



CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-4421
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NOTICE AND AGENDA
Regular Meeting
Idaho Springs Planning Commission
1711 Miner Street, City Hall
Wednesday, May 4, 2022 – 6:00 p.m.

**PLANNING COMMISSION
Regular Meeting
Wednesday May 4, 2022
6:00 PM**

- ❖ Roll Call
- ❖ Approval of Minutes
- ❖ Public Comment Period
- ❖ Public Hearing and Consideration
 - Conditional Use Permit for a Rafting Use at 1743 Miner Street
 - Community Development Monthly Report
- ❖ Adjournment

**IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION
INSTRUCTIONS**

The Public is able to view and hear this meeting remotely at the following address on the City's website:
<https://www.colorado.gov/pacific/idahosprings/city-council-live>

To provide public comment remotely please use the link below
<https://us02web.zoom.us/j/86017836051?pwd=dTBvTGxBdGNDK3ZTSUtuUFBmSEN1UT09>

Passcode: 338972

For in-person Unscheduled Public Comment, please sign-in at the entrance to the Council Chambers.

Each individual that is providing public comment is limited to three (3) minutes.



**PLANNING COMMISSION
MINUTES
April 20, 2022**

ROLL CALL

Chairman Cindy Olson called the meeting to order at 6:03 p.m. Commissioners present were Cindy Olson, Don Reimer, Tracy Stokes, Kent Slaymaker and Ursula Cruzalegui. Commissioners Jordan Hudson and Chuck Howard were absent for the meeting. Staff present are City Planner Jerad Chipman, City Administrator Andrew Marsh, Assistant City Administrator Jonathan Cain, City Attorney Carmen Beery and Deputy City Clerk Wonder Martell.

APPROVAL OF MINUTES

Commissioner Don Reimer moved to approve the minutes from April 6, 2022. Commissioner Tracy Stokes seconded the motion, and the motion carried by unanimous voice vote.

PUBLIC COMMENT

Chairman Olson opened the public comment period to anyone having comment that “did not” have to do with the Public Hearing for Conditional Use Permit for Rafting Use at 1743 Miner Street. Community Development Planner Jerad Chipman advised Chair Olsen that there were no virtual public comments signed up and there had been no sign up in person for public comment.

PUBLIC HEARING AND CONSIDERATION

Public hearing and Consideration for a Conditional Use Permit for a Rafting Use at 1743 Miner Street Idaho Springs.

Chairman Olson called to order the public hearing at 6:04 pm.

City Planner Jerad Chipman started the public hearing stating Mile Hi Rafting has approached the city with a request to locate a rafting business at 1743 Miner Street. The use is proposed to utilize the building as an administrative office and place to check-in rafters. The parking lot is proposed to be utilized for parking for employees and patrons, as well as a location to load groups of rafters, equip rafting patrons and store a trailer of rafting material. The Petitioner has indicated an urgency for this request due to the season quickly approaching. Staff has worked to accommodate the Petitioner’s urgency by allowing the Petitioner to move forward without a key document—a traffic analysis--and by working with the Planning Commission Chair to schedule a special meeting.

The site is zoned Historic District (HD). A rafting company is a conditional use within the district. The description of a rafting use is as follows: "River rafting operations and headquarters, excluding employee accommodations. All operations related to this use, including but not limited to employee parking, patron transportation (busses or vans) and storage of rafts and equipment must be conducted entirely on-site on the lot or lots owned, leased or rented by the rafting operation."

The petitioner is requesting relief from the provision that all operations be located on the site through this Conditional Use Permit process. The Petitioner has indicated that they have an off-site location to park their buses and vans when not in use. The Petitioner has also indicated their intent to have patrons and staff park in nearby public parking and walk to the property. Regardless of the on-site operations provision found within the land use description, it is staff's opinion that the site's size creates the potential for nuisances to the surrounding properties as will be discussed later in this report.

It is staff's opinion that the Applicant has failed to demonstrate that the CUP criteria of Code Sec. 21-105(F) are met. It is the Applicant's burden to demonstrate compliance with these criteria, and the materials submitted thus far by the Applicant do not allow Staff to accurately evaluate the potential impacts of this proposed use.

Staff recommends that the Planning Commission recommend Denial of the proposed Conditional Use Permit for the rafting use at 1743 Miner Street.

