

**Planning Commission City Hall - 1711 Miner Street, Idaho
Springs, CO 80452 Agenda**



Thursday, June 4, 2026

Tel: (303) 567-4421 Fax: (303) 567-4955

Video from Meetings are viewable on the City's Website.

You must join the Zoom Meeting

**(<https://us02web.zoom.us/j/82200987574>) passcode 627970 to
participate in a meeting remotely.**

- 1. Call to Order (6:00 PM)**
- 2. Roll Call**
- 3. Agenda Approval**
 - a. Motion to approve the agenda of June 4th, 2026.
- 4. Public Comment**
- 5. Conflict of Interest**
- 6. Approval of Minutes**
 - a. Motion to approve the minutes of May 7th, 2026
- 7. General Updates**
 - a. Staff Update
- 8. New Business**
 - a. CUP26-002: A request for an allowance for a private parking lot use to be established at 2833 and 2821 Colorado Boulevard, zoned C-2.
 - b. CUP26-003: A request for an allowance for a private parking lot use to be established at 2815 Miner Street, Zoned C-2
- 9. Old Business**
- 10. Adjourn**
- 11. Work Session Agenda**
 - a. Temporary Conditional Use Permit - Potential Code Amendment

In-person and remote meeting public attendance and participation instructions:

Participation

- To provide scheduled public comment, either in person or remotely, please fill out

and return the Public Comment Form on the City's website. All requests must be submitted to the City Clerk (cityclerk@idahospringsco.com) by 6 p.m. (Six) the Wednesday before the scheduled meeting.

- To provide unscheduled public comment, please join the Zoom Meeting, identify yourself with your full first and last name, and use the “Raise Hand” feature to indicate your desire to speak.

General Guidelines

- Each public comment, whether scheduled or unscheduled, is limited to three (3) minutes.
- The Commission typically does not provide feedback during public comment sessions.
- If you would like to provide materials for the Commission to review along with your Comment, please sign up for Scheduled Public Comment and provide those materials to the City Clerk by the Wednesday Deadline.



**PLANNING COMMISSION
MINUTES - DRAFT
May 7th, 2026**

CALL TO ORDER

Chair Cindy Olson called the meeting to order at 6:03 pm.

ROLL CALL

Commissioners present were Vice Chair Ursula Cruzalegui, Caitlin Maxwell, Alternate Judy Murphy, Chuck Howard and Chair Cindy Olson, alternate Jefferson Lich was in attendance via Zoom. Commissioner Kent Slaymaker was absent. Staff present were Community Development Planner Dylan Graves, Assistant City Attorney Nick Klein, and Deputy City Clerk Wonder Martell.

AGENDA APPROVAL

Vice Chair Cruzalegui moved to approve the agenda. Commissioner Maxwell seconded, second followed by an all in favor voice vote, motion carries.

PUBLIC COMMENT

There was no public comment.

CONFLICT OF INTERST

There was no conflict.

APPROVAL OF MINUTES

Commissioner Howard moved to approve the minutes from March 5th, 2026. Vice Chair Cruzalegui seconded. Second followed by an all in favor voice vote. Motion carries.

GENERAL UPDATES

Community Development Planner Dylan Graves advised the commission that there was going to be a very busy June meeting, potentially. 3 Applications did not make the deadline for this May meeting. Mr. Graves stated that there will be one more Thursday meeting in June and then the regularly scheduled Wednesday meeting could commence as he will be done with his affordable housing training. The commission agreed and stated that Wednesdays work better. The July Planning Commission meeting will be Wednesday July 1st, 2026. Mr. Graves asked the commission if they foresee any issues with holding a July 1st meeting because of the July 4th holiday and the commission stated there was no issue. Vice Chair Cruzalegui asked if the city could maybe have fireworks on New Years Eve instead of the Saturday after Thanksgiving.

NEW BUSINESS

Planning Commission Resolution #2, Series 2026: A Resolution recommending approval of an annexation to the City of Idaho Springs certain unincorporated lands located in Section 31, Township 3 South, Range 72 West of the Sixth Principal Meridian, and Section 25, Township 3 South, Range 73 West of the Sixth Principal Meridian, in Clear Creek County, Colorado, to be known as the "VCMP Annexation to the City of Idaho Springs", and zoning the approximately 23.36 acres located in Section 31, Township 3 South, Range 72 West of the Sixth Principal Meridian, and Section 25, Township 3 South, Range 73 West of the Sixth Principal Meridian, Clear Creek County, Colorado, and known in part as the 'VCMP Annexation to the City of Idaho Springs,' as Planned Development (PD).

Mr. Graves advised the commission that the annexation of city-owned property does not require Planning Commission review or a public hearing; however, the zoning of the property does. The first reading of the annexation and zoning ordinances is set to take place on May 11, 2026 at the City Council regular meeting. Alternate Member Murphy asked Mr. Graves if there would be any homes developed on this land. Mr. Graves advised Ms. Murphy that this land is very steep and nothing is proposed. Mr. Graves reminded the commission that this is part of the land exchange that the voters approved in November of 2024. There are 4 parcels that the city acquired with the intent of adding it to VCMP. This topic only deals with the land we are receiving, not the land we are exchanging back.

Mr. Graves advised the commission that this application conforms with the necessary criteria for approval of a rezoning application and recommends approval.

Chair Olson asked if the zoning was going to be the same as it is at VCMP, Mr. Graves advised yes, it is. Alternate Jefferson Lich asked staff if Gilson Gulch is a road? Mr. Graves stated it's an access road with a gate owned by Young Ranch, it created a division of private property and park property. Mr. Lich asked if this road could be used for access to the park. Mr. Graves stated that the city already has an easement, not for public use, but for emergency use only. Mr. Lich asked if the concrete pad and driveway is now in the city's jurisdiction? Mr. Graves advised that the pad is, but the gate is not. Mr. Graves also mentioned that it would be worth a discussion with the Public Works dept to see if some of the "art" on that pad could be removed. Mr. Graves also mentioned that the goal is NOT to increase traffic to the area.

OLD BUSINESS

No old business

ADJOURMENT

Chair Olson Adjourned the meeting at 6:19 pm to go into work session.



