

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

**AUTHORIZING STAFF TO SUBMIT A GRANT APPLICATION TO THE COLORADO DEPARTMENT OF
LOCAL AFFAIRS FOR ENERGY AND MINERAL IMPACT ASSISTANCE FUND GRANT PROGRAM**

WHEREAS, the Board of County Commissioners (BoCC) through adoption of Resolution 22-39 established the strategic priorities of updating the Gilpin County Comprehensive Plan, facilitate public needs and services such as access to broadband and housing, pursue collaboration with neighboring jurisdictions, and increase public participation regarding long range planning efforts; and

WHEREAS, DOLA has established the Energy and Mineral Impact Assistance Fund Grant (EIAF) to support political subdivisions that are socially and/or economically impacted by the development, processing, or energy conversion of minerals and mineral fuels; and

WHEREAS, Gilpin County was awarded funds on November 21st, 2023 from DOLA for the Strong Communities Planning Grant. These funds are being used to conduct a comprehensive update of the county's zoning regulations into a new land use code and thereby reduce regulatory barriers to housing and development which will support economic growth of the county; and

WHEREAS, the draft Gilpin County Land Use Code contains a new mixed-use zoning district for the unincorporated area of Rollinsville. This zoning district creates new flexibility for commercial, residential, and light industrial uses while ensuring that the area can continue to develop and change in a way that creates a specific sense of place and promotes economic development for a town site that has experienced economic rises and declines throughout its history; and

WHEREAS, Gilpin County and Timberline Fire Protection District have identified infrastructure deficits that are creating significant barriers to the creation and expansion of commercial and residential uses within the Rollinsville town site. In particular, a lack of a public water system and water storage for firefighting necessitated by higher level commercial and residential uses is a substantial barrier to the rehabilitation of existing and construction of new structures; and

WHEREAS, the Colorado Department of Transportation is studying the feasibility of a passenger rail corridor between Steamboat Springs in Routt County and the City and County of Denver known as Mountain Rail.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Gilpin County, Colorado:

Section I. Purpose and Intent

- A. The county believes that the lack of public infrastructure in the Rollinsville area is a barrier to economic development, construction of affordable housing, and climate resiliency.
- B. The county is applying to the EIAF grant program to accomplish the following:
 1. To study technical and financial feasibility of different approaches to addressing the lack of public water, firefighting, and wastewater infrastructure such as:
 - a) A public water storage system for firefighting.
 - b) An independent public water system.

- c) An independent public water and sewer system.
 - d) A combined public water and sewer system with the Town of Nederland.
2. To study the feasibility of a Mountain Rail Line station in the Rollinsville area including:
- a) Potential locations for a passenger rail station.
 - b) Identification of a locally preferred alternative.
 - c) Estimated costs of station development.
3. Identification of other public infrastructure deficits that are barriers to economic development and safety such as:
- a) Lack of clearly surveyed and delineated public rights-of-way.
 - b) Poor roadway surface conditions.
 - c) Lack of stormwater management systems.
 - d) Lack of pedestrian and bike infrastructure.
 - e) Lack of parking.
4. To develop and adopt an area specific development plan as an amendment to the county's current Comprehensive Plan that:
- a) Develops a community vision for the long-term development of the area. The overall goal being development of an area that functions equally as a community hub for residents of the peak-to-peak corridor and a destination for visitors to the region.
 - b) Incorporates the More Housing Now Best Practices as established by HB21-1271 and HB22-1304.
 - c) Promotes locally owned small businesses as the engine of economic growth for the area.
 - d) Promotes redevelopment while working to preserve local character and history of the townsite.
 - e) Prioritizes affordable housing development.
 - f) Identifies potential government mechanisms such as establishment of special districts or incorporation that could be utilized to finance, construct, and operate improved public infrastructure systems for the area.

Section II. Authorization

- A. The BOCC does hereby authorize staff to submit a grant application for the EIAF grant program with DOLA.
- B. The BOCC does hereby commit to making a minimum local cash match to awarded grant funds of 50% of the proposed project budget not to exceed a \$150,000 local match and \$300,000 total project cost.

