s) in question.

Thanks are due to the Planning Commission, City Council, and staff of the City of Idaho Springs for their thorough review of this document.

Methodology

Criteria to be considered when determining which lands near Idaho Springs might be desirable for annexation include:

- Areas which will broaden the range of housing types and home ownership opportunities in the City,
- Areas that have enough buildable land so that desired City land uses can be accommodated,
- Areas that are, or can easily be, served by utilities with no negative physical or economic impact on the community,
- Areas that help strengthen the economy of Idaho Springs,
- Areas that promote infill development, and
- Areas that share a community of interest with Idaho Springs.

Study Area

This plan will address the land within a three-mile area of the City of Idaho Springs by **Section** of land. A section of land is one mile square (640 acres). The complete system used to identify a particular parcel of land begins with identification of the Township (36 square miles), proceeds to the Range (east or west from the Principal Meridian) within that Township, and moves into each section of land found within that Township. Land can further be identified by portions of half-sections and quarter sections. The section – township – range method of identifying land areas is common across the United States.

The location of each of the Sections within the Three Mile area is identified on the Three Mile Area Plan Map (page 5). The one-square-mile sections of land have been combined into 6 larger Areas for the purposes of this plan to make the discussion more manageable. The general character of each of these six Areas is described and classified according to the following categories:

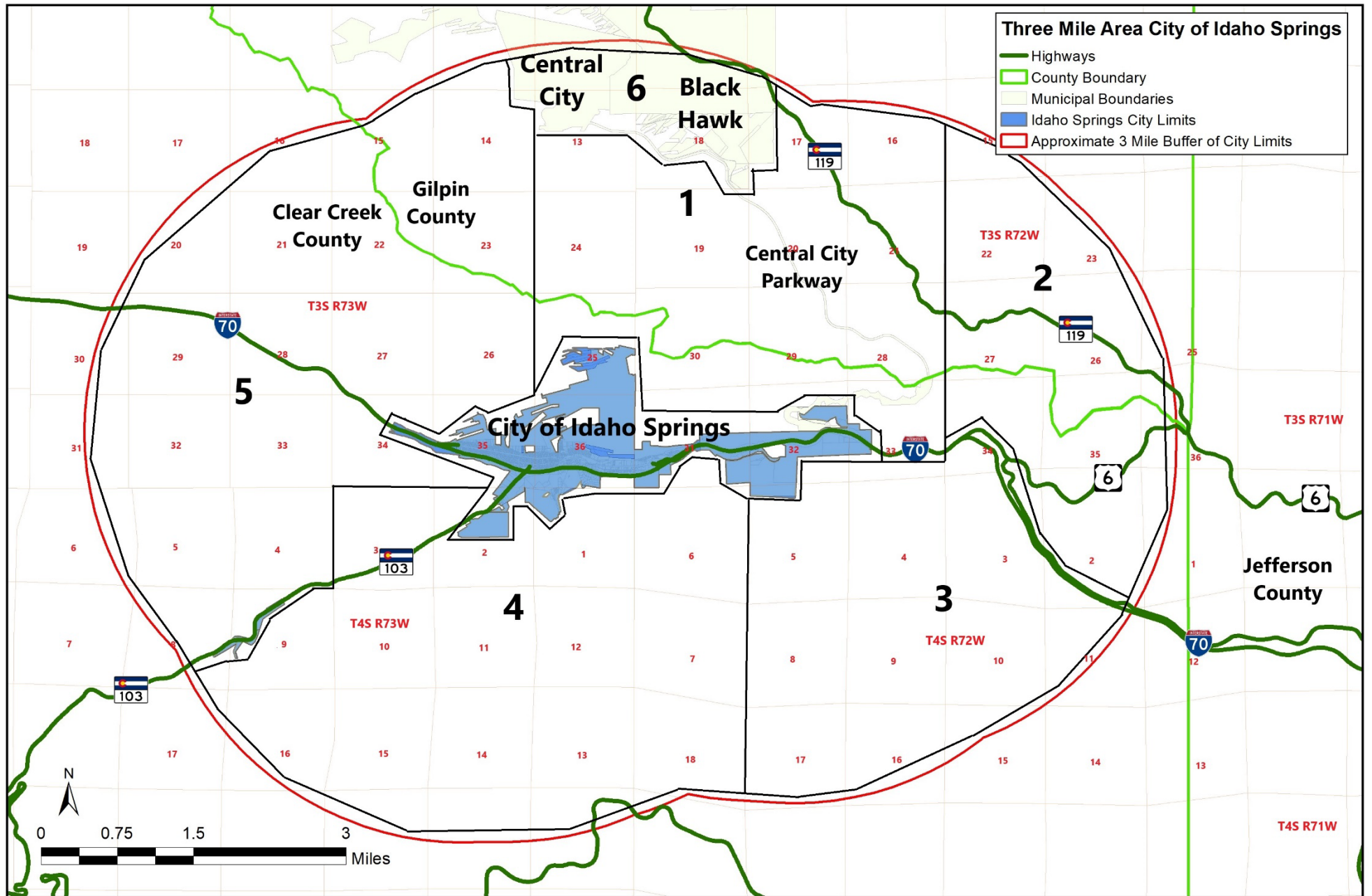
- Description
- Land Use
- Community Services
- Transportation
- Utility Provisions
- Open Space, Parks, and Recreation
- Summary