City of Idaho Springs
1711 Miner Street
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Idaho Springs, CO, 80452-0907
303.567.4421 | (f) 303.567-4955
www.idahospringsco.com

Community Development Planner Communication

Meeting Date: June 4, 2026
To: Idaho Springs Planning Commission
From: Dylan Graves, Community Development Planner
RE: Community Development Report

Comprehensive Plan:

A draft of the Comprehensive Plan will be complete by the end of the day on June 4th, in time to announce it at the Planning Commission meeting. My plan is to have it available to the public for the month of June to get public comments and input and then discuss it in more depth at the July Planning Commission meeting. Between now and July 1st, please send me any comments, edits, concerns, etc., that you have about the Plan so I can incorporate them ahead of the July 1 Planning Commission meeting. There will be an executive summary that will only be a few pages long for people who do not want to read the entire document but want an overview of what is in the Plan.

Exterior Lighting Amendments:

The city's attorneys are still working on a draft ordinance for review – it was not ready in time for this meeting. Expect to see more discussion on this topic in July.

Noise Regulations:

The city has noise regulations but according to Chief Buseck, they should be updated to give the Police Department more capacity in dealing with noise-related complaints between neighbors. The State of Colorado has maximum noise level standards that can be enforced within city limits, but Chief Buseck would like us to pass an ordinance formally recognizing the state's regulations to allow PD to more easily enforce the limits. The city's attorneys and I are working on this ordinance and will present at the next work session to discuss this topic in more detail.

IDAHO SPRINGS PLANNING COMMISSION STAFF REPORT

Meeting Date: Thursday, June 4, 2026	Page 1 of 5	Item: CUP26-002 - Conditional Use Permit for a Parking Lot Use at 2833 and 2821 Colorado Boulevard
Presented by: Dylan Graves Community Development Planner		

PROPOSAL:

This is a request for a Conditional Use Permit (CUP) to allow for a paid parking lot use to be established at 2833 Colorado Boulevard and 2821 Colorado Boulevard, with approximately 20 parking spaces.

The Idaho Springs Municipal Code (ISMC) identifies parking as an accessory use, not as a primary use. Parking is not a primary use in any current zone district established in the ISMC. If approved, this application would allow parking to be established as a primary use at the subject properties.

It is anticipated that the use will function similar to a public parking lot that the city operates. Patrons would enter the site, pay for parking, and continue to their destination. Because the parking lot use would not be part of the city's parking system, management, monitoring, maintenance, and enforcement would be performed by the private property owner.

ATTACHMENTS:

1. Applicant Cover Letter
2. Proposed Concept Site Plan

BACKGROUND:

The subject property is located within the East End Overlay District (EEOD) and is zoned Commercial Two (C-2). The existing use of 2833 Colorado Boulevard is vacant, and the existing use of 2821 Colorado Boulevard is a towing company headquarters and storage yard. This use is nonconforming in the C-2 zone district according to Sec. 21-12 of the ISMC, though is a legal use per that section. The majority of the proposed parking use would be contained on 2833 Colorado Boulevard, but a small portion extends into 2821 Colorado Boulevard on the far east side of the properties. There is one access to the property via Colorado Boulevard. Previously, a small restaurant existed at 2833 Colorado Boulevard. The lot has been vacant since the building was removed approximately 12 months ago. It is not yet clear how the private lot will be managed. Since it is on private property and is not being leased to the city as part of the city's managed parking system, the private property owner will have full responsibility for maintenance, management, operations, and enforcement.

Adjacent uses include Carl's Jr. to the east, a towing and vehicle storage yard use to the south and west, residential to the south, and a liquor store and dispensary to the north across Colorado Boulevard.

The Idaho Springs Municipal Code (ISMC) authorizes the granting of a Conditional Use in Sec. 21-105. Sec. 21-105 allows uses not specified as being by right in the various zoning districts to be approved and implemented by conditional use. Conditional uses generally present special impacts upon adjacent properties which necessitate individualized review and consideration, and, in most instances, the approval of a conditional use requires the imposition of conditions or requirements designed to eliminate, reduce, or mitigate adverse impacts resulting from the proposed use.

PLANNING COMMISSION ROLE:

The ISMC requires every application to go before the Planning Commission for review and recommendation of either approval or denial to Council. The City Council will act on a request for a conditional use permit by ordinance after conducting its own public hearing after Planning Commission has moved to recommend either approval or denial.

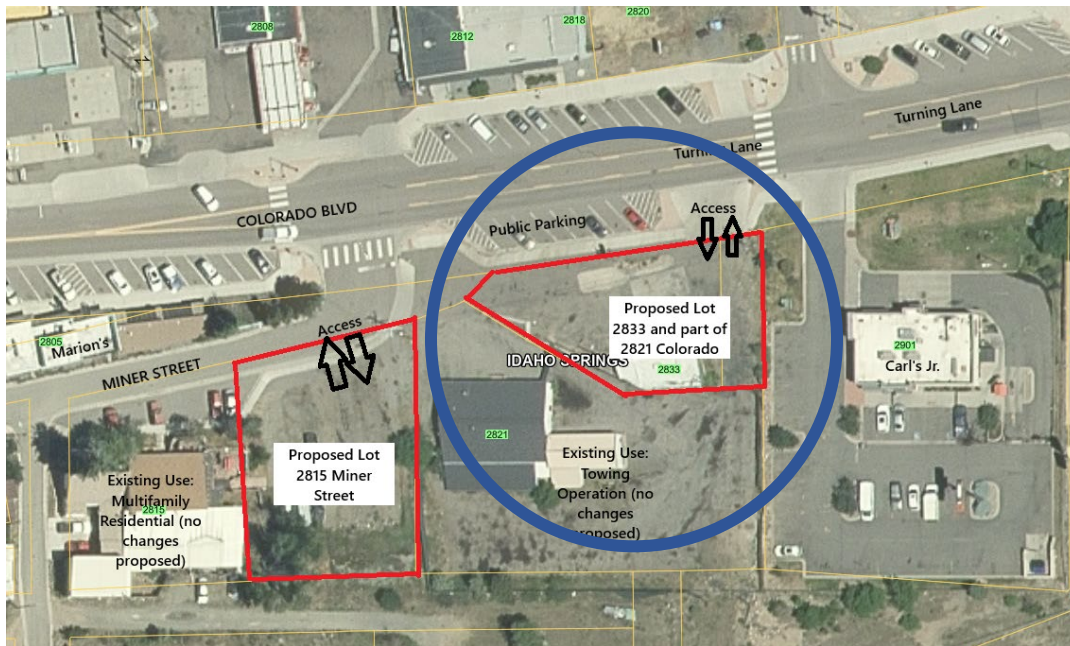
CRITERIA FOR APPROVAL

For the Commission to recommend approval of a CUP for any application, the Commission shall determine that the application meets the following criteria in conformance with Sec. 21-105(F) of the ISMC:

- 1. The proposed use conforms to all requirements of this Article and all other applicable provisions and other development regulations, standards or requirements adopted by the City;**

ACCESS:

The sole access to this parking lot would be via Colorado Boulevard. There is an existing driveway pan located on the eastern side of the property where patrons would access the parking lot. There is an existing turn lane for Colorado Boulevard in front of the property, allowing for westbound patrons to access the property without causing traffic backups. This is similar to the access for adjacent businesses, like Carl’s Jr. or McDonald’s.



