



**REGULAR MEETING AGENDA – MARCH 26, 2024 AT 9:00 A.M.
GILPIN COUNTY BOARD OF COUNTY COMMISSIONERS**

Marie A. Mornis, District 1

Susan Berumen, District 2

Sandy Hollingsworth, District 3

This meeting will be held in-person at the Historic Courthouse, 203 Eureka St., Central City, CO & online via Zoom.

Please visit tinyurl.com/GilpinCommissioners to attend virtually.

Please silence all electronic devices and keep quiet while the meeting is in session.

Please sign up for public or press comments prior to start of meeting.

- 9:00 a.m.**
1. Call to Order, Agenda Review and Conflicts of Interest
 2. Public or Press Comment (limited to three minutes each)
 3. CONSENT AGENDA
 - Approval of Treasurer’s Report for February 2024 – Mary Lorenz, Treasurer
 - Approval of Meeting Minutes for March 12, 2024 & March 17, 2024 meetings – Lyndsey Denton, Deputy Clerk to the Board
 4. Colorado Parks & Wildlife, Wolf Re-Introduction Update – Tim Woodward, Wildlife Officer and Mark Lamb, Wildlife Supervisor
 5. State Park Local Access Funding Study for SB23-059 – RRC Associates
- 9:30 a.m.**
6. **PUBLIC HEARING** – Resolution 24-49, PUD Rezoning for 5312 CO Hwy 119 – Rob Gutierrez, Community Development Director
 7. Resolution 24-64, Congressional Directed Spending / CPF Application for Justice Center Generator Project – Ryan Keenan, Facilities Director; Melissa Lewis, Emergency Manager; and Jamie Boyle, Grants Manager & Writer
 8. County Attorney’s Report
 9. County Manager’s Report
 10. Public or Press Comment (limited to three minutes each)
 11. Board of County Commissioners Report and Notice of Public Meetings
 12. Adjourn to Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. §24-6-402(4)(e).

Public hearings will begin at the noticed time or later. All other agenda times are estimates and may be heard earlier or later than designated. To request an accommodation to participate in or attend the Commissioners’ meeting, please notify Deputy Clerk Lyndsey Denton at 303-582-6010, at least 24 hours prior to the meeting.

County Taxes Collected:	29.69%
2023 Taxes Collected:	38.95%
2022 Taxes Collected:	29.70%
2021 Taxes Collected:	16.66%

**In Account of Gilpin County Treasurer
TREASURER'S REPORT FOR THE MONTH OF FEBRUARY 2024**

County Funds

County General	\$	26,209,944.35
County Abatement	\$	171.42
Public Works	\$	2,760,696.98
Library Fund	\$	690,891.72
Dept. of Human Services	\$	1,668,834.90
Public Health Agency	\$	410,831.33
Solid Waste	\$	531,464.35
Conservation Trust	\$	116,927.02
Parks & Rec	\$	463,993.23
Frei Cash Bond	\$	145,748.83
Lodging Tax	\$	142,709.73

Total County Funds	\$	33,142,213.86
2023 County Fund	\$	28,025,069.54
2022 County Fund	\$	22,012,992.06
2021 County Funds	\$	15,148,257.13

Payable to Districts	\$	4,327,850.14
2023 Districts	\$	4,031,503.75
2022 Districts	\$	3,020,271.52
2021 Districts	\$	2,498,285.07

County Suspense	\$	119,283.74
2023 Suspense	\$	294,738.50
2022 Suspense	\$	228,466.58
2021 Suspense	\$	227,619.94

Grand Total	\$	37,589,347.74
2023 Grand Total	\$	32,351,311.79
2022 Grand Total	\$	25,261,730.16
2021 Grand Total	\$	17,874,162.14

Journal Comparison EOM February 2024 3-5-24

Id	Name	Balance				
0100-00-1000	CASH WITH TREASURER GENERAL FUND	\$26,209,944.35				
0120-00-1000	CASH WITH TREASURER ABATEMENT	\$171.42				
0200-00-1000	CASH WITH TREASURER PUBLIC WORKS	\$2,760,696.98				
0300-00-1000	CASH WITH TREASURER LIBRARY	\$690,891.72				
0400-00-1000	CASH WITH TREASURER HS	\$1,668,834.90				
0500-00-1000	CASH WITH TREASURER PH	\$410,831.33				
0600-00-1000	CASH WITH TREASURER SOLID WASTE	\$531,464.35				
0700-00-1000	CASH WITH TREASURER CONSERVATION TRUST	\$116,927.02				
0800-00-1000	CASH WITH TREASURER PARKS & REC	\$463,993.23				
0900-00-1000	CASH WITH TREASURER FREI CASH BOND	\$145,748.83				
1200-00-1000	CASH WITH TREASURER LODGING TAX	\$142,709.73				
1400-00-1000	CASH WITH TREASURER CAP IMPROVEMENTS	\$0.00	\$33,142,213.86			
3100-00-1000	CASH WITH TREASURER CCCF	\$23,521.20				
5400-00-1000	CASH WITH TREASURER TLF	\$397,200.01				
5500-00-1000	CASH WITH TREASURER TLF CAPITAL EXP	\$0.00				
5600-00-1000	CASH WITH TREASURER TLF OTHER	\$22,569.26				
5650-00-1000	CASH WITH TREASURER TLF ABATEMENT	\$0.00				
5900-00-1000	CASH WITH TREASURER BHCC SANITATION	\$17,637.03				
5910-00-1000	CASH WITH TREASURER BHCC SANITATION ABATEMENT	\$0.00				
5950-00-1000	CASH WITH TREASURER BHCC SANITATION FEES, FINES	\$284.18				
6000-00-1000	CASH WITH TREASURER BLACK HAWK	\$4,118.95				
6001-00-1000	CASH WITH TREASURER BH RD & BRIDGE	\$4.45				
6025-00-1000	CASH WITH TREASURER MMCD	\$75.44				
6026-00-1000	CASH WITH TREASURER MMCD BOND	\$553.22				
6040-00-1000	CASH WITH TREASURER SDM GENERAL	\$266,113.91				
6041-00-1000	CASH WITH TREASURER SDM BOND	\$444,623.13				
6050-00-1000	CASH WITH TREASURER BH IMP DIST GENERAL	\$0.00				
6055-00-1000	CASH WITH TREASURER BH IMP DIST BOND	\$0.00				
6100-00-1000	CASH WITH TREASURER CC	\$87,497.64				
6101-00-1000	CASH WITH TREASURER CC RD & BRIDGE	\$34.38				
6105-00-1000	CASH WITH TREASURER CC FEES, FINES PENALTY	\$0.00				
6110-00-1000	CASH WITH TREASURER CC ABATEMENTS	\$0.00				
6119-00-1000	CASH WITH TREASURER CCBID GEN	\$42,615.83				
6120-00-1000	CASH WITH TREASURER CCBID	\$342,113.39				
6150-00-1000	CASH WITH TREASURER CC GO WATER BONDS	\$0.00				
6155-00-1000	CASH WITH TREASURER CCDDA	\$22,126.60				
6200-00-1000	CASH WITH TREASURER STATE AUTO	\$104,102.06				
6300-00-1000	CASH WITH TREASURER STATE SALES	\$11,590.65				
6400-00-1000	CASH WITH TREASURER SPECIFIC OWNERSHIP	\$0.00				
6500-00-1000	CASH WITH TREASURER STATE HEALTH	\$115.00				
6700-00-1000	CASH WITH TREASURER MOTOR V LATE FEE	\$5,605.00				
7100-00-1000	CASH WITH TREASURER RE-1 GEN FUND	\$989,174.99				
7310-00-1000	CASH WITH TREASURER RE-1 MILL LEVY OR	\$366,460.28				
7320-00-1000	CASH WITH TREASURER RE-1 ABATEMENT	\$0.00				
7330-00-1000	CASH WITH TREASURER RE-1 TRANSPORT	\$53,838.72				
8100-00-1000	CASH WITH TREASURER RE-2 GEN FUND	\$634,694.97				
8200-00-1000	CASH WITH TREASURER RE-2 BOND	\$178,228.23				
8310-00-1000	CASH WITH TREASURER RE-2 MILL LEVY OR	\$197,507.67				
8320-00-1000	CASH WITH TREASURER RE-2 ABATEMENT	\$3,432.05				
8330-00-1000	CASH WITH TREASURER RE-2 RE-2 TRANSPORT	\$17,983.02				
8340-00-1000	CASH WITH TREASURER RE-2 RE-2 TECHNOLOGY	\$94,028.88	\$4,327,850.14			
8410-00-1000	CASH WITH TREASURER				\$48.79	
8500-00-1000	CASH WITH TREASURER NUISANCE FED				\$4,645.09	
8525-00-1000	CASH WITH TREASURER NUISANCE STATE				\$11,623.46	
8580-00-1000	CASH WITH TREASURER 911				\$114,006.67	
8590-00-1000	CASH WITH TREASURER PUBLIC TRUSTEE				\$2,170.19	
8600-00-1000	CASH WITH TREASURER REDEMPTION				\$0.00	
8625-00-1000	CASH WITH TREASURER HOUSE ACCOUNTS				\$0.00	
8650-00-1000	CASH WITH TREASURER TREASURER FEES				\$0.00	
8700-00-1000	CASH WITH TREASURER TREAS FEE SPECIAL ASSESS				\$0.00	
8750-00-1000	CASH WITH TREASURER TREASURER COMMISSION				\$0.00	
8800-00-1000	CASH WITH TREASURER TREASURER DEEDS				\$1,929.23	
8825-00-1000	CASH WITH TREASURER CORONER				\$0.00	
8850-00-1000	CASH WITH TREASURER SUSPENSE				\$75,801.62	
8875-00-1000	CASH WITH TREASURER NOT USED				\$0.00	
8885-00-1000	CASH WITH TREASURER NOT USED				\$0.00	
8895-00-1000	CASH WITH TREASURER NOT USED				\$0.01	
8900-00-1000	CASH WITH TREASURER CKS FOR CASH				\$0.00	
8950-00-1000	CASH WITH TREASURER CLERK DEPOSITS				-\$98,737.66	
8951-00-1000	CASH WITH TREASURER CLERK ST ELECTRONIC FEE				\$194.00	
8952-00-1000	CASH WITH TREASURER VOTER CONFIDENTIALITY				\$0.00	
8999-00-1000	CASH WITH TREASURER BAD CHECK				\$22.00	
9010-00-1000	CASH WITH TREASURER				\$0.00	
9020-00-1000	CASH WITH TREASURER				\$0.00	
9030-00-1000	CASH WITH TREASURER				\$0.00	
9040-00-1000	CASH WITH TREASURER				\$0.00	
9050-00-1000	CASH WITH TREASURER				\$0.00	
9060-00-1000	CASH WITH TREASURER				\$0.00	
9070-00-1000	CASH WITH TREASURER				\$0.00	
9080-00-1000	CASH WITH TREASURER				\$0.00	
9090-00-1000	CASH WITH TREASURER				\$0.00	
Total					\$37,581,767.40	
					Refund Pending	\$2,568.68
					Pre-Payments	\$2,044.27
					CTD Deposits	\$3,380.00
					Over/Under	-\$412.61
GRAND TOTAL					\$37,589,347.74	