The six (6) Areas included within the City of Idaho Springs Three Mile Area Plan are generally eligible for annexation to Idaho Springs under the provisions of the Colorado Revised Statutes. Inclusion in this plan does not assume properties will be annexed into the City or guarantee a successful annexation should it be requested by property owners.

Study area boundaries for Area #6 are limited in scope due to the proximity to the incorporated municipal limits of Central City and Black Hawk. The division of the lands within three miles of the corporate limits of Idaho Springs into these six (6) Areas was based on the professional judgment of the City of Idaho Springs staff, building upon previous versions of the Three Mile Area Plan. Area boundaries were developed using topography and the general nature of the land as a guide.

Three Mile Area Cooperation

This plan helps define the cooperative relationship between Clear Creek, Gilpin, and Jefferson counties and the City of Idaho Springs by formally identifying the referral area and outlining the issues that should be addressed the any applicants and the City before annexation and development of lands within the Three Mile Area.



Area 1

Description:

Township: 3 South, Range: 72 West, Sections: 16 (partial), 17 (partial), 18 (partial), 19, 20, 21, 28, 29, 30, 31 (partial), 32 (partial) & 33 (partial) **and** Township: 3 South, Range: 73 West, Sections: 13 (partial), 24 & 25 (partial)

This area lies between the Cities of Idaho Springs, Central City and Black Hawk. The area includes portions of both Gilpin and Clear Creek counties.

Land Use:

The lands in this area are currently zoned for single family residential (MR-1), preservation/conservation district (NR-PC) and mining (M-1) by Clear Creek County. That portion of the area that lies within Gilpin County is zoned resource residential (RR) or residential subdivision (RS), both of which allow one primary residential dwelling per unit, one accessory dwelling, and other accessory structures. The Gilpin County Master Plan shows this as a resource area suited for low density residential development (one unit per 20 acres).

Transportation:

Interstate 70, US Highways 40 & 6 and Colorado State Highway 119 provide primary access to the southern portion of this area. The Central City Parkway crosses the area beginning near the southeast corner and connects I-70 in Idaho Springs at Hidden Valley to Central City. A handful of drives and roads are located throughout the northern portion of this area. Virginia Canyon Road, located near the western edge of the area, provides another connection to this Area and Central City.

Utility Provisions:

Individual well and septic systems serve the residents of this area. The City's services extend to the Water Resource Recovery Facility (wastewater treatment plant) on East Idaho Springs Road and extend up Virginia Canyon Road to Two Brothers Road. There may be potential for extension of those services should an annexation be considered, since road and other infrastructure is available, but service lines would need to be extended.