PETITIONER TESTIMONY

Madison Wolff 243 Ridgeview Trail Idaho Springs CO (Mile High Rafting)

Ms. Wolff noted code 21-105 (f) (3) that the code is in line with the comp plan and supports the approval of the use. Tourism supported industries in compliance with the 2017 Comp Plan. Rafting and Biking are all tourism related industries. Ms. Wolff stated that the impact would be insignificant and that a traffic control plan was asked for and provided.

PUBLIC COMMENT ON PUBLIC HEARING

TJ Burkey 700 Skyline Drive Idaho Springs CO (ISMA)

Mr. Burkey wanted to state that he is in support of this use. Mr. Burkey is in the opinion that this will bring more patrons to the Downtown Area because they are already near Downtown, vs coming from Dumont for example. Mr. Burkey believes traffic impact will be minor and not affect downtown traffic. Mr. Burkey is in favor of the approval of the conditional use.

BOARD DISCUSSION

City Planner Jerad Chipman wanted to mention that the traffic study was different than what was submitted. Mr. Chipman is reviewing this study. Mr. Chipman asked the applicant if also noted there was a different location being sought to store the business material like the rafts and the buses.

Applicant Dan Costello 243 Ridgeview Trail Idaho Springs. Mr. Costello said that "Mark" from the ARGO has said that Mile High Rafting can use some of the ARGO parking spots to store the buses and the vans and to hold people for the rafting trips.

Chair Cindy Olson asked if he had anything in writing from the ARGO stating that fact.

Chair Olson asked if the applicant had a plot showing how many parking spaces were available at 1743 Miner Street.

Applicant Faith Costello-Wolff 243 Ridgeview Trail Idaho Springs stated that they have already provided a map initially showed the parking spots and that map had come from the county.

Chair Olson asked for dimensions of the parking spots. Planner Jerad Chipman stated that

usually there would have been a site plan submitted that would show the parking areas. Applicant Madison Wolff stated that the map showed 101.8 feet of parking and that is sufficient for the municipal code. Board member Kent Slaymaker disagreed with the peak hours from the traffic study, states those listed peak times don't meld with the actual peak times for the Historic District. City Attorney Carmen Beery wanted to be clear on the 2 items listed in the municipal code in regard to off street/storage parking. 1) The employee/patron parking must be located within 600 feet of the principal use. 2) Must have a long-term lease with the owner of the property that has agreed to allow the storage parking. Ms. Beery also wanted to make clear that a Conditional Use goes with the property and that is why a long-term lease is required. Mr. Chipman advised the applicant that they need to submit a site plan that shows the precise location of the parking spaces (including the dimensions of said spaces), showing the location of the storage trailer, the location of the screened in space as well as any easement lines. Chair Olson also requested the long-term lease for the storage of the rafting use equipment.

Applicant Dan Costello also mentioned that they would be running the bike shop as well as the rafting company and a tenant in the lower level.

Chairman Cindy Olson adjourned the public hearing at 7:35 pm.

Chairman Olson asked for a motion to continue this public hearing to May 4th to allow the applicant to provide the required requested documentation. Board member Kent Slaymaker moved to continue the public hearing for the purpose of having applicant supply the additional evidence. Board member Don Reimer seconded followed by an all-in favor roll call vote.

Deputy City Clerk Wonder Martell advised the applicant that all of the requested documentation needs to be to City Hall by noon Thursday April 28th to be included in the submission to the Planning Commission for the May 4th meeting.

Chairman Cindy Olson adjourned the meeting at 7:41 pm.

