

Clear Creek County Planning Commission

Minutes

Virtual Hearing – see link information below

Wednesday, January 21, 2026

6:30 P.M.

Call to Order – 6:33pm

Roll Call

All present

Unscheduled Appearances (Public Comment on non-agenda items)

None

ACTION ITEMS

1. Approval of Meeting Minutes

- a. **October 15, 2025** – Russ motion to approve, Dick second, approved
- b. **November 19, 2025** – Russ: Typo / Jeff: I like commissioner names next to comments – Jeff move, Dick second, approved

2. Approval of 2026 Meeting Schedule – Fix July 15 date. Russ not available for Feb 15 hearing. Jeff: Interested in moving days, perhaps Tuesdays. Staff: Current set up is a bit tricky with BOCC schedule. Russ pulled to discuss at the end.

3. Election of 2026 Officers – Dick, nominate Russ as Chair. Russ accepts. Jeff will be vice chair. Approved.

4. Case #RZ2025-03 Bakerville LLC Rezoning – APPLICATION WITHDRAWN

5. Case #SUP2025-03 Coors Parking Lot Special Use Permit

To establish a Special Use Permit for a Public or Private Parking Lot without a Permitted Principal Use, Minor structure without a permitted principal use, and a seasonal use not to exceed 6 months.

Applicant: Mike Soucie, Clear Creek Development LLC on behalf of Williams Fork Valley Ranch LLC

Planner: Garrett McAllister, Planning Manager

General Procedure for Planning Cases

- Staff Presentation
 - PC questions for staff
 - Jeff: Upper lot not paved. Roughly half the lot. Small structure with vending.
 - Dick: Lighting is optional. Structure is limited to 400 square feet.
 - Jennifer: Turnaround standards? Stoy: Not really. Site Dev will review during construction permitting process. Would come back to planning for review.
 - Russ: Retail use minor structure on property.

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Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Land Use Department at Clear Creek County, P.O. Box 2000, Georgetown, CO, 80444. Phone 303-679-2436. We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate the requested auxiliary aid(s).

- Applicant Presentation
 - PC questions for applicant
 - Russ: Existing building too large and why there? Mike: It is already there. Open to feedback north or south of lot.
 - Jeff: Kitchen facilities? Mike: Vending machines or selling pre-packaged food, clothing, etc. Need electrification, so that might change where it lives on the lot.
 - Jeff: Paving of lots. Mike: The new two lots will be paved, but the existing two will not be. Applicant may want to anyway.
 - Jeff: How to enforce overnight parking? Mike: Couple cameras, but most people don't. Sort of a non-issue. If it becomes one, there may be some enforcement.
 - Jeff: RV parking or busses? Mike: No delineated spaces right now, but open to idea of allocating spaces for larger vehicles.
 - Jennifer: A lot zoned residential proposing snow storage for it. What is preventing people from parking there? Mike: Rocks used to block that area off and delineate parking. Worth noting the 6' walkway that is inside property and ROW clear zone, roughly 10-15 feet off roadway.
 - Jennifer: Very limited parking during high peak season. Circulation on the lot. Mike: We just received some good feedback about providing space for turnarounds. We can look at that and accommodate that, either with hammerheads or with widened isles.
- Public Comment
 - Hans Hultgren, 119 Brook Drive: We need this lot, support. Been a continuous issue over the last several years. Pre-approving (conditioning) the lighting is a bit of a concern, but does like the downcast, dark sky, etc. A side note, there is almost nothing paved up in St. Mary's at 10K feet and higher. Dirt has been working for a long time, so maybe not necessary to pave the lots.
 - Chuck Longhenry, 29 Eagle Road, Idaho Springs: Works for St. Mary's Metro District. Not BMP permit required for other parking lots. Pedestrian walkway was not required for last parking lot. Why county requiring pavement? Overall, great for community, as parking on the roads is a huge impediment to maintaining roads. Stoy: BMP not specifically required anymore, are all part of standard Grading permit. Through that process, the Site Dev department enforces parking standards. Not enforcing existing conditions and requiring improvements. Another factor to be addressed for new parking is water quality controls. Struggle to enforce. Direct surface water discharge into water quality control treatment like sediment pond.
 - Ashley Wren Miller, 843 brook drive: Questions about # parking spaces, trash containers (bear proof?), bathroom facilities.
 - Applicant: Weekly service for bathrooms, may add more porta potties during busy times like July 4. Trash receptacles and pet waste stations.
- Board Questions
 - Russ: Why not rezone the adjacent residential parcels?
 - Applicant: Property owner not interested in extending the process. Just coming into compliance with what is there.

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- Russ: Concerns about location of minor structure. ADA accessibility.
 - Staff: Ask that location of building and ADA locations comply insofar as ADA applies.
- Russ: Allow existing building to stay and be used or vacant or taken away? Building envelopes for where new minor structure could go.
- Russ: Clear zone, can Stoy tell me more about that? 10 feet beyond the road. Stoy: No above grade obstructions with a few exceptions like fire hydrants and mailboxes of roadway as built.
- Russ: Would like to move this forward. Provide some clarity on the site plan. Conceptually show pay stations and other minor structures on wrong property, conceptually show hammerhead turn arounds, show on site plan for delineating edge of parking area and snow storage, show some building envelopes for minor structure, boulders along fall river road
 - Staff: We will coordinate with applicant on existing structure on property.
- Motion
 - Russ: Motion to recommend approval of PC25-09 as shown in staff report, with additions of Site Plan modifications to show boulders along Fall River Road to be moved as necessary to be outside clear zone, that building envelopes established for any potential minor structure to support parking lot, that the two southern parking lots indicate some kind of hammerhead turn around and that the screen pay stations and trash receptacles be moved to be on the subject property and that any requirements of ADA be met as applicable.
 - Dick: Second.
- Vote
 - Jennifer: Yes
 - Jeff: Yes
 - Dick: Yes
 - Russ: Yes

WORKING SESSION

6. Staff and Planning Commission Updates (as needed)

- a. Open to PC questions/updates/etc
- b. Russ: Possibility of future joint meeting with BOCC?
- c. Meeting Dates: Russ, if we move weeks not on a Wednesday. Possibility of Idaho Springs as meeting room in person.
- d. 2nd and 4th Tuesday of the month, opposite BOCC schedule. 2nd primary, 4th secondary

Adjournment – 9:24pm

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