Community Services:

This section lies within the Clear Creek Fire Authority and Gilpin and Clear Creek RE-1 school districts, and emergency medical services are provided by Clear Creek County. Some portions of the area (south of Central City and Blackhawk)

are not located within Fire Protection Districts and are served by Central City, Gilpin and Clear Creek Fire Authority Districts on an as-needed basis. Police protection is currently provided by the Gilpin and Clear Creek County Sheriffs and Idaho Springs Police Department. Fire protection and the school district boundaries would remain the same in the event of any annexation. Police protection, however, would be provided exclusively by the City of Idaho Springs upon any annexation. It is anticipated that mutual aid agreements for law enforcement would be maintained or established in these areas.

Open Space, Parks & Recreation:

The Clear Creek County Master Plan proposes Open Space and a natural conservation buffer along the northern boundary of the City of Idaho Springs. Much of this land is evergreen forest land or shrub and brush rangeland. Should the City develop to the point of annexation, every effort should be made to include as much of this area as open space as possible to preserve the rugged natural backdrop of these south-facing slopes. The Virginia Canyon Mountain Park (VCMP) serves as the northern City boundary in this area, and adjacent properties could be used to expand recreation and park space in this area over time.

The area also includes a portion of the historic hard rock mining district so the suitability of this area for open space, parks and trails would require careful assessment.

Summary:

There is some potential for annexation in Area 1. Except for those areas that abut the current city limits, the area would be difficult to serve with utilities and other community services. Opportunities for annexation may exist near the Central City Parkway, though with Central City has recently completed significant annexations in this area, including the developing Young Quarry and annexations abutting the current Idaho Springs city limit at Hidden Valley, they may be limited. Should development occur, every effort must be made to protect the historic landscape as identified in the 1041 Regulations as adopted by the City of Idaho Springs. Development in the vicinity of VCMP may be possible but would require the expansion of services in this area.

Area 2

Description:

Township: 3 South, Range: 72 West, Sections 14 (partial), 15 (partial), 22, 23 (partial), 25 (partial), 26, 27, 34 (partial), 35 & 36 (partial) and Township: 4 South, Range: 72 West, Sections: 1 (partial), 2 (partial), 3 (partial)

This area includes portions of Gilpin and Clear Creek Counties. It ends just west of the Jefferson County western boundary.

Land Use:

That portion of the area located within Gilpin County is zoned for forestry and is shown in the Gilpin County Master Plan as a resource area suited for low density residential (one unit per 20 acres) development.

The lands within Clear Creek County are zoned for planned development (PD), large tract single family residences (MR-LT), single family residences (MR-1) and mining (M-1). Along I-70 and generally across from Floyd Hill, a small parcel has been zoned for planned development (PD). Development in this area, other than the large gravel operation at the base of Floyd Hill, is limited. This area includes Clear Creek as it flows into Jefferson County at the eastern edge of the Three Mile Area Plan area. Residential single-family neighborhoods are located on the eastern edge of Area 2 at Floyd Hill.

Transportation:

U.S. Highways 40 and 6 and Interstate 70 serve this area. State Highway 119, Jefferson County Road 60 and various local roads and drives also provide access to the area. Interstate 70 narrows from 3 to 2 lanes in each direction as it extends westward into Clear Creek County at the top of Floyd Hill. CDOT is currently undertaking the I-70 Floyd Hill project to address congestion and safety concerns in the Floyd Hill area, including recreational improvements, better drive lanes, and a dedicated express lane through the corridor in this Area. Sections of Interstate 70 will be elevated through this area, and a frontage road will be added along Clear Creek between the base of Floyd Hill and Hidden Valley with the extension of U.S. Highways 40 and 6. These infrastructure changes will improve local traffic circulation and create more recreational access to Clear Creek.

Utility Provisions:

Individual well and septic systems serve the residents of this area.

Community Services:

This area lies within the Clear Creek, Evergreen, and Golden Gate Fire Districts and within the Gilpin and Clear Creek County RE-1 and Jefferson County School Districts. Emergency medical services are provided by Clear Creek County. Police protection is currently provided by the Gilpin, Clear Creek and Jefferson County Sheriffs and by the City of Idaho Springs. Fire protection and school district boundaries would remain the same in the event of any annexation. Police protection, however, would be provided by the City of Idaho Springs upon any annexation. It is anticipated that mutual aid agreements for law enforcement would be maintained or established in these areas.