CITY OF IDAHO SPRINGS

Planning Commission Communication



REPORT DATE: APRIL 28, 2022

MEETING DATE: MAY 4, 2022

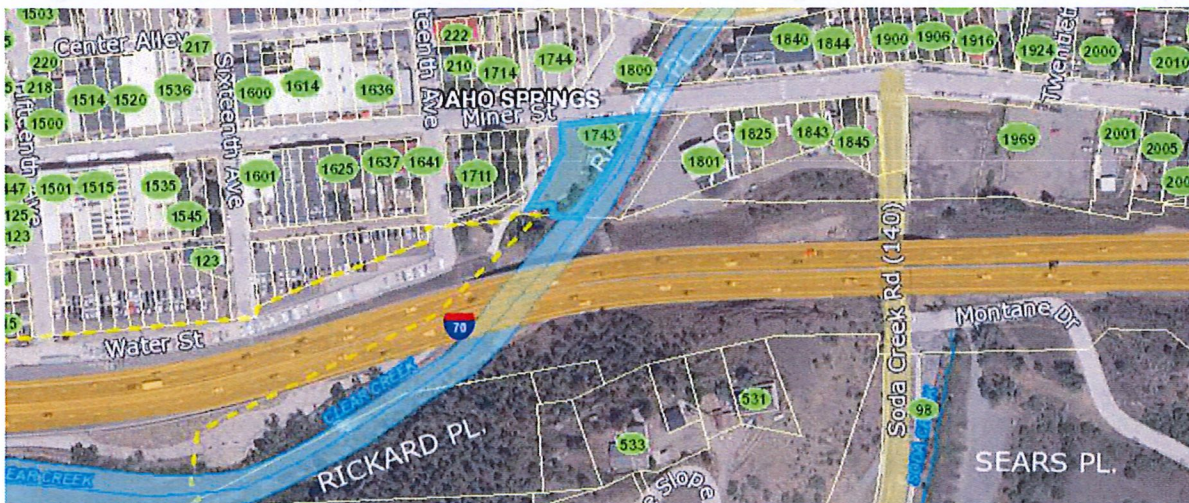
PRESENTED BY: JERAD CHIPMAN, AICP
COMMUNITY DEVELOPMENT PLANNER

ITEM: CONDITIONAL USE PERMIT FOR A RAFTING USE AT 1743 MINER STREET

PETITIONER: Mile Hi Rafting

PROPERTY OWNER: Liberated Resurrections LLC

GENERAL LOCATION: 1743 Miner Street. Located on the west side of Clear Creek, north of I-70, east of City Hall and south of Miner Street.



REQUEST: Conditional Use Permit (CUP)

CURRENT ZONING: Historic District (HD)

COMPREHENSIVE PLAN: The proposed development is within the Downtown District.
The Comprehensive Plan indicates the area as Historic District.

BACKGROUND:

At the special Planning Commission meeting on April 20, 2022, the Petitioner requested a conditional use permit for a rafting use at 1743 Miner Street. This item was continued in order to allow the applicant more time to submit the following documents:

- Site Plan.
- A long-term lease reflecting landowner permission at a specific location to store or park any business related vehicles off site.
- A plan that indicates the flow and staging of the business and the vehicles associated with it.

The Planning Commission was interested in the practicalities of providing sufficient parking on site. The Municipal Code requirements for parking spaces for the proposed use appears to be less than is practical for the use. More discussion will ensue regarding parking in the parking section of this report.

The Petitioner is no longer proposing to have an enclosed trailer on the site. This frees up some additional space for parking as indicated on their site plan. All storage of materials is proposed to be located within the existing wooden enclosure and within the existing building. There is an area currently fenced off near the front of the building, adjacent to Miner Street that is proposed to be utilized as a staging area to prepare for trips and to await loading of the Vans. The Petitioner has indicated in their "A typical day at Mile Hi Rafting" plan two options for how to operate. Option one is to pick up patrons at 1743 Miner Street, travel to the "trailer lot", and then proceed to the put-in. The second option that they propose is to put-in at their location. Putting-in at the location raises additional questions about the storage or unloading of the rafts on the site and how that would function.

The City has received these documents very close to the packet deadline due to the Petitioner's interest in another potential site. This results in a very rushed staff report, however, the following report briefly addresses the main components of the request.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

At the last meeting, the Petitioner submitted a Traffic Analysis that quoted the Downtown Master Plan. Both the Downtown Master Plan and the Comprehensive Plan discuss tourist services and in the case of the Downtown Master Plan indicates that the site be recommended for "Tourism-Related (Museum, Rafting, Biking)" uses. It is staff's opinion that the designation in the Downtown Master Plan is not cumulative. There are other locations within the plan that have the same indication. Some of them would be more suited for rafting or a museum. This site could certainly work for a bicycle rental/sales location, but may prove to be too small for a rafting business that concentrates a number of patrons at one time rather than a more fluid walk-in business.

ZONING:

The site is zoned Historic District (HD). A rafting company is a conditional use within the district. The description of a rafting use is as follows:

“River rafting operations and headquarters, excluding employee accommodations. All operations related to this use, including but not limited to employee parking, patron transportation (busses or vans) and storage of rafts and equipment must be conducted entirely on-site on the lot or lots owned, leased or rented by the rafting operation.”

