

Clear Creek County Planning Commission  
**Minutes**  
Virtual Hearing – see link information below  
Wednesday, November 19, 2025  
6:30 P.M.

**Call to Order – 6:33pm**

**Roll Call**

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

**Unscheduled Appearances** (Public Comment on non-agenda items)

None

**ACTION ITEMS**

**1. Approval of Meeting Minutes from October 15, 2025**

- a. No minutes

**2. Case #RZ2025-02 Bellevue Mountain Resort Planned Development**

To rezone the subject property from a mix of zoning to entirely Planned Development (PD) for the purposes establishing a resort and wedding venue, including, but not limited to, a lodge, parking deck, dispersed cabin and tent sites, and recreational trails.

Applicant: Carla Cole and Chad Holmes  
Planner: Garrett McAllister, Planning Manager

General Procedure:

- Staff Presentation and questions
  - Russ: How many physical postings and where?
    - Staff: One, along Bellevue Mtn drive, map on page 5 staff report
  - Dick: Sketch plan is just first in two step process?
    - Staff: Yes, if BOCC approves, applicant will go through final plan process and PC will see that application.
  - Jeff: Do any of these roads have right of way now?
    - Staff: Yes for Virginia Canyon and Two Brothers, no for Bellevue Mountain Drive – although they are all public roads

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- Jeff: Custom zoning district, does this stay with property?
  - Staff: Yes, approval and change in zoning would run with the land.
- Applicant Presentation and questions
  - Chad, Carla, Val, and Marvin short presentations of project
  - Dick: Why 5 years instead of 3 for vested rights?
    - Chad: Multiple phases and takes time to develop. Don't want to lose ability to exercise uses in the future. Plus short building season.
    - Carla: Project of this size and in this location takes a lot of coordination, so if there are contracts that need to be done or env issues that could slow the project down, we just want that extra time built in.
  - Dick: Is existing telecom site in use? Terminate that use?
    - Chad: Yes. No, don't intend to terminate cell site. The parcel that is being proposed for sale is not an ideal site for future telcomm.
  - Jeff: OutsideIn realty? TBM?
    - Chad: Entity that is purchasing the land. TBM is land owner, seller of property.
- Public Comment
  - Dylan Woods, Morrison CO. On behalf of Richard Lewis. Parcel #183522400710. Clients don't oppose development, in support. Only concern is initial access along upper Two Brothers and Virginia Canyon. That portion of Bellevue Mtn Drive bisects their property. Remains Mr. Lewis' desire that BMD crosses property owned by applicant instead of his property, perhaps by recorded easement. RD2006-0001 from County. Mr. Lewis doesn't object to proposal but does wish to amend staff recommendations to include alternative path of public access to not include his property.
    - Dick: Is historic path of travel across Mr. Lewis property?
      - Dylan: Yes. Unless there is a recorded easement, it would require a new one.
    - Jeff: Address in final plan?
      - Staff: Yes, prior to.
  - George Bruckner, Denver Co: Generally supportive. Some concerns about access to adjacent properties. Parking area and dispersed camping close to his properties.
  - Lori and Brian Gibbons, 382 Bellevue Mountain Drive: Alternative route from BMDr as it bisects their property.
  - Steve Levonyak, 112 Bellevue Mountain Drive: Dream retirement home. Get away from city. Residential area, traffic concerns, noise issues. Devaluing property.
  - Kerry Lewis, son of Richard Lewis. 4936 E 27<sup>th</sup> Street Tulsa, OK. Determined it was a private road in 2006.
    - Staff: Road was adopted as public road in recent years.
    - Kerry: Was this noticed to property owners adjacent to the roads?
    - Staff: Yes, the hearing and Resolution adopting the roads as public was legally noticed, though Staff did not know if each adjacent property owner was noticed. Likely not, due to number of notices that would have been required.
    - Russ: County designated roads as public for public use?

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- Staff: Yes, adopted as public roads.

## BREAK

- Clarity on when historic mining roads were adopted as public:
  - First in 1998 with Resolution R-98-181
  - This was rescinded in 2024 and replaced with R-24-04 – Intention remains the same but provides list of primary and secondary road system.
- Last call for Public Testimony
  - Public Testimony closed
- Applicant response to public testimony
  - GM Bruckner – Open to responding to all of his questions.
  - Understand BMDr to be public right of way and only meaningful access to properties on top of the mountain, which is why it is core of access plan.
- Board questions for applicant/staff
  - Russ: Slide shared about economic impact. None of that was in information packet. Things like that would have been useful for review. Pull that slide back up and walk through what those numbers mean in detail and how they came up with them.
    - Staff: LOI comment
    - Chad: Concur with Staff statement on LOI. Walked through the Economic Impact Statement. Hotel Leisure Advisors firm prepared report. Left Column shows sum of taxes – “Annual Tax Revenue received by CCC”. Includes schools. Occupancy assumptions: 138 wedding events per year with average attendance. 60 non-wedding events with 150 guest average. Lodging, 2372. Cabins, 3559. 75% bookings 2 guests. 14,000 guests per year, roughly. Built on surrounding competitors and industry standards. Relatively conservative. Right side is total annual economic impacts, including direct resort operations, direct visitor spending off-resort, indirect resort operations, indirect visitor off-resort.
  - Russ: How much water will be needed?
    - Chad: 1.8 million gallons of water. 4000 gallons in truck. 1.2 trucks per day, but will schedule that more effectively. Inclusive of all needs for entire project.
  - Russ: Traffic. 25% Idaho Springs, 75% Parkway
    - Chad and Carla: Discussed logic behind travel assumptions
  - Russ: Secondary uses?
    - Carla: Intended for people staying at resort, like trails.
  - Russ: Phasing?
    - Chad: Not really phasing per se. Current proposed uses will be executed all in phase 1. Future uses have not been entirely decided.
  - Russ: Improvements to roads, go over your understanding of who is doing improvements to roads and who is paying.