Gilpin County Treasurer**CASH BALANCE FOR THE MONTH OF FEBRUARY****2024****Cash On Hand**

Beginning Balance	\$	1,000.00	
Cash Debt	\$	-	
Cash Credit	\$	-	
Balance			\$ 1,000.00

BANK ACCOUNTS**Wells Fargo Checking**

Beginning Balance	\$	2,032,659.94	
Receipts	\$	11,491,658.75	
Disbursements Out	\$	(10,310,506.76)	
Balance			\$ 3,213,811.93

Wells Fargo Sweep

Beginning Balance	\$	1,646,582.62	
Receipts	\$	6,582,039.09	
Disbursements Out	\$	(1,122,200.69)	
Balance			\$ 7,106,421.02

Effective Yield: 4.34% Monthly

Wells Fargo Investment Account

Beginning Balance	\$	9,103,606.25	
Receipts	\$	-	
Disbursements Out	\$	-	
Balance			\$ 9,103,606.25

LIQUID INVESTMENT ACCOUNTS**Colo Trust (General Account)**

Beginning Balance	\$	8,126,716.11	
Receipts	\$	32,203.91	
Disbursements Out	\$	(1,025,769.56)	
Balance			\$ 7,133,150.46

Effective Yield: 4.74% Monthly

Colo Trust (Reserve Account)

Beginning Balance	\$	83,823.68	
Receipts	\$	367.10	
Disbursements Out	\$	-	
Balance			\$ 84,190.78

Effective Yield: 4.74% Monthly

C Safe

Beginning Balance	\$	10,766,932.76	
Receipts	\$	47,736.64	
Disbursements Out	\$	-	
Balance			\$ 10,814,669.40

Effective Yield: 4.81% Monthly

COUNTY ACCOUNTS

County Accounts Last Year 2023	\$	37,456,849.84
County Accounts 2022	\$	32,196,437.08
County Accounts 2021	\$	25,123,449.97
County Accounts 2020	\$	17,746,684.08

Wells Fargo Public Nuisance

(Sheriff's Account)

Beginning Balance	\$	16,254.59	
Receipts	\$	13.96	
Disbursements Out	\$	-	
Balance			\$ 16,268.55

Effective Yield: .01% Monthly

Wells Fargo 911

(Gilpin County 911 Authority)

Beginning Balance	\$	85,102.84	
Receipts	\$	28,942.29	
Disbursements Out	\$	(38.46)	
Balance			\$ 114,006.67

PUBLIC TRUSTEE

Beginning Balance	\$	2,282.68	
Receipts	\$	326.00	
Disbursements Out	\$	(386.00)	
Balance			\$ 2,222.68

NON-COUNTY ACCOUNTS

	\$	132,497.90
Non-County Accounts Last Year 2023	\$	154,874.71
Non-County Accounts 2022	\$	138,280.19
Non-County Accounts 2021	\$	127,478.06

Total Cash Balance

	\$	37,589,347.74
Last Year's Cash Balance 2023	\$	32,351,311.79
Cash Balance 2022	\$	25,261,730.16
Cash Balance 2021	\$	17,874,162.14

Fund 9000 (WORKING FUND)

End of Day 02/29/2024

Asset

Id	Name	Starting Balance	Change in Balance	Ending Balance
9000-00-9000	CASH ON HAND	\$1,000.00	\$0.00	\$1,000.00
9000-00-9100	WF CKING	\$2,032,659.94	\$1,181,151.99	\$3,213,811.93
9000-00-9120	WF Sweep	\$1,646,582.62	\$5,459,838.40	\$7,106,421.02
9000-00-9122	WF Investment	\$9,103,606.25	\$0.00	\$9,103,606.25
9000-00-9125	NUISANCE	\$16,254.59	\$13.96	\$16,268.55
9000-00-9200	COLOT GENERAL	\$8,126,716.11	(\$993,565.65)	\$7,133,150.46
9000-00-9201	COLOT RESERVE	\$83,823.68	\$367.10	\$84,190.78
9000-00-9250	CSAFE	\$10,766,932.76	\$47,736.64	\$10,814,669.40
9000-00-9350	911 AUTHORITY	\$85,102.84	\$28,903.83	\$114,006.67
9000-00-9450	PUBLIC TRUSTEE	\$2,282.68	(\$60.00)	\$2,222.68
	Total	\$31,864,961.47	\$5,724,386.27	\$37,589,347.74

Liability

Id	Name	Starting Balance	Change in Balance	Ending Balance
9000-00-2000	FUND BALANCE	\$0.00	\$0.00	\$0.00
9000-00-2005	CHECKS PENDING	(\$475.35)	\$475.35	\$0.00
9000-00-2010	REFUND PENDING	\$0.00	(\$2,568.68)	(\$2,568.68)
9000-00-2112	UNDISTRIBUTED TAX	\$0.00	\$0.00	\$0.00
9000-00-2600	REDEMPTION PENDING	\$0.00	\$0.00	\$0.00
9000-00-2652	REDEMPTION PRINCIPLE	\$0.00	\$0.00	\$0.00
9000-00-2653	REDEMPTION INTEREST	\$0.00	\$0.00	\$0.00
9000-00-2660	PRE-PAYMENTS	(\$1,227.97)	(\$816.30)	(\$2,044.27)
9000-00-2700	BANKRUPTCY	\$0.00	\$0.00	\$0.00
9000-00-2800	CTD DEPOSIT	(\$3,180.00)	(\$200.00)	(\$3,380.00)
9000-00-2895	OVER/UNDER	\$445.71	(\$33.10)	\$412.61
9000-00-2900	DUE TO OTHER FUNDS	(\$31,860,523.86)	(\$5,721,243.54)	(\$37,581,767.40)
	Total	(\$31,864,961.47)	(\$5,724,386.27)	(\$37,589,347.74)

Revenue

Id	Name	Starting Balance	Change in Balance	Ending Balance
9000-00-4117	SENIOR EXEMPTIONS	\$0.00	\$0.00	\$0.00
9000-00-4122	DELINQUENT TAXES	\$0.00	\$0.00	\$0.00
9000-00-4132	INTEREST ON TAXES	\$0.00	\$0.00	\$0.00
9000-00-4133	INT ON DELINQUENT TAXES	\$0.00	\$0.00	\$0.00
	Total	\$0.00	\$0.00	\$0.00

Expense

Id	Name	Starting Balance	Change in Balance	Ending Balance
9000-00-5000	Tax Disbursement	\$0.00	\$0.00	\$0.00
	Total	\$0.00	\$0.00	\$0.00

Road	Grader Hours*	Grader Cost	Water / Plow Truck Hours*	Water/ Plow Truck Cost	Compactor Hours*	Compactor Cost	Operator II Hours	Operator II Cost	Operator I Hours	Operator I Cost	Dust Control Cost	Salt/Sand/Ice	Total Cost	Miles	Cost / Mile / Year / Sum & Win
Gap Road - Summer	360	\$ 28,954.80	540	\$ 42,994.80	180	\$ 4,336.20	360	\$ 10,800.00	720	\$ 19,620.00	\$ 35,753.37	\$ -	\$ 142,459.17	5.45	\$ 39,336.21
Gap Road - Winter	80	\$ 6,434.40	240	\$ 19,108.80	0	\$ -	80	\$ 2,400.00	240	\$ 6,540.00	\$ -	\$ 37,440.00	\$ 71,923.20	5.45	\$ 39,336.21
Crawford Gulch Rd - Summer	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -	\$ -	\$ -	1.12	\$ 5,209.64
Crawford Gulch Rd - Winter	0	\$ -	40	\$ 3,184.80	0	\$ -	0	\$ -	40	\$ 1,090.00	\$ -	\$ 1,560.00	\$ 5,834.80	1.12	\$ 5,209.64
Smith Hill Road - Summer	300	\$ 24,129.00	450	\$ 35,829.00	150	\$ 3,613.50	300	\$ 9,000.00	600	\$ 16,350.00	\$ -	\$ -	\$ 88,921.50	5.00	\$ 21,647.66
Smith Hill Road - Winter	40	\$ 3,217.20	80	\$ 6,369.60	0	\$ -	80	\$ 2,400.00	40	\$ 1,090.00	\$ -	\$ 6,240.00	\$ 19,316.80	5.00	\$ 21,647.66

Equipment	Hourly Rate	Average Cost / Mile / Year	Average Cost / Lane Mile / Year	Total Cost / Year
Grader	\$ 80.43	\$ 22,064.51	\$ 11,032.25	\$ 328,455.47
Water Truck	\$ 79.62			
Plow / Sander Truck	\$ 79.62			
Compactor	\$ 24.09			
Operator II	\$ 30.00			
Operator I	\$ 27.25			

Equipment rates are based on the 2022 State of Colorado contract for emergencies. (CRRF)

Operator hourly costs based on Gilpin County mid-range of pay grade. They do not include benefits.

Crawford Gulch Road is a paved road in desperate need of roto-milling and 4" of new asphalt.

Estimated cost of \$1.1 million

Gap Rd is 2 hours round trip in grader in winter, 1 Hour RT in plow/sand truck

40 Snow events per winter on average, 6 trips per truck, 1 trip per grader

Salt & Sand loads: 400 pounds per lane mile, \$78 per ton 50/50 blend Ice slicer/squeegee

Winter Plow costs of road maintenance

400 pounds per lane mile of salt/sand 50/50 blended cost of \$78 per ton.

2 Tons per trip on Gap and Smith Hill Rd

0.5 tons per trip on Crawford Gulch

Staff Report

Department of Community Development

203 Eureka St. Central City, CO 80427



Board/Commission	Gilpin County Planning Commission
Meeting Date & Time	March 12, 2024, 9:00 A.M.
Meeting Location	203 Eureka St. Central City, CO 80427
File Number	REZ-24-01/Resolution 24-49
Petition Type	Rezoning
Applicant	Gilpin County
Subject Property	5312 Colorado Highway 119 Black Hawk, CO 80422
Subject Property Zoning	Wild Rose Planned Unit Development
Subject Property Size	5.16 acres
Existing Use	Commercial Motel
Proposed Use	Multifamily Residential

Summary of Request

The applicant, Gilpin County, is seeking a rezone to allow for multifamily residential use at 5312 Colorado Highway 119, also known as the Coyote Motel West. The parcel subject to the rezone is known as Parcel B, which was created by Boundary Line Adjustment 15-04A. Both Parcels A and B from BLA 15-04A are currently zoned as the Wild Rose Planned Unit Development (PUD), which allows for light commercial uses. Approval of this rezone request would create a new PUD for Parcel B that would add multifamily residential as a permitted use, subject to recording a deed restriction that requires that all residential units would qualify as affordable rentals as defined by Colorado Revised Statutes (C.R.S.) 29-32-101(2).