The petitioner is requesting relief from the provision that all operations be located on the site through this Conditional Use Permit process. The Petitioner has indicated that they have an off-site location to park their vans and trailers when not in use or while staging. That plan entails parking the vans and trailers overnight at their property outside of town, see attached lease document, and when in operation stage the vehicles are proposed to be parked at a residential property located within the City. This residential property is not zoned for a commercial use or storage use and, as such, the extended staging and storage of vehicles and trailers there is not permitted. Staff cannot offer opinion as to how the County will interpret whether the County’s land use rules allow the proposed van/trailer storage on the property outside the City. The Petitioner has also indicated their intent to have patrons and staff park in nearby public parking and walk to the property. Regardless of the on-site operations provision found within the land use description, it is staff’s opinion that the site’s size creates the potential for nuisances to the surrounding properties.

LAND USE AND ZONING STANDARDS:

The Petitioner does not intend to construct new structures on the property except for awnings and tents for patrons to prepare for their rafting trips. Therefore, the lot size, lot coverage, building height, and setbacks are to remain in their current condition.

The building is located within the Historic District. Any exterior alterations are subject to the approval of the Historic Preservation Review Commission.

SITE PLAN AND PARKING:

The Petitioner has provided a new site plan since the last meeting. That site plan indicates twelve (12) parking spaces marked on the site. The Municipal Code indicates that the site should have a minimum of eight (8) parking spaces. Two (2) for the apartment, as it was rounded up from 1.5 spaces, and six (6) for the retail/rafting use. One of these spaces would be required to be an accessible space. It is staff’s opinion that the code envisioned a larger building being associated with a rafting use, and staff is recommending looking at the site from a practical lens, which the City can do when reviewing a CUP. One (1) parking space is required for the resident. One (1) space is required for a van to load, however, two vans would be needed to take a group. Are those vans staggered? How many employee spaces are most likely to be

utilized? Five (5) guides in addition to any office staff would be needed to take 25 patrons on a trip. Some of those staff members may park off site, however, a minimum of one (1) employee space is likely to be utilized. This results in nine (9) spaces remaining. If there are three (3) guests per vehicle this would equate to twenty-seven (27) patron, which does not include any potential bike shop users.

In addition, there is not enough drive aisle width between the existing parking spaces to the west and those proposed in front of the fenced enclosure. The code calls for a minimum of twenty-three (23) foot drive aisle and eighteen (18) foot deep spaces. This equates to forty-one (41) feet between the existing parking space to the west and the fenced enclosure. There is only thirty-seven (37) feet of space in the existing configuration.

ACCESS:

The sole access point for the property and its parking is on Miner Street and is shared with City Hall for use of its parking spaces on the west side of the parking lot. The internal site circulation is a concern due to the small size of the parcel.

The neighboring rafting business, located on the east side of Clear Creek has a Conditional Use Permit with restricting conditions that does not allow them to access the river. Staff is recommending that the same restriction apply to this property.

TRAFFIC ANALYSIS:

A traffic analysis has been submitted for the proposed use. The traffic analysis indicates different assumptions to that of the originally submitted documents. Due to the amount of parking on the site, the Petitioner has indicated that three (3) trips per day would run out of the location rather than four (4) trips per day so that the parking lot is allowed to turnover in between the trips. The traffic analysis indicates their opinion that with the alteration to the proposal the site will be sufficient for the use.

It is staff's opinion that some of the assumption that are outline in the traffic analysis are flawed, such as the number of employees that will be parking on the site or the number of locations that are needed for vans. Staff still has concerns pertaining to the traffic circulation of the area in the event that the proposed use is approved. It is staff's opinion that the site does not have sufficient space to allow for circulation, loading and unloading of patrons or larger vehicles resulting in increased circulation of vehicles seeking parking spaces throughout the neighborhood. The site is located close to the historic downtown, which is popular with pedestrians and already contains parking concerns. The proposed use potentially exacerbates those parking challenges.

As with the above issue, if this conditional use were to be approved, Staff believes it is appropriate to condition it on the same terms as the rafting business located to the east (1801 Miner St). In regards to traffic circulation, that condition is "[a]ll loading and unloading (rafts, buses, vans, patrons, etc.) for any

rafting operation to occur completely within the property and not on Miner Street and there will be no backing onto Miner Street by raft buses, vans, or patrons.”

