

Clear Creek County Planning Commission
Minutes
Virtual Hearing – see link information below
Wednesday, October 15, 2025
6:30 P.M.

Call to Order – 6:32pm

Roll Call

Russ Clark: Present
Jeff Ricklefs: Present
Dave Christensen: Present
Mitchell Tribbett: Absent
Richard Dana: Present

Unscheduled Appearances (Public Comment on non-agenda items)

None

ACTION ITEMS

1. Approval of Meeting Minutes from September 17, 2025

- a. Jeff motion to approve, Dick 2nd - Approved

2. Case #TDR2025-01 Miller Transfer of Development Rights

To transfer the development rights of a property zoned Mining-One (M-1) to a property zoned Mining-Two (M-2) for the purposes of constructing a single unit dwelling on the parcel that provides a more suitable building site.

Applicant: Ben Miller
Planner: Garrett McAllister, Planning Manager

Staff Presentation

Comments and Questions from Board

Building site? Yes, shown on Driveway plan.

Pg. 54 – Does applicant own all properties in this area?

General questions about TDR process? Distance requirements? No. Receiving parcel, lower mineral survey number. Date of filing of location certificate. Zoning doesn't change the mineral rights.

Do M-2 parcels have development rights? Only in case of bona fide mining activities with a Special Use Permit.

Applicant presentation

Comments and Questions from Board

Why TDR as opposed to re-zoning? Seemed like good dual action process to get entitlement on Belle Creole and, more importantly, take entitlement from Forsaken near sheep keep land.

Winze? Drinking water? Applied for and approved water well. Can be used for fire as well. Discussed pumping rates of well.

Confident that clear of mining tunnels? Vertically above the Freeland tunnel by 800 feet. Winze is shallow, only about 20 feet deep.

Access

Living on Spring Hill, one way in one way out. Concerned with wildfire issues. Improvement of Spring Gulch provides another access point out via Trail Creek.

Buy sending parcel specifically for this transfer? No, cheap purchase just to preserve land. Never intended to develop.

Receiving site has an existing building? Yes, existing shed. And another squatter's building further down the hill on the property. Cleared 100 pick up trucks worth of logs for fire mitigation.

Looking at conglomeration of properties, how many building sites exist across all properties? Perhaps 5, maybe more. A lot of steep terrain.

Deed restriction – Bigger discussion on whether rezoning projects can be conditioned.

Public Testimony

None

Board Discussion

Motion

Dick, motion to approve application without condition. Jeff second.

4:0 pass

3. Prop 123 Zone Text Amendments

These amendments relate to compliance with Proposition 123, the Colorado Statewide Affordable Housing Fund, specifically Colorado Revised Statutes §29-32-105 (2)(a). Staff is proposing the addition of an affordable housing definition, as well as expedited review language for Special Use Permits and Variances associated with affordable housing projects.

Planner: Garrett McAllister, Planning Manager

Staff Presentation

Comments and Questions from Board

Public Testimony

Ben Miller: Would be great as a developer

Board Discussion

Motion

Dick motion to approve resolution with planning commission comments, Dave 2nd

4:0 approved

WORKING SESSION

4. Staff and Planning Commission Updates (as needed)

Losing Member Dave Christensen

Move meetings to 5:30pm in 2026? No. And maybe 5 members? Yes.

Bellevue Mountain Resort likely to PC in November.

Jeff – Notification to adjacent property owners. Only 300 feet right now for all development proposals. JeffCO standards are a bit broader and has different standards for urban vs rural. Minimum number of notices: Go 300 feet, if that doesn't meet #, go out 300 feet again, etc until number is met. All HOAs within a mile. Adjacent properties for variances.

Russ – New attorney, Kathy Parker. Great endorsement from Russ.

Dick – Sales tax question. More discussion needed in future.

Adjournment – 8:12pm

The Clear Creek County Planning Commission is inviting you to a scheduled Zoom meeting.

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