Background

The Gilpin County Board of County Commissioners, through Resolution 22-39, have identified one of their strategic priorities as long-range planning that facilitates public needs and services such as access to broadband and housing. In addition, the Commissioners through Resolution 23-45, executed an affordable housing commitment with the Colorado Department of Local Affairs (DOLA) as required under C.R.S. 29-32-105 to access affordable housing funding



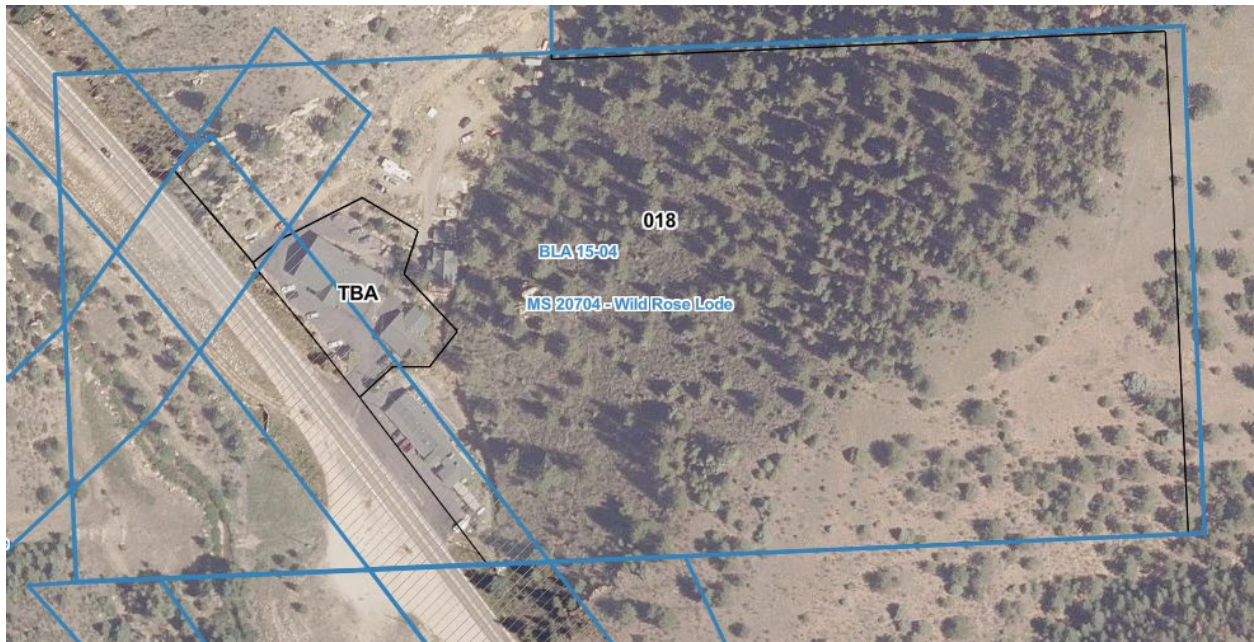
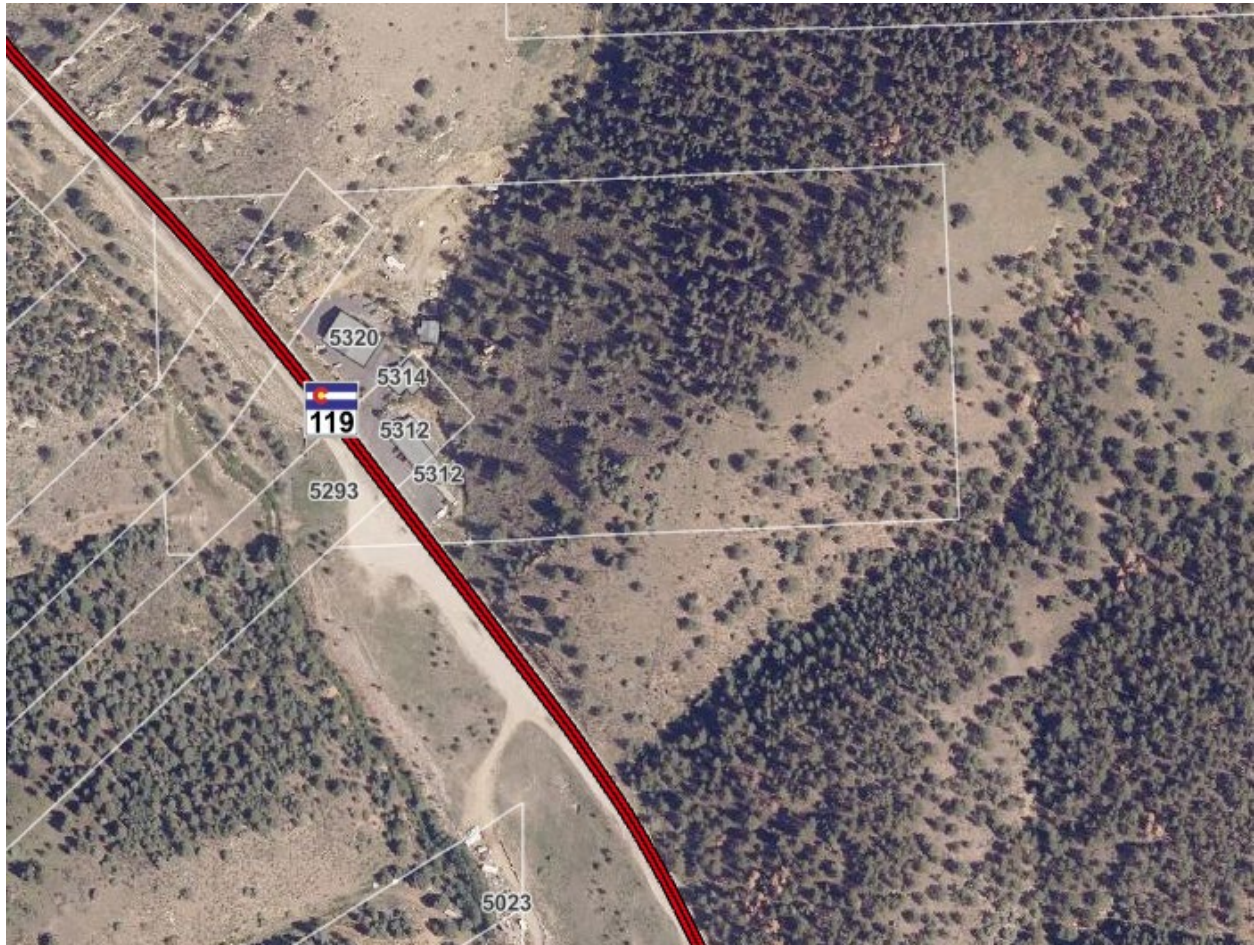
opportunities created by voter approval of Colorado Proposition 123. As part of the affordable housing commitment, the county had to establish a baseline number of affordable housing units utilizing DOLA's baseline assistance tool (Attachment 1). The county had several options to choose from when determining income limits as part of the tool. Ultimately, the county chose to use median family income as the income limit type and base it off of Boulder County's area median income. This selection allowed the county to obtain the highest potential income limits for what would qualify as affordable housing based on rent or home purchase price. The tool calculated that the county had a baseline of 205 affordable units and that the county would need to commit to creating 18 new affordable units by the end of 2025 to remain eligible for Proposition 123 funds.

Since the approval of Resolution 23-45, the Gilpin County Department of Community Development has been having conversations with potential partners that could assist us in meeting our committed goal of creating 18 new affordable housing units by the end of 2025. During a conversation in mid-2023, the county identified several partners that would have interest in a potential redevelopment project with the Coyote West Motel property on Colorado Highway 119. The county intends to work with a partner to acquire the motel and then convert it into long-term residential housing consisting of mainly studio or 1-bedroom units. The motel property currently contains 30 units with 26 units in the main structure and 4 units in the accessory structure. As part of the conversion process to create units suitable for long-term living, the total unit count would likely shrink substantially.

The Gilpin County Board of County Commissioners are supporting the project and funds have been budgeted for fiscal year 2024, for the county to provide financial support to the potential project. Gilpin County intends to apply with a partner for state affordable housing funds to help support the conversion project of the motel. Prior to application for funding through the DOLA project portal, the property must have a zoning classification that allows for multifamily residential use. Staff anticipate that if the rezoning is approved, that an application to DOLA for funding will be submitted in June 2024.



Subject Property



Zoning Regulations

Section 2.1 Zoning Districts

- *Planned Unit Development (PUD) – PUD lands shall include custom projects where approval applies only to a single site-specific plan and all elements contained within that plan. PUD approval shall be subject to SUR procedures as defined elsewhere in this code.*

Section 1.8.B Special Use Review

1. *APPLICABILITY AND JURISDICTION: The Specific [sic] Use Review (SUR) provides a means to develop certain uses in a manner that is compatible with adjacent property and consistent with the character of the neighborhood or area. All SURs require a public review process that includes public hearings at the PC and BOCC. The BOCC may grant, repeal, or amend Specific Use Review (SUR's) for certain uses, but only where specified in the use standards in Section 2.0 and 3.0. Only an interested property may initiate a Special Use review request.*
2. *CONCEPTUAL REVIEW: Shall be per Section 1.7.A Step 1. Conceptual Review and in addition the procedures established in Section 1.7.A, at a Conceptual Review meeting with staff, the applicant shall provide a preliminary Site or Concept Plan, which shall include, at a minimum:*
 - a. *Details of the SUP request.*
 - b. *General location of buildings and other site improvements that include parking, landscaping, lighting, fencing and any other elements on the site dependent on the type of Special Use.*
 - c. *Elevations and architectural drawings of the buildings and site improvements. Pictures and conceptual images may be substituted for architectural drawings based on the type of Special Use.*
 - d. *Justification or narrative on how the SUR request meets the review and approval criteria for the use.*
 - e. *Any other information that is relevant to the application or that may be requested by the Administrator.*
3. *APPLICATION SUBMITTAL per Section 1.7.B.*
4. *DETERMINATION OF SUFFICIENCY per Section 1.7.C.*
5. *APPLICATION REVIEW AND STAFF REPORT per Section 1.7.D.*
6. *PUBLIC NOTICE required per Section 1.7.E.*
7. *PUBLIC HEARING and recommendation at PC per Section 1.7.F.*
8. *PUBLIC HEARING and decision at BOCC per section 1.7.F.*
9. *REVIEW AND APPROVAL CRITERIA: The PC and BOCC shall base their decision on their findings of the extent to which the proposed use:*
 - a. *Meets the purpose of the zone district in which it will be located and all of the criteria and regulations specified for such use in the zone districts, including but not limited to height, setbacks and lot coverage.*
 - b. *Complements or is compatible with the surrounds uses, character and community facilities.*
 - c. *Adequately mitigates traffic impacts, if any.*
 - d. *Contributes to, enhances, and promotes the welfare of the area and adjacent properties.*
 - e. *Is in scale with the existing neighborhood or will be considered to be in the scale with the neighborhood as it develops in the immediate future.*
 - f. *Mitigates any adverse impacts due to access, parking, service areas, and traffic on adjoining properties and the street network in an adequate manner.*
 - g. *An ordinance approving an SUR may impose development standards and safeguards over and above those contained in the corresponding zoning district regulations. The BOCC may, in the interest of the public welfare and to ensure compliance with this Ordinance, establish reasonable conditions on the operation, location, arrangement, type, character, and manner of construction of any use for which an SUR is authorized. Consideration is given based on the existing and*



planned conditions and location with regard to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.