As noted, staff is concerned that the site is too small to accommodate all loading and unloading activities on-site, with the likelihood of these activities spilling out onto Miner Street and adjacent properties to be high. Staff’s opinion is that such spill-over would have a detrimental effect on the surrounding area and properties. There are residential uses located in close proximity to the site, which may be affected by the presence of two (2) rafting companies on Miner Street east of Downtown.

SIGNS:

Signage has not been proposed at this time. All future signage shall comply with the sign ordinance.

SCREENING:

Any outdoor storage is required to be screened. The Petitioner has indicated that all storage will be within the building or the fenced enclosure.

CONSIDERATION FOR REVIEW AND APPROVAL:

CONDITIONAL USE PERMIT (CUP)

Section 21-105 (F) of the Code addresses the review and approval criteria for CUPs. Conditional uses may be approved by the City only where the applicant demonstrates that the following conditions will be met:

- (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;

The proposed use does not comply with all requirements of the Code. The off-site “trailer lot” is proposed on a property upon which such use is not an allowable zoning use. Also, as noted above, the proposed use does not conform to the requirement that all river rafting operations “be conducted entirely on-site on the lot or lots owned, leased or rented by the rafting operation.”

- (2) The proposed use is in general conformance with 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; and

The Comprehensive Plan discusses tourist services, however, also focuses on mitigating impacts to local residents as indicated in the third (3) criteria of a CUP as listed below.

- (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.

It is staff's opinion that the proposed use will impact adjacent properties through the traffic impacts that it will create on an area of the City with limited parking and less than ideal circulation already. There are potential parking impacts to the rest of the neighborhood, including the residential uses in proximity to the east. Passenger vehicle circulation, loading and unloading of patrons on rafting vans, and the potential for larger vehicles associated with the business being required to backup on Miner Street, as they are unable to turn around on the site creating traffic flow delays, is of concern. Staff believes the conditions placed on the rafting operation to the east of this property (1801 Miner) are instructive in terms of the restrictions that are necessary for a rafting use to attempt to properly meld with adjacent properties in this area of the City.

STAFF SUMMARY:

It is staff's opinion that the Applicant has failed to demonstrate that the CUP criteria of Code Sec. 21-105(F) are met, which is the Applicant's burden to establish.

PLANNING STAFF RECOMMENDATION:

Staff recommends that the Planning Commission recommend **Denial** of the proposed Conditional Use Permit for the rafting use at 1743 Miner Street.

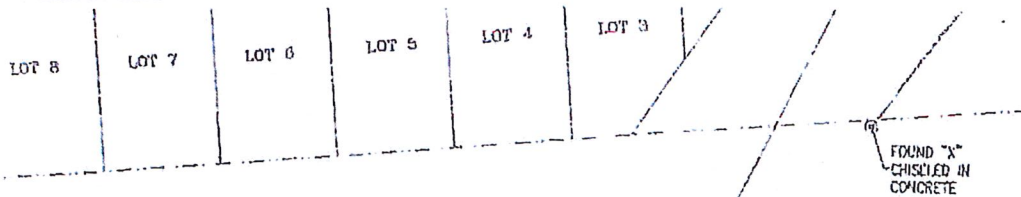
ALTERNATIVE TO STAFF RECOMMENDATION:

If the Planning Commission wishes to recommend Approval of the request, staff recommends including the imposition of following conditions, at a minimum, in addition to any other condition(s) the Commission finds are necessary for the proposed use to comply with the criteria of Code Sec. 21-105(F):