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- Chad: Lower portion of Two Brothers and upper portion of Virginia Canyon is most sensible route. We hope to see, and is indicated in County engineer letter, some maintenance upgrades on those roads. Bellevue Mtn Drive road widening and improvements on applicant. Public road, but do not have established ROW, so easements with adjacent property owners required. Over 80% of BMDr is secured with easements. Not necessary for entire road surface, and there may be short sections where it narrows across properties where easements cannot be secured. County would incur the cost of extra maintenance requirements to VCR and lower TB.
  - Russ: A lot of uses across entirety of property.
    - Carla: Went back and forth with staff on what is best way to include list of uses. Best option was to stack zoning districts, but you end up with quite a few uses that may not be appropriate or uses that will never be realized. Some examples would be gun range, snowmobile race track, motor fuel filling station, etc.
  - Russ: Maybe some use areas, instead of uses anywhere on the property. The density cap is artificial in his mind.
  - Jeff: Concerns regarding maintenance of roads and details on responsibility, as far as finances go. Will there also be some sort of shuttle service within resort. Consider shuttle service to and from Idaho Springs?
    - Carla: Details on maintenance and agreements between developer and County to be worked out during Final Plan. Yes, shuttle absolutely. Hoping to better identify those number if the resort had a shuttle every two hours or something along those lines. Exploring what those numbers and what that service plan would look like.
  - Jeff: Virginia Canyon goes beyond to Gilpin County. Discussions with them?
    - Carla: Public road and paved, but haven't been in touch with anyone.
    - Staff: Reached out to Gilpin and didn't get any comments back.
  - Russ: Looking at submittal requirements for Sketch Plan, some requirements seem to be missing. Water availability requirements, including proposed source and availability. Why groundwater not considered? Wastewater treatment? Access and traffic impacts analysis, missing some components. Analysis of burden on services. Campsite considerations, particularly fire. Receptions outdoors? Noise issues. Consider limitations on hours for music. Not much experience with overlapping mining claims. Are there mineral rights?
    - Carla: Conversations with Mayor Harmon of Idaho Springs. Felt confident that IS could provide the water.
    - Chad: It was. Talked to water attorney. Not feasible. Costs of drilling deep and filter not worth pursuing.
    - Chad: State no problem accommodating wastewater requirements.
    - Carla/Staff: Full traffic study for Final Plan
    - Carla: Early conversations with Fire District. Will use Virginia Canyon for emergency services.
    - Carla: Did speak with school district and noted that it wasn't of impact.

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- Chad: Stewardship of area. Hoping that the resort will create presence in area and reduce some of the vandalism currently happening. Restrictions on campfires.
    - Carla: Less than 50, so different regulations and minor camping permit instead of major. Also, learning programs that resort offers will include outdoor safety and education classes.
    - Chad: Ceremonies outside and receptions typically inside. Not many neighbors to worry about, but still want to be a good neighbor and work to control the noise.
    - Chad: Not a single parcel that applicant does not own full conveyance of rights both surface and subsurface. There are two claims that have been removed due to split rights.
- Board Discussion
  - Dick: Discussion on easements and right of way for Bellevue Mountain Drive. PC can say that applicant is required to secure legal easement.
  - Jeff: Sketch Plan still a bit confusing. Voting on the proposed Resolution.
  - Russ: If I was to come up with a list of reasons where to not put in commercial development, it would include limits to access, difficult water availability, steep slopes, just about everything that this site has. What it has going is a tremendous view and not a lot of neighbors. Struggle with whether or not it meets comp plan, which labels it as mining – open space. Access into Idaho Springs is not good. Don't know who will pay to fix this. Don't see how property taxes offset cost of maintenance of roads. Cost to overall road budget fund. Great idea, but don't believe that site supports it. Documents missing from record.
  - Jeff: Agree 100% but where in county would you find a perfect spot? Roads are a concern and need to work it out, but overall like the plan and think it is a good thing for the County overall.
- Motion
  - Jeff motion to approve. Dick 2<sup>nd</sup> with proposed addition that we address two issues:
    - Existence of valid, adequate legal access
    - Explore another option for maintenance requirement imposed upon the county
  - Motion
- Vote
  - Jeff: Yes
  - Russ: No
  - Dick: Yes
- 2:1 approval

### WORKING SESSION

### 3. Staff and Planning Commission Updates (as needed)

- a. Dick: Losing board members
- b. Mentioned upcoming planning cases

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- c. Budget approved to hire Long Range Planner
- d. Jeff: What if we had 4 members and split vote? It fails, need majority vote.
- e. Discussed possibility of in-person meetings when there are controversial or impactful cases

**Adjournment – 10:09pm**

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