Staff Analysis

The Jefferson PUD proposed by this rezoning petition was built to be similar to the Wild Rose PUD that it would be superseding for Parcel B. All light commercial uses including the property's use as a motel will remain permitted should this rezone be approved by the Board of County Commissioners. The primary change created by this rezone would be the allowance of a multifamily residential use upon the satisfaction of certain conditions being recommended by staff. The intent is to allow for the redevelopment of existing structures to a multifamily residential use so long as a deed restriction is recorded that ensures those units will qualify as affordable under both C.R.S. 29-32-10(2) and Gilpin County's affordable housing commitment with DOLA. The deed restriction is necessary for the county to be able to count any new affordable units toward the affordable housing commitment because DOLA requires that the units remain affordable for at least 20 years.

C.R.S. 29-20-104 grants Colorado local governments the power to plan for and regulate the use of land. Section 29-20-104(1)(e.5) also specifically grants local governments the power to regulate development and redevelopment in order to promote the construction of new affordable housing units. As long as local governments are compliant with the requirements of this section, they may restrict rents on newly constructed or redeveloped housing units as long as the regulation provides a clear choice of options to the property owner or land developer, and creates one or more alternatives to the construction of new affordable housing units on the building site. The provisions of C.R.S. 38-12-31 which prohibits local governments from the imposition of rent control on private residential housing shall not apply to regulation adopted under C.R.S. 29-20-104(1)(e.5).

Staff believe that the use of a PUD zoning district is appropriate for this property because it allows for the inclusion of both a multifamily residential use, and a requirement that the residential use meet the definition of affordable within the zoning district. Under current county zoning regulations, no zoning district permits multifamily residential use, either by right, or through special use review.

The intent of this rezoning would be to allow for the redevelopment of existing structures for affordable housing and the substantial modification of these structures, or the addition of new structures for multifamily use is not being considered in this rezone. To reinforce this intent, staff are recommending that the C3, Light Commercial zoning district setback and height standards be applied to this PUD. The current primary motel structure does not currently meet the C3 district setback standards and is considered legal nonconforming. To prevent potential issues with insurance and financing of the project, staff are recommending that all legally existing nonconforming structures would be allowed to be reconstructed to their existing footprints should they be substantially damaged. In addition, staff are recommending that building permits may be issued for structural modifications or additions that do not increase any existing nonconformities in regards to setbacks or building height.



Exhibits Attached to This Report

Attachment 1: Resolution 23-45 Affordable Housing Commitment DOLA Baseline

Attachment 2: Property Owner Rezoning Authorization

Attachment 3: Site Photos

Attachment 4: Wild Rose PUD ZC-16-01

Staff Recommendation

Staff are recommending that the Planning Commission make a **positive recommendation** to the Board of County Commissioners on REZ-24-01, based on the following findings of fact:

1. The proposed use **will** meet the intent and purpose of the Planned Unit Development zoning district because the district allows for flexibility of uses and standards that make feasible an affordable multifamily residential use that would not otherwise be permitted in any other existing zoning districts under the current regulations.
2. The proposed use **will** complement and be compatible with the surrounding area because the allowance of a multifamily residential use will not result in a substantial change to the footprint, facades, and character of the existing structures.
3. The proposed use **will** not require the mitigation of additional traffic, access, parking, and service area impacts because the proposed multifamily residential use will result in a lower number of units and trip generation than the existing motel use.
4. The proposed use **will** contribute to the welfare of the area and adjacent properties because it will allow for an additional multifamily residential use that will support surrounding and directly adjacent land uses.
5. The proposed use **will** be in scale with the existing area as it develops in the immediate future because it will not result in substantial alterations to existing structures and the layout of the property.

Staff are recommending the following conditions be attached to the Commission's recommendation to the Board of County Commissioners:

1. The following uses shall be permitted by right:
 - a. Retail Trade (NAICS 44, 45)
 - b. Postal, Couriers & Messengers (NAICS 49 except 493 Warehousing & Storage)
 - c. Information (NAICS 51)
 - d. Finance & Insurance (NAICS 52)
 - e. Real Estate (NAICS 53)
 - f. Professional (NAICS 54)
 - g. Management (NAICS 55)
 - h. Administration (NAICS 56 except 56173 Landscaping; 562 Waste Management)
 - i. Education (NAICS 61)



- j. Health & Social Services (NAICS 62)
 - k. Arts, Entertainment & Recreation (NAICS 71 except 713990 Shooting Ranges)
 - l. Accommodation & Food Service (NAICS 72 except 7212 RV Parks and Campgrounds)
 - m. Services (NAICS 81 except 8111 Auto Repair and 81291 Pet Care)
2. Residential multifamily use shall be permitted with the following conditions:
 - a. A deed restriction that has been reviewed and approved by Gilpin County has been recorded with the Gilpin County Clerk and Recorder against the property as described in Exhibit A. Said deed restriction shall require that all residential units on the property be rented at an affordable rent as defined by C.R.S. 29-32-101(2) in adherence with Gilpin County's Proposition 123 Affordable Housing Commitment made via Resolution 23-45 on August 8th, 2023.
 - b. That a change of use permit and any necessary building permits are obtained with the Gilpin County Department of Community Development to appropriately convert existing structures to a multifamily residential use under the applicable International Building Code as adopted by the county.
 - c. That a minimum of one parking spot per dwelling unit is maintained.
 - d. Density of the residential units be limited by the capacity of the onsite wastewater treatment system (OWTS, septic).
 3. Building height, property line setback requirements, and signage regulation for the property shall be the same as for the C3, Light Commercial zoning district.
 4. All legally existing non-conforming structures on the property shall be allowed to be reconstructed to their existing property line setbacks and building heights should they be substantially damaged as defined by the Gilpin County Zoning Regulations.
 5. Additions and other exterior structural modifications to existing structures shall be permitted so long as they do not increase any existing nonconformity in regards to property line setbacks or building height.



Gilpin County Planning Commission Recommendation

Rezoning, REZ-24-01, has received a "___**DO-PASS**___" recommendation by the Gilpin County Planning Commission to the Gilpin County Board of County Commissioners on this 12th day of March, 2024.



Rob Gutierrez
Director
Community Development





BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO

A RESOLUTION AUTHORIZING THE DIRECTOR OF COMMUNITY DEVELOPMENT TO SUBMIT A LOCAL GOVERNMENT AFFORDABLE HOUSING COMMITMENT TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS (DOLA) FOR THE PURPOSES OF ESTABLISHING AN AFFORDABLE HOUSING BASELINE AND UNLOCKING PROPOSITION 123 FUNDING.

WHEREAS, on November 8th, 2022 Colorado voters approved Proposition 123 creating a Statewide Affordable Housing Fund to support the maintenance and development of affordable housing within Colorado; and,

WHEREAS, pursuant to C.R.S. §29-32-105(1)(a) the governing body of a local government desiring to receive funding from the Statewide Affordable Housing Fund shall make and file a commitment with DOLA not later than November 1, 2023, specifying how, by December 31, 2026, the combined number of newly constructed affordable housing units and existing units converted to affordable housing, within its territorial boundaries shall be increased by three percent each year over the baseline number of affordable housing units within its territorial boundaries; and,

WHEREAS, the baseline number of affordable housing units within the territorial boundaries of a local government shall be determined in the local government's commitment by reference to C.R.S. §29-32-105(1)(c)(I, II, III); and,

WHEREAS, pursuant to C.R.S. §29-32-105(1)(e) the local government drafting and enacting a commitment should prioritize high-density housing, mixed-income housing, and projects consistent with the goal of environmental sustainability, when appropriate, and should prioritize affordable housing in communities in which low concentrations of affordable housing exist.

NOW THEREFORE, be it resolved by the Board of County Commissioners of Gilpin County, Colorado:

SECTION 1. The Board of County Commissioners does hereby approve the Director of Community Development to submit an affordable housing commitment to the Department of Local Affairs for unincorporated Gilpin County.

SECTION 2. The Board of County Commissioners does hereby commit to increasing the number of affordable housing units by 3% each year for three years starting January 1, 2024, and ending December 31, 2026. The established baseline number of affordable housing units within unincorporated Gilpin County beginning January 1, 2024, shall be 205 units, utilizing DOLA's Baseline Assistance Tool (see **Exhibit A**) and referencing C.R.S. §29-32-105(1)(c)(III). The annual goal for increased affordable housing units shall be 6 units, with a total goal of 18 units by the end of year three.

SECTION 3. The Board of County Commissioners intends to meet its affordable housing commitment through:

1. Partnerships with both non-profit and for-profit housing organizations to increase affordable housing units within the county.
2. Policy and regulatory changes that help encourage the development of higher density mixed-income housing units in areas with adequate infrastructure and higher job concentrations.
3. Partnering with municipalities in the county to promote and increase affordable housing units either in or outside their municipal boundaries.



SECTION 4. The Board of County Commissioners does hereby direct the Department of Community Development, in consultation with the Gilpin County Planning Commission, to examine potential housing policy and regulatory changes that can be made to encourage the development of affordable housing within the county. The Board directs the Gilpin County Planning Commission to develop and make a recommendation on a "fast-track approval process" for affordable housing projects within the county that meet the criteria as established by DOLA and C.R.S. §29-32-105(2) by December 31, 2024.

SECTION 5. The Director of Community Development shall provide an annual update to the Board on the progress of compliance with the county's commitment beginning in the year 2023 and ending in the year 2026.

ADOPTED this 8th day of August, 2023, by a vote of 2 to 1.