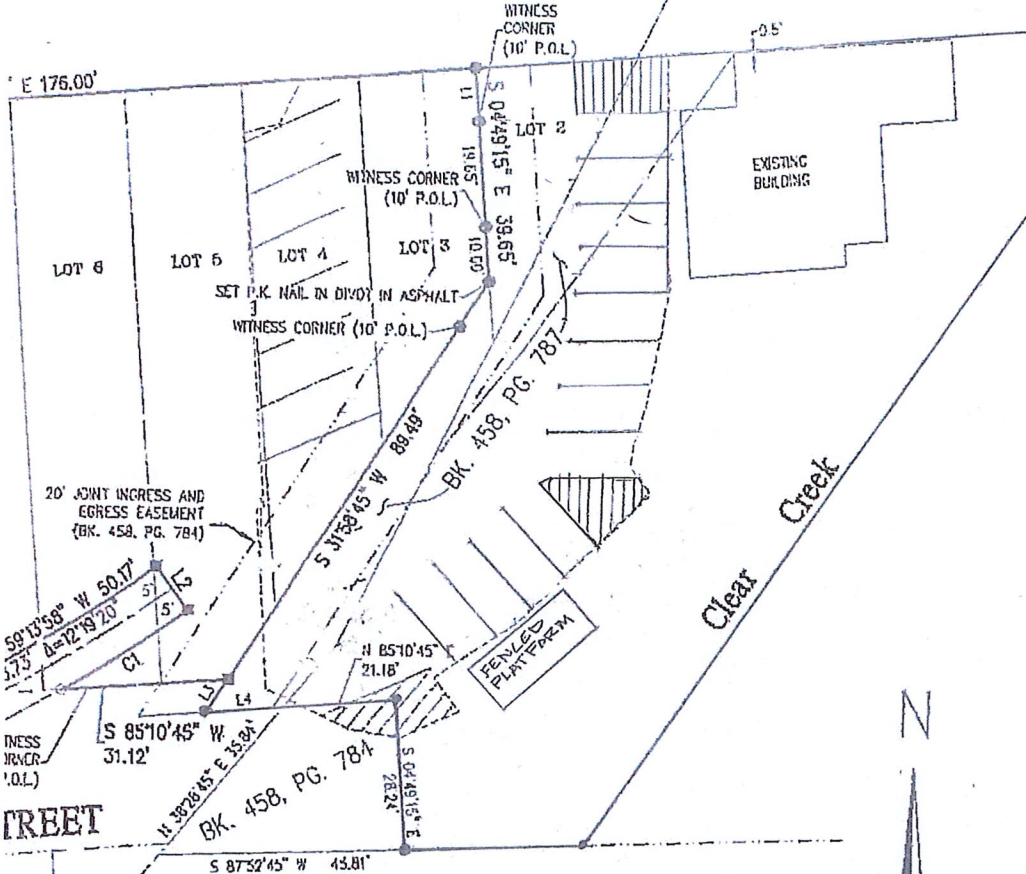
- No rafts, boats, inflatables, patrons, or employees of any rafting operation shall be allowed to enter or exit Clear Creek at this location.
- No housing, camping or overnight residential use related to the rafting operation of any type may occur on the property; this restriction does not apply to the lower level of the existing building on the property as it contains an existing residential unit.
- All loading and unloading (rafts, vans, patrons etc.) for any rafting operation to occur completely within the property and not on Miner Street and there will be no backing onto Miner Street by raft buses, vans, or patrons.
- All storage shall be within the existing building or within the fenced in area. Trailers are not permitted to be stored on the site.

Attached Documents:

- Petitioner's application and associated documents.



IR STREET
50' R.O.W.)



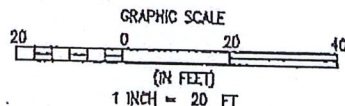
STREET

I-70 R.O.W.

LINE 1-4 OF THE IDAHO SPRINGS
ADJUDICATED PATENT SURVEY NO. 332

Clear Creek

N



SURVEYOR'S STATEMENT:

I, STEVEN A. LUND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, THAT THE MONUMENTATION AS INDICATED HEREON WAS FOUND OR SET AS SHOWN, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



REVISION DESCRIPTION

DATE APPROVED

CITY OF IDAHO SPRINGS

CLEAR CREEK COUNTY

LAND SURVEY PLAT

A PORTION OF BLOCK 20 OF IDAHO SPRINGS

SCALE AREA

DRAWING PROGRESS DATES
12/30/2011 FINAL SUBMITTAL
REVISED PER CLIENT

DRAWING SIZE 24" X 36"
SURVEY INFO 30/00/10

APPROVED DATE

DATE PREPARED BY

DATE APPROVED

REVISION DESCRIPTION

CITY OF IDAHO SPRINGS

CLEAR CREEK COUNTY

LAND SURVEY PLAT
A PORTION OF BLOCK 20 OF IDAHO SPRINGS

A typical day at Mile Hi Rafting

Guides will drive to the vans located at 406 Miner Street at 9am. Vans will be unhitched from trailers and driven to 1743 Miner Street. Guests will arrive 30 minutes early for their 10am trip. At the scheduled time guides will gather all rafters together. Guides will assist guests to the screened area where our gear is kept. Guests will be given equipment and dress for their trip. Once all participants are equipped we will load the vans. Vans will drive to the waiting trailers and hook on. Vans with customers and rafts in tow will proceed to the put in.