Open Space, Parks & Recreation:

Much of the land in this area is shrub and brush rangeland. Clear Creek and North Clear Creek run through the area, and the Clear Creek County Master Plan proposes that the area north of US Highway 6 and south of the Gilpin County line be used for recreation. Should the City of Idaho Springs develop to the point of annexation in this area, this use should be considered. Substantial rafting use of Clear Creek is experienced in this Area. Hiking and mountain bike recreation has been developed at the top of Floyd Hill, at the very edge of this Area.

Summary:

There is low potential for the annexation of lands in Area 2 north of Highway U.S. Highway 6. This land has limited accessibility and would be difficult to serve with utilities and other community services. Large lot residential and open spaces seem to be the best and most appropriate uses for this area.

Between I-70 and U.S. 6, the potential for annexation of property increases. Substantial land areas exist at Floyd Hill north of I-70 for development of businesses, tourist and travel amenities, and residential development. The provision of utilities and infrastructure may be possible in this portion of Area 2.

Area 3

Description:

Township: 3 South, Range: 72 West, Sections: 32 (partial), 33 (partial), and 34 (partial), **and** Township: 4 South, Range: 72 West, Sections: 1 (partial), 2 (partial), 3 (partial), 4, 5 (partial), 8, 9, 10 (partial), 11 (partial), 12 (partial), 15 (partial), 16 (partial), and 17 (partial)

This area lies entirely within Clear Creek County and includes the Lower Beaver Brook watershed.

Land Use:

Lands within this area have been zoned by Clear Creek County to allow the following types of development: single family residential (MR-1), large tract single family residential (MR-LT), planned development (PD) and commercial (C-1). The commercial zone district is located at Floyd Hill. The remainder of the area is zoned for preservation/conservation (NR-PC).

The area contains the Floyd Hill, Saddleback and Hyland Hills residential subdivisions. The Clear Creek High School is located at Floyd Hill and some retail opportunities exist in the area, as well.

Transportation:

U.S. Highway 40 and Interstate 70 border this area to the north and east. There are no major thoroughfares within Area 3 and the area is served by local streets and Clear Creek County Roads 182 and 183. The divided interchanges at I-70 and Homestead Road and I-70 and County Road 65 constitute the only manner for residents, emergency services or others to access Floyd Hill, the High School and other lands. CDOT is currently undertaking the I-70 Floyd Hill project to address congestion and safety concerns in the Floyd Hill area, including recreational improvements, roundabouts on U.S. Highway 40, better drive lanes, and a dedicated express lane through the corridor in this Area. This may also improve access at the Floyd Hill exit for existing and future uses and developments.

Utility Provisions:

Individual well and septic systems serve the residents of this area. In the past, the provision of water and sewer services from the City of Idaho Springs was considered. To date, utility provisions have not extended to this area.

Community Services:

This area lies within the Clear Creek Fire Authority District and Clear County RE-1 school district, and emergency medical services are provided by Clear Creek County. Police protection is currently provided by the Clear Creek County Sheriff. Fire protection and the school district would remain the same in the event of annexation. Police protection, however, would be provided by the City of Idaho Springs upon any annexation. It is anticipated that mutual aid agreements for law enforcement would be maintained or established in this area.

Open Space, Parks & Recreation:

If annexed, park, recreation, open space and trails opportunities should be developed in accordance with the City of Idaho Springs Comprehensive Plan, as adopted. The Floyd Hill Open Space area is in the vicinity but there is limited additional recreational or trail opportunities in this Area.

Summary:

There is excellent potential for the annexation of lands in Area 3 in proximity to Interstate 70. This area includes the lower elevations at Floyd Hill and features adequate space for new commercial, business and residential development. Already developed large lot residential areas have a lower potential for annexation due to the difficulty of providing utility services in an efficient manner. Provision of utility services and access may be difficult given the constraints in this area, as no water or sewer services exist currently. Provision of these utilities would be necessary to feasibly annex lands in this area. The remainder of Area 3 is substantially developed in large lot rural subdivisions and could not be efficiently served by the Idaho Springs municipality.