PARKING LOT AND PARKING SPACE DIMENSIONS:

The applicant has proposed approximately 20 parking spaces at the subject property, each meeting the minimum parking space dimensional requirements found in the ISMC (8.5’ x 18’). The drive lane proposed within the site is 24’ wide. The parking lots are already paved and appear to meet the city’s standards for surfacing.

TRAFFIC GENERATION:

A traffic study or analysis was not performed to assess the impact that the use would have on the roadway system or on adjacent properties. Previously, the use of the property was as a retail shop, as a restaurant, and more recently, was a storage parking lot for the adjacent towing business (nonconforming use). Discussing the application with the city's engineer and the city's public works director, they did not have comments on whether traffic impacts would be increased compared to any of those uses. No comments expressing concern were provided. Colorado Boulevard has a turning lane in this vicinity to allow vehicles to turn left across eastbound traffic. This turning lane could be used to access the property. The applicant stated that the use itself would not generate additional traffic into the city because parking is not a draw in itself; rather, it is used to accommodate people coming to the city to frequent other businesses. Staff believe that the use itself is unlikely to generate additional traffic in the city in general but want to note that traffic in the immediate vicinity of the use will be impacted because of additional cars turning into and out from the property.

Compared to other uses historically present on the property, staff believe it will likely have a similar impact to these uses. In downtown Idaho Springs, the average length of stay in a parking spot is about 2.5 hours across all days and months. Since public parking is managed for eight hours from 10 a.m. to 6 p.m., this means that the average space turns over ~4-5 times on a busy day. This may be somewhat different on the East End where the demand for parking differs (more mountain bike traffic and cable car traffic, both of which are likely to remain in town for longer periods), but if we take the average turnover for downtown and apply it here, it means that on a busy day, the lot could see more than 100 vehicles per day. According to the *ITE Trip Generation Manual*, a coffee shop, fast food restaurant, or gas station is likely to generate more average daily trips (ADTs) than what is anticipated for a typical parking lot use. However, these estimates are not based on a traffic engineer's analysis, so their accuracy cannot be confirmed.

PARKING:

The proposed use is a private, paid parking lot. Approximately 20 spaces will be provided. The proposed use does not generate any demand for parking in its own right. The parking provided meets the city's dimensional standards and the city's engineer and public works director both reviewed and did not provide comments.

WATER/WASTEWATER/WASTE MANAGEMENT:

No water or wastewater facilities are proposed for this site. No toilets or other public facilities are proposed as part of the current use of the land. Staff do not believe that these items are necessary for the operation of a private parking lot.

Overall Takeaways for Criteria #1:

Staff believe that the proposed use meets Criterion 1, though are unsure of the impact on traffic due to a lack of a full traffic impact analysis. As analyzed above, the use of the site as a parking lot is unlikely to cause additional traffic impacts as compared to other uses that would be allowed by-right on the property though the use of the property. The demand for this property likely depends on the demand for other destinations and services in the city (such as VCMP, the MACC, and other tourist-oriented businesses), so it is likely to have more impact on busy tourist days (e.g. weekends in the summer) and less of an impact at other times.

- 2. The proposed use is in general conformance with the applicable provisions of the Comprehensive Plan, or that changed conditions occurring since the adoption of the Comprehensive Plan support approval of the proposed conditional use of the property.**

The City’s Comprehensive Plan in the Land Use Element identifies the subject parcel as “Regional Commercial.” Regional Commercial is described as:

Uses that may have a regional draw. This includes retail and office uses of any size, hotels, public facilities and schools, tourism services and hospitals. Multifamily residential could also be appropriate in this category in the Exit 240 Area and some areas of the East End.

Staff believe that a private parking lot use would fit within the category of tourism services. The area currently consists largely of highway service commercial developments including food and beverage, retail, service and lodging establishments, but now also serves the Mighty Argo Cable Car (MACC) and the Virginia Canyon Mountain Park (VCMP), two new uses that are generating additional traffic on the east side of the city and are requiring additional demand for parking. The use proposed with this Conditional Use permit application would increase parking capacity on the East side of the city, supporting businesses on that end of Idaho Springs. Since 2833 Colorado Boulevard is otherwise vacant, generating revenue and providing additional parking supply could help the city and East End businesses further the economic development goals found in the Plan.

The Comprehensive Plan identifies parking as a key ongoing issue for the city that is limiting potential economic growth. The construction of ~20 parking spaces increasing the supply of parking spaces on the East End of the city to hopefully lessen parking demands that have increased over the past few years.

The subject parcel is part of the East End Overlay District (EEO) and was included in the East End Action Plan (EEAP) from 2017. One of the goals of the EEAP is to find beneficial uses for vacant and underutilized land. While parking may not be an optimal long-term use for a commercial property, it can help accommodate economic development on other properties on the city’s East End. Additionally, the parking lot could be redeveloped in the future for a more “intensive” use if the property owner decided to go a different direction, keeping the property flexible as community needs and goals continue to evolve.

Staff believe that a parking lot use fits within the city’s Comprehensive Plan provisions.

3. The proposed use will not result in impacts to adjacent properties which are significantly different in nature, type, or extent than impacts caused by uses which are permitted by right in the zone district where the property is located.