ATTEST:

Margaret Keller
Margaret Keller, Deputy Clerk

GILPIN COUNTY
BOARD OF COUNTY COMMISSIONERS

Marie A. Mornis
Marie A. Mornis, Chair

ACKNOWLEDGMENT

STATE OF COLORADO)
) ss
COUNTY OF GILPIN)

The foregoing Resolution was acknowledged before me this 10th day of August, 2023, by Marie A. Mornis, Chair, and Margaret Keller

Deputy County Clerk, County of Gilpin.

My commission expires: 06/05/2027

Witness my hand and official seal.

Brian Smith
Notary Public

**BRIAN ROBERT SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234020969
MY COMMISSION EXPIRES JUNE 5, 2027**



Baseline Assistance Tool Resolution 23-45 Appendix A

Overview Definitions Help

Welcome to the State of Colorado's Baseline Assistance Tool. This resource can be used to calculate the baseline amount of affordable housing within a municipality or county, which can then be incorporated into a commitment to annual increases in affordable housing.

Local governments file a commitment with the Division to unlock funding for affordable housing projects and programs made available by Proposition 123.

To learn more about baselines, commitments, and Proposition 123 go to [this page](#).

Selections

Start here

Step 1: Select a jurisdiction type

County

Step 2: Select a County

Gilpin County (Unincorporated)

Tip: Type in the box to search for a County

Step 3: Income Limit Type

Median Family Income

Step 4: Select an Income Limit Year

2022

Step 5: Select an Income Limit

Neighboring AMI - Boulder County

Economic Variables

The data collected by the U.S. Census Bureau may have limitations that could prevent it from better illustrating the baseline amount of affordable housing within your jurisdiction. Adjust these economic variables as appropriate to harmonize the data with current economic conditions and the statutory requirements on baseline definitions.

Sale Unit Availability Rate

4%

0%

100%

Only for-sale homes that can be purchased over the commitment period by a household at 100% of the median income are considered affordable. The American Community Survey does not provide data on home sales, but it does provide data on moves into owner-occupied stock housing stock. Roughly 21% of homeowners in Colorado moved into their home from 2019 to 2021, which is provided as the default value above.

Inflation Rate

0%

0%

100%

Adjust the prices of apartments and for-sale stock to correct for price increases caused by inflation. Moving this slider will calculate the movement of units between cost brackets using statistics based on your selection.

Homebuyer Variables

Adjust these homebuyer variables to change the price of an affordable for-sale home based on appropriate factors in your jurisdiction. Your choices will be used to calculate the maximum mortgage payment that is affordable at 100% of the median income.

Mortgage Interest Rate

3%

0%

10%

Mortgage Term (Years)

30

Property Tax Amount (Annual)

3000

Property/Mortgage Insurance Amount (Annual)

1000

Down Payment

5%

0%

100%

Results

Selected Median income

\$125,400

This median income selection was calculated based on your choices above.

Baseline Estimate

205

Annual Goal

6

Three Year Cycle Goal

18

Income Limits and Max Prices/Rates Based on Your Selections

These income limits have been calculated based on your selections in the sidebar:

Homeowner/Homebuyer Income Limit ⓘ

\$125,400

Renter Income Limit ⓘ

\$75,240

These Max Affordable For-Sale Prices and Rental Rates are calculated based on the income limits above:

Max Affordable For-Sale Price

\$693,649

Included: mortgage principal, interest, homeowners insurance, and property taxes.

Excluded: utilities payments of any kind, HOA fees, and lot rents for mobile homes.

Max Affordable Rent ⓘ

\$1,881

Included: rental payments.

Excluded: utilities payments of any kind.

Housing Affordability by Range

For-Sale Table Rental Table

Range	Occupied Units	Occupied Units (Inflation Adjusted)	Available Units	Affordable Units
0 \$0 to \$199,999	43	42	2	2
1 \$200,000 to \$249,999	63	44	2	2
2 \$250,000 to \$299,999	206	160	6	6
3 \$300,000 to \$399,999	631	557	22	22
4 \$400,000 to \$499,999	611	582	23	23
5 \$500,000 to \$749,999	555	615	25	19
6 \$750,000 to \$999,999	19	126	5	0
7 \$1,000,000 to \$1,499,999	12	12	0	0
8 \$1,500,000 to \$1,999,999	9	7	0	0
9 \$2,000,000 to \$5,252,000	14	18	1	0
Total None	2,163	2,163	86	74

Source: U.S. Census Bureau (2022). Table B25075. Value, 2017-2021 American Community Survey 5-year estimates.

You can save your selections and results to revisit them later by bookmarking this page, and you can share them by copying the URL in the address bar and pasting it into an email or chat. Click the button below to download your results as a spreadsheet.

Download Your Baseline Results

08/10/2023 03:54 PM 174932
SAHARI MCCORMICK GILPIN COUNTY, CO
Receipt #51893 Page 4 of 4
447 RESOLUTION TotalFee:0.00 DocFee:



Made with Streamlit

February 8, 2024

Rob Gutierrez
Director of Community Development

Old Courthouse, 2nd Floor
203 Eureka Street
Central City, CO 80427

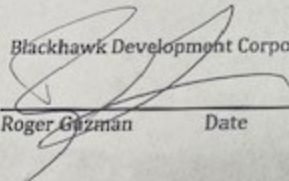
RE: Petition for zoning change of 5320 Hwy 119 Black Hawk, CO 80422

Mr. Gutierrez,

Blackhawk Development Corporation who is on the deed for 5320 Hwy 119, Black Hawk, CO 80422, shall hereby Authorize "Jefferson Center" and/or specific agents of JCMH (Jefferson County Mental Health) to petition Gilpin County for a zoning change to rezone the property to allow for a multifamily residential use.

Timeline condition-
JCMH has expressed urgency for rezoning to be as soon as possible, to be able to complete their due-diligence and other requirements to close. Rezoning shall be within 60-90 days from the date of this document. JCMH shall have 120 days from the date of this document to close, with possibility of a 30 day extension, if the parties agree. If JCMH does not succeed, Blackhawk Development Corporation shall have the option to revert to the current zoning as it is now, with timely notification to Gilpin County officials within 10 days of JCMH failure to close.

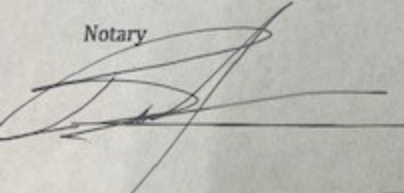
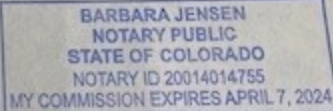
Blackhawk Development Corporation


Roger Guzman

Date

2-8-24

Notary

2-8-24 Jefferson County



The main structure of the motel consists of 26 rooms and 26 parking places around the perimeter of the structure. This parking area includes one handicap accessible parking space.



The secondary structure is an extension of the motel and consist of 4 rooms and two parking spaces in front of the structure.



RESOLUTION NUMBER ZC 16-01

BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN

RESOLUTION APPROVING THE WILD ROSE PLAZA PUD RE-ZONING OF
PARCELS A & B CREATED BY BLA 15-04 LOCATED IN SECTION 17, T3S, R 72W,
GILPIN COUNTY, COLORADO

WHEREAS, the applicant, Black Hawk Development Corporation, has applied for a mixed use Planned Unit Development (PUD) to include commercial, residential and open space on Parcels A & B created by BLA 15-04 known by the Account Numbers R114733 & R002960 respectively; and,

WHEREAS, this PUD would replace zoning that was established by Resolution Z 93-1 and Attachments A and B in their entirety; and,

WHEREAS, the PUD was properly noticed, presented at public hearing, and reviewed according to all required County procedures; and,

WHEREAS, the Gilpin County Planning Commission found that the subject PUD would be consistent with Gilpin County regulations and Master Plan goals.

NOW THEREFORE, be it resolved by the Board of County Commissioners of the County of Gilpin that ZC 16-01 establishing the Wild Rose Plaza PUD as shown on attached Exhibit A is hereby approved with the following conditions:

1. All C3 Uses-by-Right except shooting ranges shall be permitted in the identified C3 Zone on Exhibit 1 with the following restriction: At any given time, 60% of the total leased floor area shall be occupied by the following C3 use classifications:
 - Retail Trade (NAICS 44, 45)
 - Accommodation & Food Service including drive-through (NAICS 72 except 7212 RV Park)
2. All C4 Uses-by-Right except Auto Repair (NAICS 8111) shall be permitted in the identified C4 Zone on Exhibit 1. Additional allowable uses would include indoor shooting range and wholesale marijuana grows provided current County regulations prohibiting wholesale marijuana grows is rescinded.
3. No development shall be allowed in dedicated open space.
4. As per Gilpin County zoning code requirements in effect at the time of building permit application, an overall site drainage plan shall be prepared by the applicant and approved by Gilpin County before building permits may be issued. Said plan shall employ best-management-practices (BMP) designed to minimize adverse water quality and quantity impacts to North Clear Creek and SH 119.
5. Fugitive light, dust, and noise shall not exceed State and County standards.
6. Signs shall comply with current Gilpin County sign codes.
7. A parking and circulation plan shall be submitted and approved by Gilpin County before building permits may be issued.
8. Total floor area within the identified C3 Zone shall not be increased by more than 50% of levels present at the time of final PUD approval.
9. Rustic architecture of a style similar to the existing motel building is encouraged but not required.
10. The above conditions shall supersede all previous conditions cited in Resolution Z 93-1 including Attachments A & B therein.

ADOPTED this 20th day of December, 2016, by a vote of 3 to 0.