Area 4

Description:

Township: 4 South, Range: 72 West, Section: 6, 7, 18 (partial), **and** Township: 4 South, Range: 73 West, Sections: 1 (partial), 2 (partial), 3 (partial), 9 (partial), 10, 11, 12, 13, 14, 15, 16 (partial), 21 (partial), 22 (partial), 23 (partial), 24 (partial), and 25 (partial).

The entire area is located within the boundaries of Clear Creek County and contains the Upper Beaver Brook Reservoir. The area also contains the Homestead Hideaway, Pine Valley and Beaver Brook subdivisions. It also includes Echo Mountain Park ski and snowboarding facility. Nearly the entire area is part of the Roosevelt Arapahoe National Forest.

Land Use:

This area is currently zoned primarily for preservation/conservation (NR-PC), with much of the land owned by the U.S. Forest Service. The area also includes scattered zoning for single family residential development (MR-1), large tract single family residential development (MR-LT), planned development (PD) and mining (M-1). Residential development is concentrated on the eastern side of the area and along the Highway 103 corridor. Campgrounds and trails are found in the National Forest, interspersed through the area.

Transportation:

This area is served primarily by county and local access roads such as Beaver Brook Canyon Road, Hidden Wilderness Road, Jeep Trail and Little Bear Creek Road.

Colorado Highway 103 crosses the southwest corner of the area. Primary access in this area is from I-70 and Colorado Highway 103. Local streets include Soda Creek and Little Bear Creek Roads.

Utility Provisions:

Most of the homes along Colorado Highway 103 between the City limits and the City's Water Treatment Plant are connected to the City's water and sewer mains and the Clear Creek Sanitation District's sewer main. Individual well and septic systems serve the other residents of this area. A small portion of the area along Soda Creek Road is connected to existing water and sewer lines.

Community Services:

This section lies within the Clear Creek Fire Authority and Clear Creek RE-1 school districts, and emergency medical services are provided by Clear Creek County. Police protection is currently provided by the Clear Creek County Sheriff. Fire protection and the school district would remain the same in the event of

annexation.

Police protection, however, would be provided by the City of Idaho Springs upon any annexation. It is anticipated that mutual aid agreements for law enforcement would be maintained or established in this area.

Open Space, Parks & Recreation:

This area contains substantial national forest land that provides recreational opportunities along Highway 103. If annexed, additional park, recreation, open space and trails opportunities should be developed in accordance with the City of Idaho Springs Comprehensive Plan, as adopted. The Barbour Fork trails exist in this area currently, and there is potential for park development in this area along Soda Creek or Little Bear Road.

Summary:

The proximity of this area to the City of Idaho Springs along the Highway 103 corridor and the Chicago Creek Annexation Area enhances the potential for annexation. However, as this area is almost entirely contained within a national forest, and includes a significant number of mining claims, the provision of utility and community services could be difficult. The area surrounding the existing Chicago Creek annexed areas could be suitable for annexation as there is existing water and sewer access in this area and there would be potential for contiguity with existing City parcels.

Area 5

Description:

Township: 3 South, Range: 73 West, Sections: 14 (partial), 15 (partial), 16 (partial), 20 (partial), 21, 22, 23, 26, 27, 28, 29, 30 (partial), 31 (partial), 32, 33, 34 & 35 (partial) **and** Township: 4 South, Range: 73 West, Sections: 4, 5, 6 (partial), 8 (partial) & 9 (partial). This area includes lands in Clear Creek and Gilpin Counties.

Land Use:

Clear Creek County zoning in this area includes: mining (M-1 & M-2), preservation/conservation (NR-PC), planned development (PD), single family residential (MR-1), large lot single family residential (MR-5) and large tract single family residential (MR-LT) development. The area also includes a buffer (B) zone to protect wildlife, natural resources, scenic views and open space.