Staff do not believe that the proposed use would result in impacts on adjacent properties which are significantly different in nature, type, or extent than impacts caused by the above-mentioned uses that could potentially be developed on-site. The primary potential impact will be to traffic in the immediate vicinity of the property access point. This could have minor impacts on patrons of other businesses if there is additional congestion in this area. The nature of parking tends to be relatively consistent with few peaks throughout the day. Other impacts could include noise from vehicles on-site, though any commercial use is likely to generate noise from visitors to the property. The applicant did not provide anticipated hours of operation, though the typical demand for parking is much higher during the day than at night. It is unclear if any overnight parking would be permitted on the property, but staff would like to note that long-term storage of vehicles on the property would not be permitted as part of the Conditional Use Permit and outdoor storage would not be permitted in the C-2 zone district, so an additional Conditional Use application would be needed to engage in a storage use. The application in question is specifically for short-term parking of vehicles, similar to any of the city-owned properties that operate as public parking lots.

REFERRALS

This application was referred to the Idaho Springs Engineer, Idaho Springs Police Department, the Clear Creek Fire Authority, and relevant referral contacts for utility companies including Xcel, Comcast, and Lumen, for review and comment.

Ed Sigward responded on behalf of the Public Works Department. He did not have any issues with the proposed use. Nathan Skalak from JVA did not provide any comments related to this application. Jeremy Jones from the Fire Authority also provided comments, indicating that there were no issues with the application as proposed. Chief Buseck from the Idaho Springs Police Department did not provide comments.

POTENTIAL CONDITIONS:

City staff brainstormed several potential conditions that may be beneficial for the property, if the application to establish parking as a conditional use for the property be approved.

1. Parking spaces shall meet minimum parking dimensional standards and shall be delineated on-site to the City's satisfaction.
2. A condition concerning compliance with the City's parking plan.
3. A condition concerning operating hours.
4. A condition concerning possible security measures at the parking lot.

PLANNING STAFF RECOMMENDATION:

Staff generally support the application, with the only concern being about traffic impacts. Staff note that traffic impacts are unlikely to be significantly different from by-right uses in the C-2 district. As such, city staff support approval of the proposed Conditional Use Permit to allow private parking lot use to be established at 2821 and 2833 Colorado Boulevard.

9:16 AM Wed Apr 15

63%

trutec.ai

How To

- Hatching 0
- Stop Bars 0
- White Lines 0
- Yellow Lines 0
- Double Yellow 0

Clear Counters

CUSTOM ITEMS

Just Mine Full Company List

New custom items are private to you by default.

Stall SF 8x18FT

162

+ Add Custom Item

TEMPLATES

SAVE AS LOAD

SAVE CHANGES

2833 Colorado Blvd, Idaho Springs, CO 80441

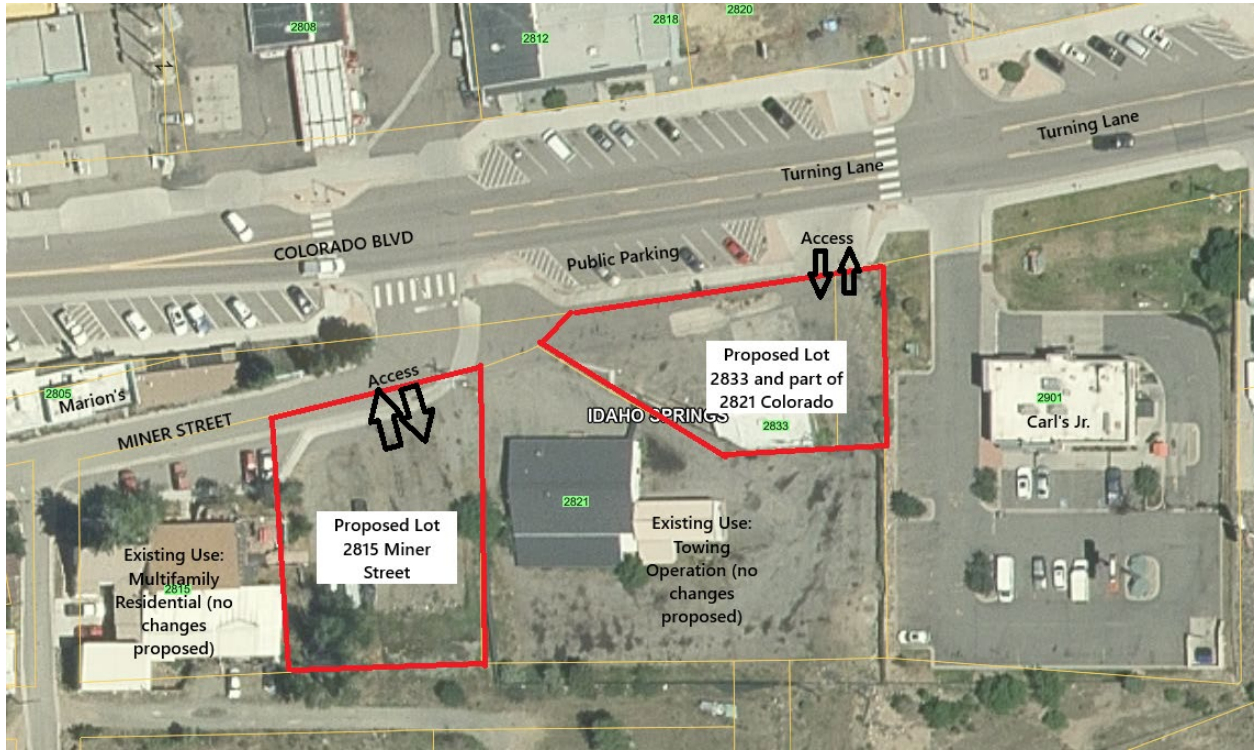
Width 2 84.7 ft

Width 3 58.5 ft

AREA 162 SF SY CUSTOM AREA ADD-ONS 162 SF

Export

CUP26-002 – Vicinity Map:



Idaho Springs City Council Members

1711 Miner St.

Idaho Springs CO 80452

Dear Council Members,

I am writing to you today to request a Conditional Use Permit (CUP). I am requesting this for the development of parking lots at the east end of Idaho Springs. The addresses specifically are 2821 Colorado Boulevard, 2833 Colorado Boulevard and 2815 Miner St.