ATTEST:

Sharon E. Cate
Sharon E. Cate, Deputy Clerk

GILPIN COUNTY
BOARD OF COUNTY COMMISSIONERS

Linda Isenhart
Linda Isenhart, Chair

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO**

**APPROVING THE JEFFERSON PLANNED UNIT DEVELOPMENT
REZONING OF PARCEL B CREATED BY BLA-15-04A LOCATED IN SECTION 17, T3S, R 72W, GILPIN
COUNTY, COLORADO**

WHEREAS, the Gilpin County Board of County Commissioners through adoption of Resolution 22-39 on September 6th, 2022, set a strategic priority of long-range planning that facilitates public needs and services such as access to affordable housing; and

WHEREAS, Colorado Governor Jared Polis issued Executive Order D 2023 014 on August 21st, 2023, which declared that Colorado's housing supply had not kept pace with population growth and has led to a third of Colorado households to spend more than 30% of their income on housing; and

WHEREAS, the applicant, Gilpin County, has petitioned for a rezoning of the property known as 5312 Colorado Highway 119 Black Hawk, Colorado 80422 from the Wild Rose Plaza PUD to a new Planned Unit Development (PUD) to be known as the Jefferson PUD to allow for a multifamily residential use on Parcel B, a tract of land created by BLA-15-04A as shown in Exhibit A; and

WHEREAS, the applicant has obtained written authorization from the property owner to seek said petition for rezoning; and

WHEREAS, this PUD would supersede the Wild Rose Plaza PUD zoning that was established by Resolution ZC-16-01 on only Parcel B and Parcel A shall continue to maintain the Wild Rose Plaza PUD zoning; and

WHEREAS, the allowance of a multifamily residential use within the Jefferson PUD shall be contingent upon the recording of a deed restriction on the property that requires that all residential units shall be affordable rental units as defined by C.R.S. 29-32-101(2); and

WHEREAS, C.R.S. 29-20-104(e.5) grants local governments the authority to plan for and regulate the use of the land in order to promote the development or redevelopment of new affordable housing units as long as the regulation provides a choice of options to the property owner or land developer and creates one or more alternatives to the construction of new affordable housing units on the building site; and

WHEREAS, Gilpin County has satisfied the requirements of C.R.S. 29-20-104(e.7) through the Board of County Commissioner's adoption of Resolution 23-45 on August 8th, 2023 which authorized staff to submit an affordable housing commitment to the Colorado Department of Local Affairs under C.R.S. 29-32-105; and

WHEREAS, the Gilpin County Planning Commission held a public hearing on Rezoning 24-01 on March 12, 2024, and certified a "**DO-PASS**" recommendation to the Board of County Commissioners; and

WHEREAS, the Gilpin County Board of County Commissioners held a public hearing on Rezoning 24-01 and Resolution 24-49 on March 26th, 2024, and all public comments made thereon are a matter of public record.

NOW THEREFORE BE IT RESOLVED, by the Board of County Commissioners of Gilpin County, Colorado that Resolution 24-49 establishing the Jefferson PUD as shown on attached Exhibit A is hereby approved with the following conditions:

1. The following uses shall be permitted by right:
 - a. Retail Trade (NAICS 44, 45)

- b. Postal, Couriers & Messengers (NAICS 49 except 493 Warehousing & Storage)
 - c. Information (NAICS 51)
 - d. Finance & Insurance (NAICS 52)
 - e. Real Estate (NAICS 53)
 - f. Professional (NAICS 54)
 - g. Management (NAICS 55)
 - h. Administration (NAICS 56 except 56173 Landscaping; 562 Waste Management)
 - i. Education (NAICS 61)
 - j. Health & Social Services (NAICS 62)
 - k. Arts, Entertainment & Recreation (NAICS 71 except 713990 Shooting Ranges)
 - l. Accommodation & Food Service (NAICS 72 except 7212 RV Parks and Campgrounds)
 - m. Services (NAICS 81 except 8111 Auto Repair and 81291 Pet Care)
2. Residential multifamily use shall be permitted with the following conditions:
- a. A deed restriction that has been reviewed and approved by Gilpin County has been recorded with the Gilpin County Clerk and Recorder against the property as described in Exhibit A. Said deed restriction shall require that all residential units on the property be rented at an affordable rent as defined by C.R.S. 29-32-101(2) in adherence with Gilpin County's Proposition 123 Affordable Housing Commitment made via Resolution 23-45 on August 8th, 2023.
 - b. That a change of use permit and any necessary building permits are obtained with the Gilpin County Department of Community Development to appropriately convert existing structures to a multifamily residential use under the applicable International Building Code as adopted by the county.
 - c. That a minimum of one parking spot per dwelling unit is maintained.
 - d. The density of the residential units shall be limited by the capacity of the onsite wastewater treatment system (OWTS, septic).
3. Building height, property line setback requirements, and signage regulation for the property shall be the same as for the C3, Light Commercial zoning district.
4. All legally existing non-conforming structures on the property shall be allowed to be reconstructed to their existing property line setbacks and building heights should they be substantially damaged as defined by the Gilpin County Zoning Regulations.
5. Additions and other exterior structural modifications to existing structures shall be permitted so long as they do not increase any existing nonconformity in regards to property line setbacks or building height.

ADOPTED this _____ day of _____, 2024, by a vote of _____ to _____.

ATTEST:

**GILPIN COUNTY
BOARD OF COUNTY COMMISSIONERS**

Lyndsey Denton, Deputy Clerk

Susan Berumen, Chair

ACKNOWLEDGMENT

STATE OF COLORADO)
) ss
COUNTY OF GILPIN)

The foregoing Resolution was acknowledged before me this ____ day of _____, 2024, by Susan Berumen, Chair, and Lyndsey Denton, Deputy County Clerk, County of Gilpin.

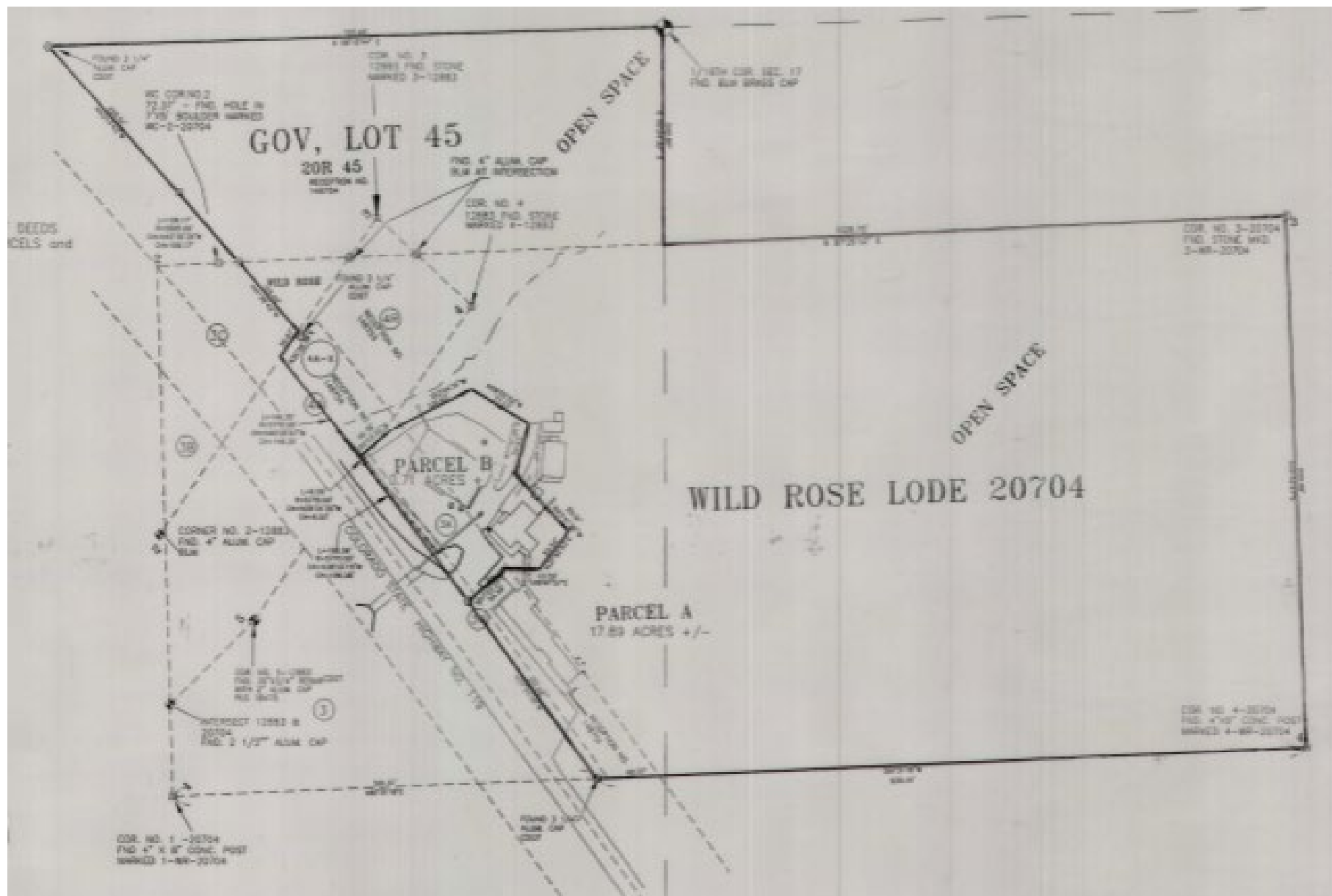
Witness my hand and official seal.

Notary Public

Exhibit A
Legal Description of Parcel B

Parcel B: A parcel of land located in Section 17, Township 3 South, Range 72 West of the 6th P.M., County of Gilpin, State of Colorado more particularly described as follows:

Commencing at corner number 1 of the Wild Rose Lode 20704, County of Gilpin, State of Colorado; thence N87°31'18" E along the 1-4 line of said Wild Rose Lode, a distance of 501.31 feet to a point on the northeasterly line of Colorado State Highway No. 119, said point also being on the southwesterly line of reception number 148751, Colorado State Highway Project No. C 119A-051, Project Code 16357, Parcel No. 3X; thence N37°33'50" W along said line, a distance of 251.94 feet to the point of beginning; thence N47°22'27" E, a distance of 54.58 feet; thence S88°47'57" E, a distance of 43.59 feet; thence N37°52'53" E, a distance of 55.54 feet; thence N43°41'26" W, a distance of 93.51 feet; thence N17°31'32" E, a distance of 54.63 feet; thence N59°59'02" W, a distance of 77.07 feet; thence S63°44'31" W, a distance 106.60 feet; thence S50°23'29" W, a distance of 46.76 feet; to a point on the southwesterly line of Reception Number 148754, Colorado State Highway Project No. C 119A-051, Project Code 16357, Parcel No. 4A-X; thence along the arc of a curve to the right having a radius of 5770.00 feet an arc length of 6.50 feet and whose chord bears S39°34'35" E, a distance of 6.50 feet; thence along a curve to the right along the southwesterly line of said Reception Number 148751 with a radius of 5770.00 feet an arc length of 199.39 feet and whose chord bears S38°33'15" E, a distance of 199.38 feet to the point of beginning.



Planning Commission

Gilpin County

Certification of Legislative Recommendation



March 18th, 2024

Gilpin County Board of Commissioners
203 Eureka St.
Central City, CO 80427

Re: REZ-24-01/Resolution 24-49 Rezoning for 5312 CO HWY 119

Dear Commissioners,

As Secretary to the Gilpin County Planning Commission, I do hereby certify that pursuant to Colorado Revised Statutes (C.R.S) 30-28-113 et seq., on March 12th, 2024, after a public hearing, the Planning Commission reviewed Petition No. REZ-24-01; Rezoning from Wild Rose Planned Unit Development to Jefferson Planned Unit Development for the property at 5312 Colorado Highway 119.

The Gilpin County Planning Commission, after due consideration of the proposal under C.R.S. 30-28-111, voted 8 to 0 to recommend approval of the rezoning petition to the Gilpin County Board of Commissioners. This letter hereby certifies the Commission's "**Do-Pass**" recommendation to the Board.