The lands contained within Gilpin County are considered as forest land and have been targeted for low density (1 single family unit per 20 acres) residential development by the County.

Residential development is found along Fall River Road and along Colorado 103 headed south towards the summit of Mt. Blue Sky and Echo Park.

Transportation:

This area is accessed by Colorado Highway 103 and Interstate 70. Travel within the area utilizes a local road network that includes the Two Brothers, Stanley and Bellevue Mountain Roads.

Utility Provisions:

Individual well and septic systems serve the majority of the residents of this area. Limited properties are served by the City utility system in cooperation with the Chicago Creek Sanitation District along Highway 103.

Community Services:

This section lies primarily within the Clear Creek Fire Authority and Clear Creek County RE-1 school districts, and emergency medical services are provided by Clear Creek County. Police protection is currently provided by the Clear Creek County Sheriff but would be provided by the City of Idaho Springs upon any annexation.

It is anticipated that mutual aid agreements for law enforcement would be maintained or established in this area.

Areas in Gilpin County are currently served by the Central City Fire Department, Gilpin County Ambulance Services, Gilpin County RE-1 School District, and the Gilpin County Sheriff.

Open Space, Parks & Recreation:

If annexed, park, recreation, open space and trails opportunities should be developed in accordance with the City of Idaho Springs Comprehensive Plan, as adopted. Along I-70 and Stanley Road, there may be opportunities for additional Clear Creek access in the CDOT I-70 Right-of-Way.

Summary:

Much of this area has low potential for annexation. Much of the area north of Interstate 70 is included in Clear Creek County's historical mining district and lands west along I-70 would be difficult to serve with utilities. The potential for annexation does exist along Colorado 103 where utility lines are already in place. Additionally, the City has annexed approximately ½-mile of Right-of-Way to the west of the Exit 239 interchange along Stanley Road. The private land adjacent to Stanley Road has reasonable annexation potential. A water main currently exists in this area, but a sewer main would need to be added.

Area 6

Description:

Township: 3 South, Range: 73 West, Sections: 11 (partial), 12 (partial), 13 (partial), and 14 (partial); and Township: 3 South, Range: 72 West, Sections: 7 (partial), 8 (partial), 17 (partial), and 18 (partial).

Land Use:

This area is nearly all part of the incorporated cities of Central City and Black Hawk, with essentially no annexation potential. Zoning includes resource district (RCE) for residential and mining uses, low density residential, medium density residential, high density residential, gaming districts, and commercial zoning. Recreation zoning is also permitted in these municipalities.

Transportation:

This area is accessed by Highway 119, the Central City Parkway, or Virginia Canyon Road.

Utility Provisions:

Central City and Black Hawk provide utility services to properties in their city boundaries.

Community Services:

The Central City Fire Department and the Black Hawk Fire Department provide services to this area. The Gilpin Ambulance Authority provides EMS services. The Gilpin County RE-1 school district serves the area. Central City and Black Hawk each provide police services in their respective areas.

Open Space, Parks & Recreation:

Maryland Mountain Trails in the City of Black Hawk provide recreational opportunities to the area. National Forest and Bureau of Land Management lands are found in the area.

Summary:

The opportunity for annexation in this area is very low, as nearly all land in the area is already annexed into Central City or the City of Black Hawk.

CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Resolution No. 2, Series 2026

A RESOLUTION REPEALING THE EXISTING THREE-MILE AREA PLAN AND ADOPTING A NEW 2026 THREE-MILE AREA PLAN FOR THE CITY OF IDAHO SPRINGS

WHEREAS, the State of Colorado requires Cities to prepare and annually update a plan addressing development in areas within three-miles of the city that the city may consider annexing; and

WHEREAS, having, maintaining and updating a three-mile plan reflects good planning practices; and

WHEREAS, Resolution No. 9, Series 2001 originally adopted the Three Mile Plan for the City of Idaho Springs on May 29, 2001; and