Parking in Idaho Springs in recent years has become a huge necessity due to the city growing and limited parking for patrons. The proposed parking lots at the east end of Idaho Springs will be of benefit to the City of Idaho Springs and the merchants and business owners in the area. There is significant vehicle and foot travel at the east end of Idaho Springs and having off-street parking will ease some of the congestion seen recently. I have been in the process of cleaning up the proposed parking areas and the parking lots will be professionally sealed and striped in the very near future. The parking lots at the above locations will provide much-needed parking spaces for approximately 38-40+ vehicles at the east end of Idaho Springs. I am requesting the City Council to grant a 10-year (CUP). I intend to partner with an independent company to manage and patrol the parking lots to ensure a good experience for the citizens that wish to visit Idaho Springs.

Due to the new and exciting businesses and ever-growing developments in Idaho Springs, I believe they will draw even more patrons into the city. The proposed parking lots will provide some much-needed off-street parking. The parking lots will not draw any more patrons into the town but rather will only give parking relief to the established businesses.

The properties that will be utilized as parking lots have been parking lots in the past and no other businesses or buildings have been added. I hope this proposal will be considered and approved to alleviate some of the parking issues along Colorado Blvd and allow more parking options for the patrons of the City of Idaho Springs at the east end of Idaho Springs.

Thank you for your attention and consideration to this proposal.

Kenneth E Nelson Jr. Ph 303-902-1464 email/ mustangshanny@msn.com

President

KenTel Inc.

13417 Highway 144 Lot 1 Fort Morgan, CO 80701

**IDAHO SPRINGS
PLANNING COMMISSION STAFF REPORT**

Meeting Date: Thursday, June 4, 2026	Page 1 of 5	Item: CUP26-003 - Conditional Use Permit for a Parking Lot Use at 2815 Miner Street
Presented by: Dylan Graves Community Development Planner		

PROPOSAL:

This is a request for a Conditional Use Permit (CUP) to allow for a paid parking lot use to be established at 2833 Colorado Boulevard and 2821 Colorado Boulevard, with approximately 15 parking spaces.

The Idaho Springs Municipal Code (ISMC) identifies parking as an accessory use, not as a primary use. Parking is not a primary use in any current zone district established in the ISMC. If approved, this application would allow parking to be established as a primary use at the subject property.

It is anticipated that the use will function similar to a public parking lot that the city operates. Patrons would enter the site, pay for parking, and continue to their destination. Because the parking lot use would not be part of the city’s parking system, management, monitoring, maintenance, and enforcement would be performed by the private property owner.

ATTACHMENTS:

1. Applicant Cover Letter
2. Proposed Concept Site Plan

BACKGROUND:

The subject property is located within the East End Overlay District (EEO) and is zoned Commercial Two (C-2). The property currently has a small apartment complex on the western side of the property. No changes to this use are proposed. The parking use is anticipated to take up the eastern half of the lot, which is currently vacant and was previously used as a storage area for the towing company that previously occupied the adjacent property. This portion of the lot has been vacant since that towing use left in 2024. It is not yet clear how the private lot will be managed. Since it is on private property and is not being leased to the city as part of the city’s managed parking system, the private property owner will have full responsibility for maintenance, management, operations, and enforcement. The applicant has stated that 15 spaces could be accommodated at this site. Access is via Miner Street.

Adjacent uses include a multifamily residential apartment complex to the west, a towing and storage use to the east, residential to the south, and Marion’s restaurant to the north.

The Idaho Springs Municipal Code (ISMC) authorizes the granting of a Conditional Use in Sec. 21-105. Sec. 21-105 allows uses not specified as being by right in the various zoning districts to be approved and implemented by conditional use. Conditional uses generally present special impacts upon adjacent properties which necessitate individualized review and consideration, and, in most instances, the approval of a conditional use requires the imposition of conditions or requirements designed to eliminate, reduce, or mitigate adverse impacts resulting from the proposed use.

PLANNING COMMISSION ROLE:

The ISMC requires every application to go before the Planning Commission for review and recommendation of either approval or denial to Council. The City Council will act on a request for a conditional use permit by ordinance

after conducting its own public hearing after Planning Commission has moved to recommend either approval or denial.