Sincerely,

Rob Gutierrez
Planning Commission Secretary
Director of Community Development



Re:

Price Schedule Estimate

Gilpin County Justice Center Backup Generator System Replacement/Upgrade
2960 Dory Hill Rd Black Hawk CO 80422

From:

Ryan Keenan

Facilities Manager

Gilpin County | CO

495 Apex Valley Rd, Black Hawk CO 80422

Introduction:

The existing backup power generation unit at the Gilpin County Justice Center is a Cummins Diesel packaged power generation unit manufactured in approximately 1979. Data plates indicate the system is rated to produce 400kw. Approx. run time is 48 hours without re-fueling.

Historical knowledge provides that the diesel combustion engine internals were rebuilt approximately eight years ago, but no documentation of this exists for specifics. There is no knowledge within the county that the power generator has had extensive repair or overhaul in its life time. There is believe to be water intrusion issues in the conduit routing the powered wires from the generator to the building.

The Justice Center was completed in 1995 with this unit installed as a used unit in the original build to support only 'critical' loads in the building in the event of a loss of grid power. As electrical demands have grown along with expanded operations within the Justice Center, the current output from the backup power generator system does not fully support the current electrical loads/demands for crucial operations.

It is therefore suggested that a minimum 600kw rated system is put in place of the current aged 400kw system, and the full building load is wired to be supported instead of what was once wired to only support the established crucial loads circuits at the time of build. This will provide reliable and full load coverage to the Gilpin County Justice Center in the event of loss of grid power.

Estimated Cost Schedule:

Description	Quantity	Value/ea	Total Scheduled Value/Line
1) 600KW Diesel Package Unit Backup Power Generator	1 (1a-1m)		\$787,210
a) Sound Attenuated Enclosure	1	\$15,500	\$15,500
b) Critical grade exhaust	1	\$3,200	\$3,200
c) Main Line Circuit Breaker	1	\$400	\$400
d) 1500 gallon sub base tank	1	\$44,000	\$44,000
e) Coolant Jacket Heater	8	\$120	\$960
f) Starter Batteries	4	\$675	\$2,700
g) Thermostat controlled heating/insulation for start batteries	1	\$800	\$800
h) Battery Maintainer	4	\$100	\$400
i) Gauge & Diagnostic Panel	1	\$1,750	\$1,750
j) Service lighting system	1	\$1,500	\$1,500
k) Lightning suppression system	1	\$6,000	\$6,000
l) TBD Make Model Diesel water cooled combustion engine assembly Approx. 800hp - 900hp	1	\$480,000	\$480,000
m) TBD Make Model Generator 600kw-750kw 3Ph 480v 60hz	1	\$330,000	\$230,000
2) Transfer Switch	(2a-2b)		\$36,000
a) NEMA Type I 3phase enclosure 1600Amp	1		\$28,000
b) Digital display and diagnostics	1		\$8,000
3) Labor, Equipment, Supporting Infrastructure	(3a-3h)		\$276,790
a) Excavation existing conduit/supply	425 operation hrs across multiple operators/equip	Avg \$120/hr combined rate	\$51,000

wiring and disposal			
b) Removal/Disposal existing package unit and ATS assembly	Trucking/transport/disposal fees	Est Crane pick (operator rate/hrs), electrician rate/hrs, transport and disposal by tonnage	\$13,000
c) Electrical hookup/rewire	Est 270 labor hrs (multiple journeymen level electricians) +Supply	\$150/hr labor rate \$27,500 Supply – Conduit/Wire Approx. 2x runs 550 ft 0/0wire & conduit \$25/ft	\$68,000
d) Package Unit Install		1x Concrete Pad – Repour 1x Crane Placement Elect Tie ins stub – ATS – Wire Re-runs - Unit anchor, enclosure assembly	\$59,750
e) Start-up costs		Initial startup – onsite – electrical readings -test ATS etc.	\$8,700
f) Equipment costs	8x days Heavy equip rentals		\$14,400
g) Professional Services – Plan Eng. Review Eval	Est 3%-4% project total	-	\$46,640
h) Fuel & Break in, Start Up Fluids	Break in services within first 150 hrs Fuel	\$4,500/full break in service x2 1,500-gallon fuel at \$4.2/gal	\$15,300
Est. Project Total			\$1,100,000.00

The above price schedule is an estimate only based on current assumed needs only and market research. The above information should be reviewed for accuracy and completeness to verify needs by known goals by specific subject matter experts as well as by firm(s) chosen to perform the work prior to contracting work.

Ryan Keenan
Facilities Manager
Gilpin County | CO
495 Apex Valley Rd, Black Hawk CO 80422

Ryan
Keenan

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AGENDA ITEM

Staff Report

To: Board of County Commissioners
From: Jamie Boyle, Grant Writer and Manager, County Manager's Office
Date: March 26, 2024
Item: Resolution 24-64, Authorizing The Submission of Requests for Congressionally Directed Spending and Community Project Funding for Fiscal Year 2025
Requested Action: Resolution
Public Hearing: No

I. REQUEST OR ISSUE:

Congressionally Directed Spending (CDS) and Community Project Funding (CPF) are mechanisms by which members of Congress can request funding for specific projects in their home state that have been submitted for consideration by nonprofits, as well as state and local government entities. The County's representatives in Congress, Senator Michael Bennet, Senator John Hickenlooper, and Representative Joe Neguse, are currently soliciting requests for CDS and CPF for Fiscal Year 2025 (FY25). Funding for projects, if approved, would be distributed as part of the federal appropriations process during FY25

Staff presented 3 potential project ideas to the Board of County Commissioners (BoCC) at a regular meeting on February 27, 2024, and requested direction on which project to submit for initial consideration and discussion with congressional staffers. The 3 projects included improvements at the Dakota Hill Tower site, replacement of the generator at the Justice Center, and general roadway safety improvements throughout the County. The BoCC directed staff to submit an initial letter of interest for the Dakota Hill Tower project.

After congressional staffers had reviewed the letter of interest, a meeting was scheduled with County Staff. The feedback and guidance given was that the Dakota Hill Tower project was unlikely to receive funding. County Staff then inquired about the second-choice project, the replacement of the generator at the Justice Center, and gave an overview of the scope of work. The congressional staffers indicated that this project would be viewed as "highly eligible" for CDS funding within their offices.

Due to this feedback, Staff is now requesting BoCC approval to submit a formal request for CDS and CPF funding to support the replacement of the existing emergency backup generator at the Justice Center.

This project would meet a previously-identified need and would continue work that was begun by Staff as early as 2021 to determine the project scope and budget, and to solicit outside funds. Prior grant explorations include: attempting to include generator replacement in the Emergency Operations Center project which was funded through CPF funding, and applying for a FEMA Hazard Mitigation Grant in 2022. As part of these efforts, a qualified contractor responded to a solicitation and provided a scope of work, and Staff developed a detailed estimated cost schedule.

The project scope includes: replacing the old 400kW generator with a new 600 kW generator at the Justice Center, making modifications to the physical and electrical infrastructure necessary to support the new system, and installation of all associated equipment, including automatic transfer switches, to ensure immediate backup power to these functions.

The existing generator is only able to provide power to a portion of the building. It was purchased used (as a cost-saving effort) when the Justice Center was constructed (1994 – 1995) and appears to have been manufactured in 1979. Not only does the current require manual actions to be taken in the event of a power outage, but it also is unable to provide power to the full building. Sometimes, it fails to work at all.

As home to the 911 Dispatch Center, the Sheriff's administrative offices, the Sheriff's patrol units, the County courts, Victim Services, the Emergency Operations Center, and the County Jail, the Justice Center requires fully-functional, automatic, and reliable power to the entire building in order to ensure public safety.

The new CDS and CPF proposal utilizes the existing cost estimates but has been updated in two ways. First, the overall cost has been increased by \$66,000 to account for inflation (estimated at 6%) since the original pricing was done in 2022. Second, at the request of the County Sheriff, a new line item has been added to allow for a rental generator to be available onsite during the transition, should a power outage occur. This cost is estimated at \$4,000 per week, based on current market research.

The new project total is \$1,198,000.

When Staff submitted the Hazard Mitigation Grant application, the BoCC allocated a \$250,000 grant match commitment for replacing the Justice Center generator. This was adopted as part of the 2023 County Budget via Resolution 22-43, on October 11, 2022.

Staff is requesting this same match amount of for the new proposal. Due to the nature of CDS and CPF funding, exact match requirements for this project are yet unknown but are likely to fall somewhere between 10% and 30% of the total project cost. \$250,000 represents approximately 20% of the total cost of \$1,198,000.

II. RECOMMENDED ACTION / NEXT STEP:

Approve the Resolution

III. FISCAL IMPACTS:

None.

IV. LEGAL ISSUES:

None.

V. ENVIRONMENTAL IMPACTS:

None.

VI. ALTERNATIVES:

Do not approve the request, do not approve funds to replace generator

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO**

**AUTHORIZING THE SUBMISSION OF REQUESTS FOR CONGRESSIONALLY DIRECTED SPENDING AND
COMMUNITY PROJECT FUNDING FOR FISCAL YEAR 2025**

WHEREAS, Congressionally Directed Spending (CDS) and Community Project Funding (CPF) are mechanisms by which members of Congress can request funding for specific projects in their home state that have been submitted for consideration by nonprofits, as well as state and local government entities; and

WHEREAS, the County's representatives in Congress, Senator Michael Bennet, Senator John Hickenlooper, and Representative Joe Neguse, are currently soliciting requests for CDS and CPF for Fiscal Year 2025 (FY25). Funding for projects, if approved, would be distributed as part of the federal appropriations process during FY25; and

WHEREAS, Gilpin County (the County) identified a need to replace the existing emergency backup generator system at the Justice Center and has been exploring outside funding opportunities as early as 2021; and

WHEREAS, County staff previously applied for FEMA Hazard Mitigation Grant funding in the amount of \$1,100,000 for this purpose in 2022; and

WHEREAS, the Board of County Commissioners (BoCC) allocated a \$250,000 grant match commitment for replacing the Justice Center generator in the 2023 County Budget via Resolution 22-43, adopted on October 11, 2022; and

WHEREAS, grant funds have not been secured, no work has been performed, and no funds have been expended on this project, while the need persists and continues to pose a threat to Justice Center operations and overall public safety; and

WHEREAS, this project is identified in the County's Capital Improvements Plan for completion in 2025; and

WHEREAS, Staff has discussed potential projects for submission to CDS and CPF with congressional staffers and has received feedback that replacement of the generator at the Justice Center would be viewed as a "highly eligible" project within their offices; and

WHEREAS, due to the nature of CDS and CPF funding, exact match requirements for this project are unknown but are likely to fall somewhere between 10% and 30% of the total project cost; and

WHEREAS, the County understands that, if awarded, CDS and CPF funding would be routed through the appropriate federal agency and grant program, yet to be determined, with its own specific requirements and obligations for receiving and managing funds.

