

City of Idaho Springs, Colorado



Draft – Revision of 3 Mile Area Plan

February 27, 2008

Table of Contents

Introduction	<i>page 2</i>
Methodology	<i>page 2</i>
Study Area	<i>page 3</i>
3 Mile Area Cooperation	<i>page 4</i>
Plan Map	<i>page 5</i>
Area Descriptions	<i>page 6</i>

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Introduction

The City of Idaho Springs 3 Mile Area Plan provides direction concerning land use issues and infrastructure needs for lands within 3 miles of the current boundaries of the City of Idaho Springs. The plan identifies issues that should be addressed prior to any parcel of land being annexed into the City of Idaho Springs but does not propose the annexation of any lands near the City of Idaho Springs. Annexation of any land into Idaho Springs remains an individual landowner decision. Finally, this Plan addresses requirements for 3 Mile Area Plans as outlined in the Colorado Revised Statutes 31-12-105 (1) (e), as amended.

The City of Idaho Springs needs to ensure that annexation opportunities are evaluated through careful consideration of both the current and future interests and needs of the community. The Idaho Springs Comprehensive Plan has identified a desire to annex lands in an orderly manner that balances both the short and long term fiscal needs of the community. Annexation proposals should also balance business, residential and industrial land uses to the greatest extent possible with parks and open space to help maintain a balanced, healthy 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 County, 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 City of Idaho Springs Planning Commission and City Board.

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.

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 3 miles of the corporate boundaries of the City is unsuitable for annexation into the community due to distance, topography and the potential costs to provide services to widely scattered homes and businesses.

Thanks are due to the Planning Commission and staff of the City of Idaho Springs for their thorough review of this document. Staff and Commission comments have been incorporated into the adopted plan.

Study Area

This plan will address lands within a three mile area of the City of Idaho Springs by **Section** of land. A section of land is 1 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 7 larger Areas for the purposes of this plan in order to make the discussion more manageable. The general character of each of these 7 Areas is described and classified according to the following categories.

- | | |
|----------------------|----------------------------------|
| ? Description | ? Transportation |
| ? Land Use | ? Utility Provisions |
| ? Community Services | ? Open Space, Parks & Recreation |

The seven (7) 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 #1 and Area #7 are limited in scope due to the proximity to the incorporated municipal limits of Central City and Blackhawk. The division of the lands within 3 miles of the corporate limits of Idaho Springs into these 7 Areas was based on the professional judgment of the City of Idaho Springs staff and Katers & Associates. Area boundaries were developed using topography and the general nature of the land as a guide.

3 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 3 mile area.

Insert

11 x 17 map of Three Mile Planning Area

Area 1

Description

Township: 3 South, Range: 72 West, Sections: 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 City of Idaho Springs and Central City and Black Hawk. The area includes portions of both Gilpin and Clear Creek counties and includes lands held by the Bureau of Land Management.

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 forested and carries no other zoning designation. 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 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.

Community Services:

This section lies within the High Country and Clear Creek Fire Protection Districts and Gilpin and Clear Creek RE-1 school districts. 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 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 in order to preserve the rugged natural backdrop of these south-facing slopes

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 a low potential for annexation for much of the lands 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 exist near the Central City Parkway, with unincorporated lands in the area known as Area 28 and on properties north of the 1041 impact area. 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.

Area 2

Description:

Township: 3 South, Range: 72 West, Sections 14 (partial), 15 (partial), 22, 23 (partial), 24 (partial), 25 (partial), 26, 27, 34 (partial), 35 & 36 **and** Township: 4 South, Range: 72 West, Sections: 1, 2 (partial), 3 (partial) & 12 (partial) **and** Township: 3 South, Range: 71 West, Sections: 30 (partial), 31 (partial) & 32 (partial) **and** Township: 4 South, Range: 71 West, Sections: 5 (partial), 6, 7 (partial) & 8 (partial).

This area includes portions of Gilpin, Clear Creek and Jefferson Counties.

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 fairly limited. This area includes Clear Creek as it flows into Jefferson County.

Transportation

U.S. Highways 40 and 6 as well as 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 and local stakeholders have been working to address issues related to traffic congestion on this portion of I-70 for some time.

Utility Provisions:

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

Community Services:

This area lies within the Clear Creek, Evergreen, High Country and Golden Gate Fire Protection Districts and within the Gilpin and Clear Creek County RE-1 and Jeffco School Districts. 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 land in this area, this use should be considered.

Summary:

There is a very low potential for the annexation of lands in Area 2 north of Highway U.S. Highway 6. This land has limited accessibility 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.

Area 3

Description

Township: 4 South, Range: 71 West, Sections: 7 (partial), 8 (partial), 17 (partial), 18 (partial) & 19 (partial) **and** Township: 4 South, Range: 72 West, Sections: 12 (partial), 13 (partial) and 24 (partial). This area only includes lands within Jefferson County.

Land Use

Only parts of this area have been zoned by Jefferson County. Those areas allow for planned development (PD) between US Highway 6 and Interstate 70 and suburban residential (SR-5) development south of I-70.

Transportation

This area is served by U.S. Highway 40 and 6 as well as Interstate 70. South of I-70, Jefferson County Road 65 serves as the primary access to the area's network of private drives and roads.

Utility Provisions:

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

Community Services:

This area lies within the Clear Creek and Evergreen Fire Protection and Jeffco School districts. Police protection is currently provided by the Jefferson 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 in this area. It is anticipated that mutual aid agreements for law enforcement would be maintained or established in this area.