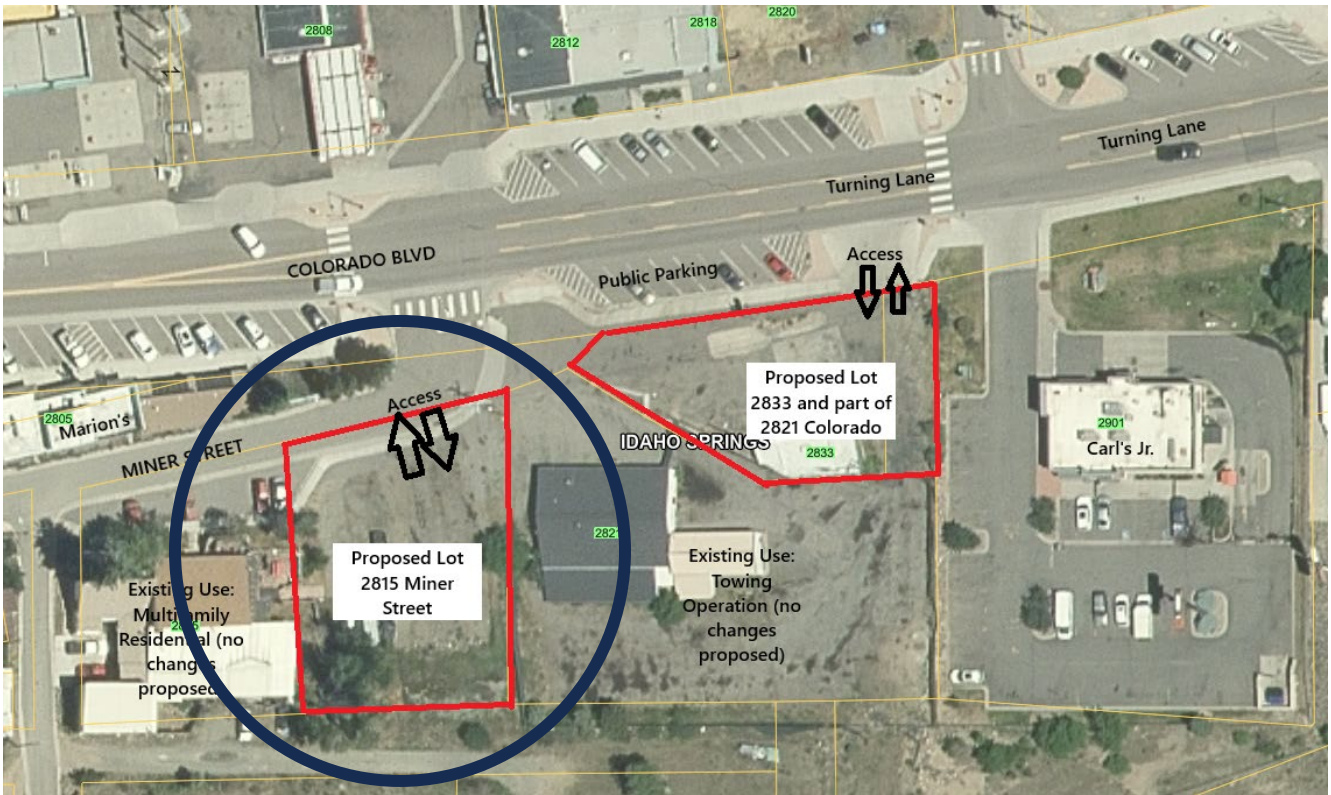
CRITERIA FOR APPROVAL

For the Commission to recommend approval of a CUP for any application, the Commission shall determine that the application meets the following criteria in conformance with Sec. 21-105(F) of the ISMC:

- 1. The proposed use conforms to all requirements of this Article and all other applicable provisions and other development regulations, standards or requirements adopted by the City;**

ACCESS:

The sole access to this parking lot would be via Miner Street. There is an existing driveway pan located on the property where patrons would access the parking lot:



PARKING LOT AND PARKING SPACE DIMENSIONS:

The applicant has proposed 15 parking spaces at the subject property, each meeting the minimum parking space dimensional requirements found in the ISMC (8.5' x 18'). The drive lane proposed within the site is 24' wide. The parking lot is already paved and appear to meet the city's standards for surfacing.

TRAFFIC GENERATION:

A traffic study or analysis was not performed to assess the impact that the use would have on the roadway system or on adjacent properties. However, discussing the application with the city's engineer and the city's public works director, they did not have concerns about a significant increase in traffic beyond what Miner Street and the

intersection of Miner and Colorado Boulevard could handle. No comments expressing concern were provided. Colorado Boulevard has a turning lane in this vicinity to allow vehicles to turn left across eastbound traffic onto Miner Street. The applicant stated that the use itself would not generate additional traffic into the city because parking is not a draw in itself; rather, it is used to accommodate people coming to the city to frequent other businesses. Staff agree that the use itself is unlikely to generate additional traffic in general but want to note that traffic in the immediate vicinity of the use will be impacted because of additional cars turning into and out of the property.

Compared to other uses historically present on the property, staff believe it will likely have a similar impact to these uses. In downtown Idaho Springs, the average length of stay in a parking spot is about 2.5 hours across all days and seasons. Since public parking is managed for eight hours from 10 a.m. to 6 p.m., this means that the average space turns over ~4-5 times on a busy day. This may be somewhat different on the East End where the demand for parking differs (more mountain bike traffic and cable car traffic, both of which are likely to remain in town for longer periods), but if we take the average turnover for downtown and apply it here, it means that on a busy day, the lot could see more than 100 vehicles per day. According to the *ITE Trip Generation Manual*, a coffee shop, fast food restaurant, or gas station is likely to generate more average daily trips (ADTs) than what is anticipated for a typical parking lot. However, these estimates are not based on a traffic engineer's analysis, so their accuracy cannot be confirmed.

PARKING:

The proposed use is a private, paid parking lot. Approximately 15 spaces will be provided. The proposed use does not generate any demand for parking in its own right but rather is meant to address the overall demand for parking on the East End of Idaho Springs. The parking provided meets the city's dimensional standards and the city's engineer and public works director both reviewed and did not provide comments.

WATER/WASTEWATER/WASTE MANAGEMENT:

No water or wastewater facilities are proposed for this site. No toilets or other public facilities are proposed as part of the current use of the land. Staff do not believe that these items are necessary for the operation of a private parking lot.

Overall Takeaways for Criteria #1:

Staff believe that the proposed use meets Criterion 1, though are unsure of the impact on traffic due to a lack of a full traffic impact analysis. As analyzed above, the use of the site as a parking lot is unlikely to cause additional traffic impacts as compared to other uses that would be allowed by-right on the property though the use of the property. The demand for this property likely depends on the demand for other destinations and services in the city (such as VCMP, the MACC, and other tourist-oriented businesses), so it is likely to have more impacts on busy tourist days (e.g. weekends in the summer) and less of an impact at other times.

- 2. The proposed use is in general conformance with the applicable provisions of the Comprehensive Plan, or that changed conditions occurring since the adoption of the Comprehensive Plan support approval of the proposed conditional use of the property.**

The City's Comprehensive Plan in the Land Use Element identifies the subject parcel as "Regional Commercial." Regional Commercial is described as:

Uses that may have a regional draw. This includes retail and office uses of any size, hotels, public facilities and schools, tourism services and hospitals. Multifamily residential could also be appropriate in this category in the Exit 240 Area and some areas of the East End.

Staff believe that a private parking lot use would fit within the category of tourism services. The use is not a regional draw itself, but would help provide parking for other regional draws in the city. The area currently consists largely of highway service commercial developments including food and beverage, retail, service and lodging establishments, but now also serves the Mighty Argo Cable Car (MACC) and the Virginia Canyon Mountain Park (VCMP), two new uses that are generating additional traffic on the east side of the city and are requiring additional demand for parking. The use proposed with this Conditional Use permit application would increase parking capacity on the East side of the city, supporting businesses on that end of Idaho Springs. Since the area in question is currently vacant and generating no revenues, generating revenue and providing additional parking supply could help the city and East End businesses further the economic development goals found in the Plan.

The Comprehensive Plan identifies parking as a key ongoing issue for the city that is limiting potential economic growth. The construction of ~15 parking spaces increasing the supply of parking spaces on the East End of the city to hopefully lessen parking demands that have increased over the past few years.

The subject parcel is part of the East End Overlay District (EEOD) and was included in the East End Action Plan (EEAP) from 2017. One of the goals of the EEAP is to find beneficial uses for vacant and underutilized land. While parking may not be an optimal use for a commercial property long-term, it can help accommodate economic development on other properties in the city's East End. Additionally, the parking lot could be redeveloped in the future for a more "intensive" use if the property owner decided to go a different direction, keeping the property flexible as community needs and goals continue to evolve.