WHEREAS, the Three Mile Plan was updated and amended by Resolution 10, Series 2002; Resolution 10, Series 2003; Resolution 11, Series 2004, Resolution 22, Series 2005; Resolution No. 11, Series 2007; Resolution No. 11 , Series 2008; and Resolution No. 2, Series 2025 (the “Three-Mile Plan, as Amended”); and

WHEREAS, the Three-Mile Plan, as Amended, was adopted as the plan described and provided for by Section 31-12-105(1) (e), C.R.S.; and

WHEREAS, the Planning Commission made recommendation to the City Council at their regular meeting of January 8, 2026, to adopt the 2026 Three Mile Area Plan; and

WHEREAS, the City Council is now prepared to adopt the City of Idaho Springs, Colorado, Three Mile Plan, dated January 12, 2026 (the “2026 Three-Mile Area Plan”);

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

Section 1. The above and foregoing Recitals are incorporated herein by reference and are adopted as findings and determinations of the City Council.

Section 2. The Three Mile Plan, as Amended, is hereby repealed in its entirety and the 2025 Three-Mile Area Plan, is hereby adopted in its place.

Section 3. Should any one or more sections or provisions of the 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 this 12th day of January, 2026.

CITY OF IDAHO SPRINGS

Chuck Harmon, Mayor

ATTEST:

By: _____
Diane Breece, City Clerk



TO: Planning Commission
FROM: Dylan Graves, Community Development Planner
SUBJECT: Potential Code Amendment – Section 21-131 – Required Parking Space Widths
MEETING DATE: January 8, 2026 Work Session

SCOPE OF DISCUSSION

The scope of this work session is to discuss a minor change to Section 21-131 of the Idaho Springs Municipal Code (“ISMC”) to consider reducing the required width of parking spaces from 9’ to 8.5’.

The purpose of this amendment would be to fit additional parking spaces in city lots to improve the downtown parking situation. This change would also allow private developers to reduce the size of their parking spaces, allowing them to either fit additional spaces on their property or reduce the amount of impervious paving on the lot.

BACKGROUND

City Council has asked us to consider this amendment to increase the amount of parking we could fit in the Idaho Springs downtown area. Parking improvements are being designed as part of the city’s existing RAISE planning grant and this could have an impact on their design, allowing additional spaces to be fit in the existing city lots and in future lots proposed downtown and elsewhere in the city.

Staff analyzed the width of parking space stalls in other communities and found a range of required widths. An analysis of 20+ municipalities and counties around the state along the I-70 and I-25 corridors found that there are at least 12 other communities that allow 8-8.5’ parking space widths. The remaining municipalities largely allow 9’ widths that would match our current regulations and only one community requires spaces to be wider than 9’. There is clear precedent around the state that would support a reduction in required minimum parking space widths across the city.

From a brief review of existing city lots, reducing the parking space widths by 6 inches would increase the number of spaces available in the city’s downtown lots by at least 13 spaces just through restriping. A few additional spaces could likely be added in the Highway 103 lot, along Soda Creek Road, and along Colorado Boulevard, too.

Staff researched the widths of common passenger vehicles available on the market today. The widest commercially available vehicle is approximately 82.1” wide, or 6’ 10.1” (Dodge Ram), though there are larger vehicles, like Ford F-350s and other work-oriented trucks and some cargo or sprinter vans. These larger vehicles would already be poorly accommodated in existing 9’ spaces and are better suited to parallel spaces or oversized spaces that are found around the city.

REQUEST FOR DIRECTION: What does Planning Commission think of this proposed amendment?



TO: Planning Commission
FROM: Dylan Graves, Community Development Planner
SUBJECT: ADU Grant Program
MEETING DATE: January 8, 2026

BACKGROUND

The Department of Local Affairs (DOLA) has opened a second round of grant funding through their Accessory Dwelling Unit (ADU) Grant program. This program provides grants to certified accessory dwelling unit (ADU) Supportive Jurisdictions for activities that promote the construction of ADUs. Since the city adopted code amendments in 2025, we are considered an ADU supportive jurisdiction and are eligible for this grant program. Although Idaho Springs is a supportive jurisdiction, we have not seen any ADUs built since the new regulations were enacted. In fact, not a single ADU has been built since pre-2020. Over time, the updated regulations may encourage a few property owners to build ADUs; however, it is unlikely that regulations alone will stimulate development. The ADU grant program is a reasonable way to stimulate development of ADUs on suitable lots within the city.