RECORDING STICKER

RECORDING STICKER

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners as follows:

1. Authorizes staff to submit FY25 CDS and CPF requests to the offices of Senator Bennet, Senator Hickenlooper, and Representative Neguse to fund the replacement of the generator at the Justice Center, with the total project cost not to exceed \$1,198,000.
2. Commits the required matching funds in 2025 for this project, not to exceed \$250,000.
3. Authorizes Staff to submit any subsequently required applications to specific federal agency grant programs to secure the funding, unless that program would require a match greater than the not-to-exceed amount listed herein.
4. Authorizes the County Manager to execute the grant agreement and related contractor agreements with County Attorney review, if awarded funds.

ADOPTED this _____ day of _____, 2024, by a vote of _____ to _____.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO**

Deputy County Clerk

Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)
)ss.
COUNTY OF GILPIN)

Susan Berumen, Chair, and Lyndsey Denton, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2024.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER



Gilpin County Attorney

Tel: 303-515-4377

Fax: 303-582-5440

bbenning@gilpincounty.org

March 18, 2024

RE: County Attorney's Office Report for March 26, 2024 BoCC Meeting

1. Water Rights Investigations and working with consultants on several matters
2. Working on Roads Memo.
3. Working with Gilpin County Public Works and CTSI on GC Utility Truck damage estimate disputes and possible litigation.
4. Working on litigation involving road matters.
5. Responding to unknown threatened notice of claims and litigation.
6. Addressed questions from each Commissioner on various county matters.
7. Working on election matters and election messaging with Admin and C&R.
8. Working with Clerk and Recorder and her office regarding election messaging to public and upcoming elections.
9. Contract review, follow up with contactors, and finalized certain additional contracts.
 - a. Bohannon Houston Agreement (housing needs assessment) – Reviewed Grant paperwork from Rob and Jamie and approved form and content of SLFRF Intergovernmental Grant Agreement (County Attorney review completed previously. Will send to BHI March 19, 2024 for their final review and hopefully approval)
 - b. IGA with Nederland for emergency shelter use - on hold – waiting for possible legislation that may pass this session before proceeding.
 - c. Broadband MOU with Clear Creek and Nederland – Signed.
 - d. Accessibleweb.com contract – Signed.
 - e. Reviewed SIPA and approved SIPA agreement – Signed.
 - f. Bohannon Houston Land Use Code Service Agreement to update current code – Drafting.
 - g. Martin Marietta Shooting Range Lease – Drafting
10. Provided review and comment to Director Witt on GC Public Health Improvement Plan
11. Attended meeting of a Gilpin County Competency Court docket proceeding which serves to determine if certain currently incarcerated inmates that are determined to be eligible for this supervised release program providing assistance for these individuals.
12. Working on contract for GC-Jefferson Center housing project
13. County Road Litigation: Worked with CTSI to obtain assistance of legal counsel; collaborating with and assisting legal counsel in litigation. Working with legal counsel on information regarding litigation and draft Answer to Complaint which was filed on 3/12/24
14. Following up on additional questions regarding issues involving trademark in Colorado for Gilpin County seal.
15. Participated in lobbyist legislation presentation and discussion.

16. Reviewing how best to work with the local fire districts and authorities, state, federal, and local governments, the Colorado Department of Public Safety (Division of Fire Suppression and Control, the Colorado Division of Water Resources, and the public to identify qualifying fire suppression ponds in Gilpin County through historic maps or other evidence for this purpose.
17. Reviewing issue of County social media and retention policies for such media.
18. Timely addressed CORA requests.

County Managers' Report

March 26, 2024



- Regular staff meetings with Senior Leadership Team (SLT), Appointed Leadership Team (A-Team) and Commissioners
- Address various needs of staff and the public and Commissioners. Administrative functions
- Various meetings with vendors/consultants and outside agencies

Areas of Note:

Recent Focus Areas

- Regular and Work Session Agenda Schedule and Preparation
 - BoCC meeting
 - April 9, 2024
 - Work Session Schedule (tentative)
 - Legislative Discussion (virtual)
 - March 25th, April 8th & 22nd – 4 p.m.
 - April 16, 2024
 - South Beaver Creek Road Improvement – Status
 - Public Works Call Schedule / Plow Roadway Classification
 - Community Center Annex – Design
 - 2024 Budget Update / 2025 Budget Process Discussion
 - Rollinsville (Train, cistern/fire protection, parking, development and infrastructure)
 - Noxious Weed Ordinance
 - Policies (TBD)
 - May 21st, June 4th, July 30th, August 20th, September 17th, October 1st, November 5th, December 1st
- Broadband
 - Partnerships explored / Grants explored
- Records/Files Scanning Project / Courthouse – ongoing,
- GAA Board activities
- CCEDC Board activities
- IT Specialist – Open Position / Offer made
- Legislative matters, onboarding staff, contract review, 1041
- Building Plan Review and Inspection Services – Town Hall planned
- Contracts Executed – Housing Needs and Housing Authority efforts

Grant Manager & Writer – Update to County Manager March 21, 2024

Due on the first and third Tuesday of each month.

2024

	Grant Agreements	Active	36	Value - \$4,787,202.22
		Closed	0	Value - \$0.00
		Awarded & Pending Execution	3	Value - \$9,038,725.34 (GROC Co-Responder; CPF Broadband– External partner applicant/recipient, Maverix Broadband; Prop 123 LPC)
	Grant Applications	Submitted	11	Value - \$1,125,716.20 (EMPG; POMH; Brownfields EPA Assessment; STEPP; CPW IAG; Prop 123 LPC; VALE; REDl; CRI – Food Access; CRI – Behavioral Health; AARP)
		Denied	0	Value - \$0
		Pending Decision	8	Value - \$1,018,196.58 (EMPG; POMH; STEPP; VALE; REDl; CRI – Food Access; CRI – Behavioral Health; AARP)
		In Progress	2	Value – \$1,848,000 (CDS – Generator; EIAF – Annex Bldg.)

On the Radar

BoCC Grant Priorities – Upcoming Grant Programs & Application Deadlines (Next 30 days)

	1) Broadband	TBD (April / May) 2024	CBO Broadband Equity & Accessibility Deployment (BEAD)*
	2) Capital Improvements	3/29	Congressionally Directed Spending
		4/1	EIAF for Annex Bldg.
	3) Co-Responder Program		
	4) Transportation Network	Rolling	USDOT / HUD Thriving Communities Technical Assistance
		4/14; 5/16; 8/29	Safe Streets and Roads for All (SS4A)
	5) Fire Mitigation	TBD (Q1) 2024	CSFS Incentives for Local Government Grant Program
	6) Cybersecurity	TBD (May) 2024	DHSEM State and Local Cybersecurity Grant Program (SLCGP)
	7) EV Chargers	5/1	Clean Fleet
		5/1	Fleet Zero
	((8) GIS / Mapping)		

Other Updates

	Active Grant Updates	EOC (Neguse) grant - Request for Reimbursement being processed
	Post-Close / Audit Updates	
	Policy & Procedures	Next: Inventory, Letters of Support
	Technology	GrantHub Pro (grant management software) implementation underway
	Training / Education	TBD

Community Engagement Report

March 5-19, 2024

Email Newsletter

March newsletter (2nd edition) was sent March 2 to 124 subscribers. Posted newsletter and subscribe link to website and social media. Some people viewed the newsletter through social posts and on our website so actual number of readers is higher than presented below.

Subscribers as of March 19: 151

March 2024 Gilpin Observer: Sent to 124 emails, 96 opened, 18 clicked

Total Opens (multiple opens by subscriber): 215; total clicks: 37

79% open rate (industry average email open rate: 46-50%)

15% click rate (industry average email click rate: 7-9%)

Top links clicked:

- Careers
- Mountain Lion community meetings
- Gilpin Library
- Fraud Guard
- Subscribe
- Transfer Station
- Board of Health meeting

Nextdoor

March 5-19, 2024

2,569 members in Gilpin County. 7 Agency posts.

(goal is to post 2-3 times per week).

7958 total impressions (average of 1280 impressions per post when excluding post from yesterday. Nextdoor algorithm sends posts to audience over several days.)

46 reactions (average 6.6 per post – doubled from last period), 19 replies (average 2.7 per post)

Top posts (over 1400 impressions):

- Poll sharing difference between winter weather advisory and winter storm warning (1811 impressions)
- Winter Storm Update, March 15, including plan for opening roads (1452)

Facebook

March 5-19, 2024

(goal is to post 1-2 times per day)

41 posts

1,409 followers (increase from 1,382 last period)

Reach: 14,619 (357 average per post)

Engagement (reactions, comments, shares, clicks): 2,253 (55 average per post)

Last month, we looked at posts with over 300 reach. There were 11 posts that met that threshold compared to 6 last period.:

- Road Widening Update (highest reach: 3,067 and highest engagement: 834)
- Winter Storm Appreciation (2nd highest reach: 1,591 and 2nd highest engagement: 454)
- County Closures March 15-16 (reach: 1,136)
- Employee Spotlight: Sean Boutot
- Fraud Guard
- Shipping Containers Zoning Regulations
- Early Closure March 13
- March 15 update: level 3 roads mostly clear
- Thank You first responders and public works post
- Highway 46 open
- Justice Center upper parking lot closure

Instagram

March 5-19, 2024

Account created on January 19 - still building followers.

(Goal is to post 3-5 times per week – photo-based)

5 posts, 5 stories (primarily Sheriff's Department Instagram re-shares)

86 followers (up from 69 last period)

Reach: 132 accounts

Top 2 posts based on reach:

- Winter Storm Warning, March 12 (72)
- Front Porch demo newspaper photo carousel (70)

Website

March 5-19, 2024

Note: reporting started on March 5, 2024. No historical data available.

Users: 4400

Acquisition Data, Sessions:

- Organic Search (via search engines): 3,900
- Direct (direct link via email or typed in): 1,964
- Organic Social (social media posts): 310
- Referral (through other websites): 104

Top pages viewed:

- Home page, 2200
- News Article: Gilpin County Declares Local Disaster Emergency Amid Winter Storm: 695
- Assessor: 569
- Public Works: 498
- Highway closures and impacts (US 6 and I-70): 442
- Parks and Recreation: 418
- Assessor – GIS Maps: 379
- Careers: 365
- Search: 362
- BoCC Meetings: 360
- Building Division: 309
- Trash Transfer Station: 247

Common searches:

- Assessor (5)
- Jobs (3)
- Building Department (2)
- Chamber of Commerce (2)