Staff believe that a parking lot use fits within the city's Comprehensive Plan provisions.

3. The proposed use will not result in impacts to adjacent properties which are significantly different in nature, type, or extent than impacts caused by uses which are permitted by right in the zone district where the property is located.

Staff do not believe that the proposed use would result in impacts on adjacent properties which are significantly different in nature, type, or extent than impacts caused by the above-mentioned uses that could potentially be developed on-site. The primary potential impact will be to traffic in the immediate vicinity of the property access point. This could have minor impacts on patrons of other businesses if there is additional congestion in this area. The nature of parking tends to be relatively consistent with few peaks throughout the day. Other impacts could include noise from vehicles on-site, though any commercial use is likely to generate noise from visitors to the property. The applicant did not provide anticipated hours of operation, though the typical demand for parking is much higher during the day than at night. It is unclear if any overnight parking would be permitted on the property, but staff would like to note that long-term storage of vehicles on the property would not be permitted as part of the Conditional Use Permit and outdoor storage would not be permitted in the C-2 zone district, so an additional Conditional Use application would be needed to engage in a storage use. The application in question is specifically for short-term parking of vehicles, similar to any of the city-owned properties that operate as public parking lots.

REFERRALS

This application was referred to the Idaho Springs Engineer, Idaho Springs Police Department, the Clear Creek Fire Authority, and relevant referral contacts for utility companies including Xcel, Comcast, and Lumen, for review and comment.

Ed Sigward responded on behalf of the Public Works Department. He did not have any issues with the proposed use. Nathan Skalak from JVA did not provide any comments related to this application. Jeremy Jones from the Fire Authority also provided comments, indicating that there were no issues with the application as proposed. Chief Buseck from the Idaho Springs Police Department did not provide comments.

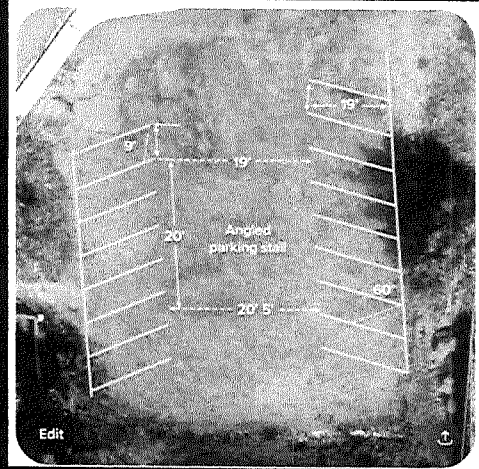
POTENTIAL CONDITIONS:

City staff brainstormed several potential conditions that may be beneficial for the property, if the application to establish parking as a conditional use for the property be approved.

1. Parking spaces shall meet minimum parking dimensional standards and shall be delineated on-site to the City's satisfaction.
2. A condition concerning compliance with the City's parking plan.
3. A condition concerning operating hours.
4. A condition concerning possible security measures at the parking lot.

PLANNING STAFF RECOMMENDATION:

Staff generally support the application, with the only concern being about traffic impacts. Staff note that traffic impacts are unlikely to be significantly different from by-right uses in the C-2 district. As such, city staff support approval of the proposed Conditional Use Permit to allow private parking lot use to be established at 2815 Miner Street.



Idaho Springs City Council Members

1711 Miner St.

Idaho Springs CO 80452

Dear Council Members,

I am writing to you today to request a Conditional Use Permit (CUP). I am requesting this for the development of parking lots at the east end of Idaho Springs. The addresses specifically are 2821 Colorado Boulevard, 2833 Colorado Boulevard and 2815 Miner St.

Parking in Idaho Springs in recent years has become a huge necessity due to the city growing and limited parking for patrons. The proposed parking lots at the east end of Idaho Springs will be of benefit to the City of Idaho Springs and the merchants and business owners in the area. There is significant vehicle and foot travel at the east end of Idaho Springs and having off-street parking will ease some of the congestion seen recently. I have been in the process of cleaning up the proposed parking areas and the parking lots will be professionally sealed and striped in the very near future. The parking lots at the above locations will provide much-needed parking spaces for approximately 38-40+ vehicles at the east end of Idaho Springs. I am requesting the City Council to grant a 10-year (CUP). I intend to partner with an independent company to manage and patrol the parking lots to ensure a good experience for the citizens that wish to visit Idaho Springs.

Due to the new and exciting businesses and ever-growing developments in Idaho Springs, I believe they will draw even more patrons into the city. The proposed parking lots will provide some much-needed off-street parking. The parking lots will not draw any more patrons into the town but rather will only give parking relief to the established businesses.

The properties that will be utilized as parking lots have been parking lots in the past and no other businesses or buildings have been added. I hope this proposal will be considered and approved to alleviate some of the parking issues along Colorado Blvd and allow more parking options for the patrons of the City of Idaho Springs at the east end of Idaho Springs.

Thank you for your attention and consideration to this proposal.