As an aside, the city is trialing MyTown AI, a platform created by the Nederland Mayor Pro Tem. They have developed an ADU feasibility model that can help determine the feasibility of building a standalone, detached ADU (or addition) on various lots in the city. This is in a very preliminary stage so is not yet publicly operational or available, but in time this could help people assess the feasibility of building an ADU.

The grant funds can be used for a variety of things as long as they promote the construction of new ADUs. Some options that DOLA includes are:

- **Offsetting costs incurred in connection with developing pre-approved ADU plans;**
- **Providing technical assistance to persons converting or constructing ADUs; and**
- **Waiving, reducing, or providing financial assistance for ADU-associated fees and other required costs.**

This is the second round of the program. The first round funded seven projects:

- \$325,000: Grand Junction ADU Production Program
- \$225,000: Building Together: Encouraging ADU Development in Superior
- \$105,000: Larimer County Accessory Dwelling Unit Fee Waiver Program
- \$84,000: Glenwood Springs ADU Accelerator Program
- \$75,000: Fruita ADU Fee Waiver Project
- \$38,025: Brighton ADU Supportive Jurisdiction Grant
- \$37,500: Longmont ADU Stock Plan Update

Looking at this list, the three primary uses proposed were: 1) fee waivers for ADU development; 2) pre-approved ADU plans; or 3) local grant funding that gives money to ADU developers. Technical assistance could be in the form of hiring a consultant to create guides and checklists, like the toolkit found here: <https://dlg.colorado.gov/accessory-dwelling-unit-toolkit>, or for other assistance programs. These could be beneficial by educating homeowners on what to expect through the process, reducing staff time answering the same questions over and over, and provide consistent, easily accessible guidance.

Fee waiver programs could be used to offset the cost of ADU construction. These could include paying for water/sewer tap fees, for building permit fees, or other necessary fees. It is unlikely that we would have enough grant money to help many people build ADUs, but it could be helpful in getting a few “pilot projects” off the ground.

Pre-approved stock plans could be another good option for Idaho Springs. This would create architectural plans that have been pre-vetted and pre-approved by city staff, SAFEbuilt, the Fire Authority, etc., to ensure that they meet the city’s requirements. Pre-

approved plans reduce an applicant's costs by being made available for free for them to use, eliminating the need for an architect. The city could work with a factory-built home manufacturer – like Vederra or Fading West – to create factory-built plans that can be mass produced to further reduce construction costs, or with a local architect to design reasonably priced, attractive stick-built options. A benefit of pre-approved plans is that the city would control the architectural design of those units, and we could come up with options that fit within the city's existing character. Anyone who wanted to use the free plans would be committing to a design that the city has already vetted. Property owners would still need to prepare a site plan, foundation plans, and other plans to make sure that their placement meets zoning requirements, engineering requirements, etc.

I spoke with Jon Cain from Nederland recently about a potential fourth option for use of the funds. He told me that Nederland is considering hiring a consultant to reach out to property owners who could feasibly build ADUs and educate them on the benefits of ADUs and talk with them about what changes/incentives might be needed to support ADU development on their properties. This could be an interesting collaborative project where we have a consultant do outreach, education, and capacity building by talking to property owners, giving them information and guides/checklists, and working with them in other ways to see what might actually promote ADU development, rather than trying different strategies that end up seeing few units actually built.

GRANT DETAILS

Grant Deadline: February 27, 2026

Grant Amount: Flexible (round one awards ranged from \$37,500 to \$325,000)

Grant Match: 25%

REQUEST FOR DIRECTION

What ideas do Planning Commissioners have on how to promote additional ADUs? What would you most like the city to apply for to fund with this grant program?

NEXT STEPS

If we have a good project identified, I will take it to the City Council for review and discussion and if they are on board, staff will begin to work on the grant application ahead of the February 27, 2026, deadline.