Open Space, Parks & Recreation

This area includes a portion of Jefferson County Open Space along U.S. Highway 6. 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.

Summary:

There is high potential for the annexation of lands in the northwest corner of Area 3. If current plans to extend utility and community services to Floyd Hill are realized, this area could be easily served by the City of Idaho Springs. 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: 3 South, Range: 72 West, Sections: 32 (partial) & 33 (partial) **and**
Township: 4 South, Range: 72 West, Sections: 2 (partial), 3 (partial), 4, 5 (partial), 10,
11 & 12 (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 as are limited retail opportunities. County approved plans currently would allow development of multi-family and commercial properties immediately adjacent to Exit 247.

Transportation:

U.S. Highway 40 and Interstate 70 border this area to the north and east. There are no major thoroughfares within Area 4 and the area is served by local streets and Clear Creek County Roads 182 and 183. Access at Floyd Hill is problematic given that the extensive developments in this area have a single method of entering or leaving the area. 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.

Utility Provisions:

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

Community Services:

This area lies within the Clear Creek Fire Protection District and Clear County RE-1 school districts. Police protection is currently provided by the Clear Creek County Sheriff and City of Idaho Springs Police Department. 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. City law enforcement officers are currently “first responders” to incidents at Floyd Hill. 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.

Summary:

There is excellent potential for the annexation of lands in Area 4 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.

Area 5

Description

Township: 4 South, Range: 72 West, Section: 8, 9, 13 (partial), 14, 15, 16 (partial), 17 (partial), 21 (partial), 22 (partial), 23 (partial) and 24 (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.

Land Use:

This area is currently zoned primary for preservation/conservation (NR-PC) but also includes 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.

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 southeast corner of the area.

Utility Provisions:

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

Community Services:

This section lies within the Clear Creek Fire Protection and Clear Creek RE-1 school districts. 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 Forsburg Park, one of Denver's mountain parks. 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.

Summary:

Much of this area has limited potential for annexation as its inaccessibility would hinder delivery of utilities and community services.

Area 6

Description

Township: 4 South, Range: 72 West, Sections: 6, 7 & 18 (partial) **and** Township: 4 South, Range: 73 West, Sections: 1, 2, 3, 9 (partial), 10, 11, 12, 13, 14 (partial), 15 (partial), 16 (partial), 23 (partial) & 24 (partial). This area is wholly contained in Clear Creek County and 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 largely zoned for preservation/conservation (NR-PC) and mining (M-1). Scattered sites are zoned for single family residential development (MR-1) with a very small areas earmarked for large tract single family residences (MR-LT) and commercial (C-1) development. Campgrounds and trails are found in the National Forest.

Transportation

Primary access is from I-70 and US Highway and Colorado Highway 103. Local streets include Soda Creek and Little Bear Creek Roads.

Utility Provisions:

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

Community Services:

This section lies within the Clear Creek Fire Protection and Clear Creek RE-1 school districts. Police protection is currently provided by the Clear Creek County Sheriff, 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.

Summary:

The proximity of this area to the City of Idaho Springs enhances the potential for annexation. 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.

Area 7

Description

Township: 3 South, Range: 73 West, Sections: 14 (partial), 15 (partial), 16 (partial), 20 (partial), 21 (partial), 22, 23, 26, 27, 28, 29 (partial), 32 (partial), 33, 34 & 35 (partial) **and** Township: 4 South, Range: 73 West, Sections: 4 (partial), 5 (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 the St. Marys Glacier road and along Colorado 103 headed south towards the summit of Mt. Evans.

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.

Community Services:

This section lies primarily within the Clear Creek Fire Protection and Clear Creek County RE-1 school districts. 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 area are currently served by the Central City Volunteer Fire Department, 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.

Summary:

Much of this area has low potential for annexation. A majority 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 City utility lines are already in place.

**PLANNING COMMISSION
City of Idaho Springs, County of Clear Creek, State of Colorado**

RESOLUTION NO. ____ - 2008

**A RESOLUTION RECOMMENDING ADOPTION OF THE
CITY OF IDAHO SPRINGS 3 MILE AREA PLAN TO
THE IDAHO SPRINGS CITY COUNCIL**

- WHEREAS:** A Public Hearing was scheduled and conducted as part of its regular meeting on_____, 2008;
- WHEREAS:** Posting and notice regarding this 3 Mile Area Plan has been made in accordance with the City of Idaho Springs regulations;
- WHEREAS:** This proposed 3 Mile Area Plan was reviewed by Town Staff;
- WHEREAS:** A 3 Mile Area Plan is in the best interests of the Idaho Springs community;
- WHEREAS:** The proposed 3 Mile Area Plan has been reviewed by the Idaho Springs Planning Commission in open, public meetings; and
- WHEREAS:** The Planning Commission is in agreement that this 3 Mile Area Plan is in keeping with the spirit of the Idaho Springs Comprehensive Plan and City regulations and ordinances.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF
THE CITY OF IDAHO SPRINGS THAT:**

The Idaho Springs Planning Commission recommends that the Idaho Springs City Council adopt the attached 3 Mile Area Plan dated_____, 2008.

Read, moved, seconded and approved this ____ day of _____, 2008.

**Idaho Springs
Planning Commission**

Attest

William Mehrer, Chair

Reba Bechtel, City Clerk