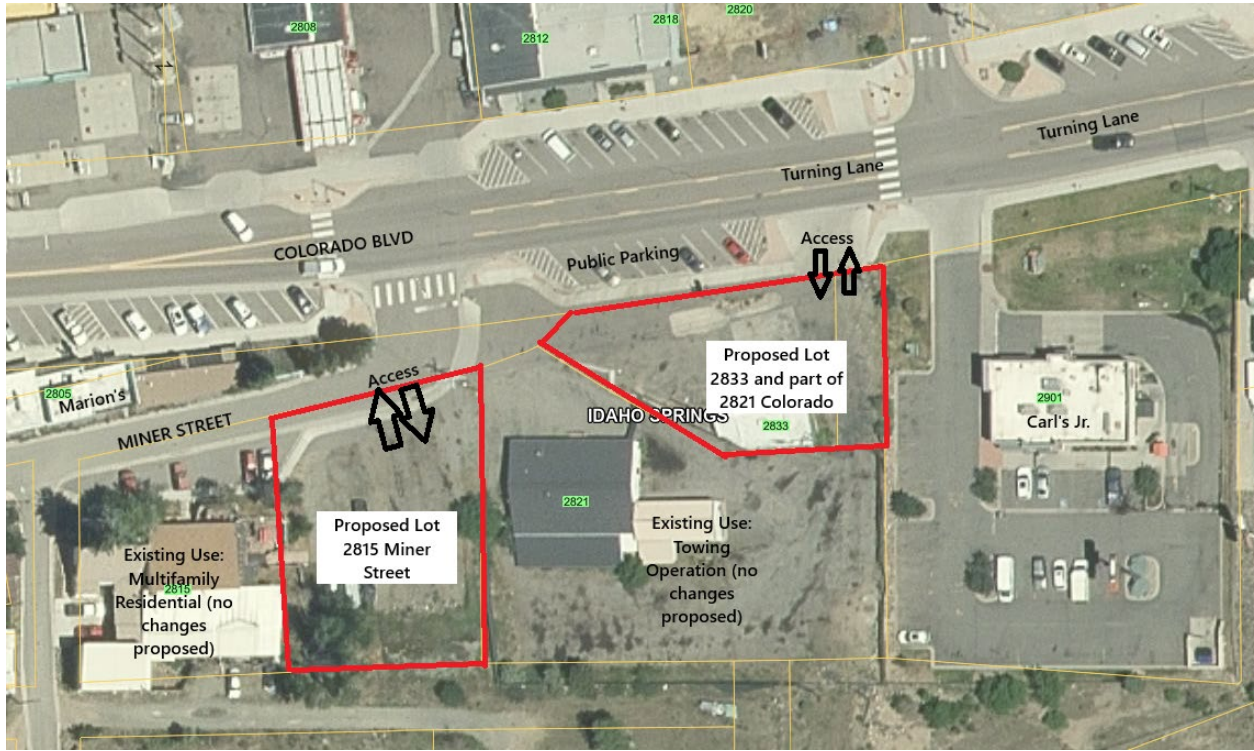
Kenneth E Nelson Jr. Ph 303-902-1464 email/ mustangshanny@msn.com

President

KenTel Inc.

13417 Highway 144 Lot 1 Fort Morgan, CO 80701

CUP26-002 – Vicinity Map:





TO: Idaho Springs City Council
FROM: Dylan Graves, Community Development Planner
SUBJECT: Potential Code Amendment to Create Temporary Conditional Use Permit Standards
MEETING DATE: June 4, 2026, Planning Commission Work Session

SCOPE:

Discuss a potential change to Sec. 21-105 of the Idaho Springs Municipal Code (ISMC) concerning Conditional Use Permits (CUPs) to establish standards to approve a temporary conditional use.

DISCUSSION:

Any uses not specifically allowed by right because of special requirements, potential impacts or unique characteristics may be approved by City Council as a conditional use as indicated in Sec. 21-15 of the ISMC. The proposed use must generally conform to the recommendations of the Comprehensive Plan.

Recently, the city has approved several CUPs on a “temporary” basis (CUP24-001 and CUP25-001, both to allow an employee campground use at 101 E. Idaho Springs Road). These were approved because of the seasonal nature of the use and the fact that the city was only willing to approve the use on a trial basis. In general, this is not how a CUP is supposed to work.

CUPs are not guaranteed for any definite period. Labeling them for some definite duration contradicts their express nature as “conditional” and revocable at any time if they should violate their conditions/requirements (after due process). CUPs are not meant to be approved for a particular term, unless for a short term that arises from Council’s unwillingness to fully green-light a “runs with the property” CUP.

Staff have had conversations with multiple property owners over the past few months who are looking to engage in a temporary use on their property for a particular term, rather than establishing a permanent use on the property that runs with the land. As such, the city’s attorneys have suggested that the city modify Sec. 21-105 to create the ability for the governing body to determine whether an approved use should run with the land, is personal to the applicant and would expire if the property were to sell, is transferable (or not), or of a definite duration. This would give the city express authority to determine whether a conditional use is appropriate forever, or only for a set period as conditioned in the approval.

No changes to the review criteria are proposed. Any use, whether approved in perpetuity or for a temporary term, would be required to meet the existing criteria for approval.

SAMPLE CODE LANGUAGE:

- Remove 21-105(G)(2) – “(2)All approved conditional use permits shall be approved by ordinance. Such ordinance shall include the legal description of the property, specify in detail the conditional use permitted and clearly specify any and all permit conditions imposed. The ordinance shall be recorded in the records of the County Clerk and Recorder, and the permit shall run with the described property. All approved conditional uses shall be referenced on the zoning district map and a file containing all documents relevant to the application and the resulting permit shall be maintained by the City Clerk.”
- Replace with some version of this (from Wheat Ridge):
 - “1. A special use permit is valid so long as the conditions of approval are maintained by the applicant unless a specific time limit for the use or development is set forth as part of the permit approval by the community development director or city council. Except as otherwise provided herein, if an approved special use ceases operation for any reason for a period of one (1) year, the special use permit shall be deemed expired, unless otherwise provided in the permit itself.
 - 2. If the conditions of a special use permit become the responsibility of a person or entity other than the applicant, the community development department shall be notified in writing, identifying the new person or entity responsible for maintaining the conditions of the permit. Until such notice is received, the applicant shall remain responsible for maintaining those conditions. The notice shall be attached to the permit on file with the community development department. It shall be the burden of the proposed new permit holder to demonstrate that its continuation of the special use shall meet the special use review criteria set forth in section 26-114.D.”
- Remove the 2-year abandonment period in 21-105(G)(3).

- Add to the review criteria
“The city council shall also decide if the special use is dependent upon design, management or operational aspects such that it be a personal grant of use to the owner of the special use and not a grant which transfers with the affected property, and, in that connection, the city council shall decide whether the special use: (1)Runs with the land in perpetuity; or (2) Is personal to the applicant and may or may not be inherited; and/or (3) Shall be granted only for a defined period, after which time the special use shall expire unless renewed subject to all of the requirements of this section.”
- Delete (G)(1) “Nothing in this Section shall limit the authority of the City Council to refer its decision on the conditional use permit to the eligible electors of the City for final determination.”

REQUEST FOR DIRECTION:

- Is Planning Commission open to a code amendment that would allow the city to authorize temporary conditional use permit approvals or approvals that run with the property owner, rather than the property itself?

If so, city staff will work to prepare a draft ordinance for an upcoming meeting that can be reviewed in more detail.