



Board Agenda Background

Date: 3/3/2026
To: Board of County Commissioners
Through: Colton Rohloff, County Manager
From: Garrett McAllister, Planning Manager
Subject: Consideration of Approval of Resolution R-26-16, to establish a Special Use Permit for Case #SUP2025-03 Coors Parking Lot for Mike Soucie, Clear Creek Development, LLC. on behalf of Williams Fork Valley Ranch, LLC. in the St. Mary's Area

RECOMMENDATION

Staff recommends approval of Special Use Permit Case #SUP2025-03 with all proposed conditions.

BACKGROUND

The application was submitted on September 24, 2025. The applicant has requested approval of a Special Use Permit (SUP), pursuant to Sections 2202.8.15, 2202.8.14, and 2202.8.2, respectively, of the County Zoning Regulations, to establish a Special Use Permit for:

- Public or private parking lot without an existing permitted principal use
- Minor structure without an existing permitted principal use
- Seasonal temporary use of land, not to exceed six (6) months

Specifically, the proposed uses are for a parking lot containing 123 total parking spaces and a minor structure to facilitate seasonal vending. The seasonal use request is specific to the minor structure.

The Subject Property is legally described as NEBRASKA PLACER - 2079 and LINCOLN PLACER - 2080 in Sections 34 and 35, T2S, R74W, and Sections 2 and 3, T3S, R74W of the 6th PM, Clear Creek County, State of Colorado. Generally located on the west side of Fall River Road, north of Silver Creek Road in the St. Mary's area. The Property is roughly 70 total acres and split zoned Mining-One (M-1) and Commercial-One (C-1). The project area is located on the C-1 portion of the parcel and is roughly 1.3 acres. There is an existing 650 square foot structure on the south end of the project area.

Figure 1. Area Zoning Map





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According to the applicant, the parking lot previously served as a public recreational parking lot for the St Mary's Ski Resort in the 1980's. The parking lot was reopened in 2012 in response to the increased use by recreational hikers of the St. Mary's Glacier Trail. In order to comply with the current Clear Creek County Zoning Regulations, the Subject Property needs to have a valid and legal Special Use Permit, pursuant to Section 2202.8.15.

Referral agencies were noticed on November 21, 2025. Comments from the Colorado Department of Public Health (CDPHE), Xcel, and Environmental Health all indicated no issues with the proposal. Comments from the Colorado Forest Service note that a Wildfire Mitigation Plan will not be required, but that additional review will be needed to develop specific recommendations to address wildfire hazard mitigation and/or forest health needs for the property. Staff have included this review as a condition of approval. Comments from Site Development/Public Works focus on access control (stop signs), parking blocks, and establishing and maintaining the required "Clear Zone" per County regulations. Staff included suggested conditions of approval covering these requirements.

Legal notice was published in the Clear Creek Courant on November 27, 2025. Adjacent Property owners were mailed notice on November 21, 2025. Signs were posted on the subject property on December 2, 2025. No written public comments were submitted at the time of publication of the Planning Commission's staff report.

ANALYSIS

During the January 21, 2026 Planning Commission hearing, three members of the public provided testimony. Attachment 2 provides more detailed meeting minutes. Generally, comments were in support of the project. Two comments raised questions regarding the paving requirements. Additional questions addressed lighting, water quality control and runoff, bear-resistant trash containers, and enforcement. These issues are addressed through existing regulations or conditions of approval.

During its deliberations, the Planning Commission requested several revisions to the Site Plan. In response, the applicant submitted an updated Site Plan on January 26, 2026, which can be found as Attachment 4, incorporating the following changes:

1. Re-delineated the two R1 (Residential-One) zoned spaces near the north parking lot entrance to ensure they exist on the C-1 zoned lot.
2. Show the 10' Clear Zone along Fall River Road, and that the boulders along Fall River Road will be moved as necessary to be outside of the Clear Zone (10 ft back from striped white line on asphalt). The boulders will also be used to create a barrier for cars trying to enter and park in the north R1 zoned area from Fall River Road.
3. Note the physical barrier (and possible materials used) within the north parking lot to prevent cars from parking in the R1 zone.
4. Note the materials used to establish the walking path (e.g. small rocks or railroad ties)
5. Move pay stations to the inside of C-1 property. They have been relocated outside the screened restroom area.
6. Note the placement of the 6 (six) bear-proof trash can locations throughout parking areas.
7. Established hammerhead turn-around areas in two southern/lower lots.
8. Move ADA parking spots closer to ADA portable toilets.



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9. Placed a new 400 square foot minor structure building envelope to house retail vending in the furthest north part of the parking lot. The 12' x 10' shed will be enclosed on three sides (back, left, right sides), which will meet ADA requirements.

In addition to the revisions listed above, which required further review by County staff, two outstanding issues remained that staff has addressed with additional Conditions of Approval.

The first issue concerns the existing 650 square-foot structure on the property. This structure exceeds the maximum size permitted for a minor structure (400 square feet) and is therefore classified as an accessory structure. Accessory structures must be subordinate to a primary or principal use on the property. Currently, no principal use exists on the site, nor can one be established while maintaining the validity of the Parking Lot Special Use Permit. As a result, the existing structure cannot remain as is in conjunction with the Parking Lot Use. Staff have included Conditions 17, 18, and 19 to address this issue.

The second issue involves standards for parking areas. The County's regulations allow for existing parking lots to remain in use without requiring that they be improved to meet current standards as long as the use is not expanded. However, parking lots included in a Special Use Permit are required to comply with the Zoning Regulations and the Roadway Design & Construction Manual parking area standards, regardless of previous existence. Staff have included Conditions 16, 18, and 19 to address this issue and allow for an extended timeline to meet these parking area requirements.

CONCLUSION

The Planning Commission found that the application substantially met the Standards for Approval outlined in Section 1202.5.7 of the Zoning Regulations and voted 4:0 in favor of recommending approval to the Board of County Commissioners, with the proposed changes to the Site Plan and with the understanding that staff would address the issues noted above. As mentioned, staff have included Conditions 16-19 that address the existing 650 square foot structure and the Parking Lot Standards.

ATTACHMENTS:

1. Planning Commission Packet 1.21.2026
2. Planning Commission Draft Meeting Minutes 1.21.2026
3. Planning Commission Resolution PC-25-09
4. Applicant Updated Site Plan Submitted 1.26.2026
5. Resolution R-26-16
6. Presentation