Upon completion of the rafting trip customers, rafts and vans will proceed to the "trailer lot". The trailer with rafts on it will be unhooked. The van will proceed with customers to 1743 Miner Street. Rafters will de-van and proceed to the screened area to de-gear. Wetsuits will be placed in a horse trough where they are cleaned with water and a product called "sink the stink" (Sink the Stink is 100% biodegradable, hypoallergenic, and non-toxic made from 4 different odor destroying bacteria). Wetsuits will be hung on racks to dry inside the screened area. Customers will return inside to purchase apparel, and pictures. The process will continue based on how many trips we have that day. At the end of the day vans will be driven to the 'trailer lot'. Guides will get in their cars and drive home.

An Alternative Operating Plan:

Mile Hi Rafting Could simply put their boats in the water at 1743 Miner Street. The bank is less steep than other put ins the Clear Creek Rafting community have utilized in the past. The turning of the river along 1743 Miner Street puts the potential Mile Hi Rafting put in on the inside bend of the Clear Creek which makes for less powerful currents and easier access. Putting boats in at 1743 Miner Street will alleviate many trips through town and to the 'trailer lot'. Allowing Mile Hi Rafting to utilize the put in at 1743 Miner Street will also take some of the pressure off both the Chicago Creek, and Park put ins. Due to the horseshoe pits, throughput has been restricted at Courtney-Ryley-Cooper Park. The rafting community has also lost access at Whitewater Road and East Idaho Springs Road due to 'Greenway' construction.

A typical day **Putting In** at 1743 Miner Street

Guides arrive to 'trailer lot' at 9am. Guides drive to 1743 Miner Street in the van. Guests will arrive 30 minutes early for their 10am trip. At the scheduled time guides will gather all rafters together. Guides will assist rafters to the screened area where our gear is kept. Guests will be given equipment and dress for their trip. Guests will be given a safety speech on the do's and don'ts of whitewater rafting. Guests will be given instruction on how to stay in the boat, and how to paddle. The trip will launch from our riverbank. Vans will depart to collect the guests, and equipment, and return to 1743 Miner Street.

Map of the route extending from 1743 Miner Street to Carla Boucher's property on Soda Creek Road:

Mile Hi Rafting will utilize space at 406 Soda Creek Road to drop trailers, and park vans with trailers attached in between rafting trips. This will allow vans to enter the property at 1743 Miner Street with no trailer attached, for the purpose of loading customers.

Aerial view of 1743 Miner Street:

Rafters will walk along the building, in front of parked cars to the screened area. The Screened area will be accessed from a door that will be installed on the short side of the screen facing the building and bridge. Once at the screened area rafters will be given wetsuits and booties to put on. They will sit on the benches provided to put on their gear. Next we give out helmets and PFD's. Once everyone has the gear required we will board vans and proceed to the put in. Or

We will take our rafts and guests down the river bank, and begin the trip from our river bank.

Upon arrival back from the rafting trip guests will de-van and proceed to the screened area where they will peel their wetsuits off like a big banana and place them in the 'horse trough' where they are cleaned with water and a product called "sink the stink" (Sink the Stink is 100% biodegradable, hypoallergenic, and non-toxic made from 4 different odor destroying bacteria)

Wetsuits will be hung on racks to dry inside the screened area. Booties will be hung on drying racks inside the screened area.

Customers will return inside to purchase apparel, and pictures.







Land Lease Agreement

This agreement is between Arlene Costello (landowner) and Dan Costello (tenant), for the lease of certain parcels of land at 243 Ridgeview Trail, Idaho Springs, CO 80452, for the purpose of storing rafting equipment used for Mile Hi Rafting (operating company).

1. The parcel(s) contained in this agreement are is/described as follows: Open space at the top of the property, including access to the driveway. This space does not include the protected area atop the leach field.

2. The term of this lease shall be from May 1st to September 1st of each year, commencing on May 1st, 2022, except as terminated earlier according to the provisions below.

3. The tenant agrees to pay a lease fee to the landowner of \$1.00 per acre or \$1.00 total, per year. The tenant agrees to pay such sum at the beginning of the lease term and on the anniversary thereof unless otherwise mutually agreed. This lease fee may be renegotiated annually.

4. Permitted Uses: The tenant is permitted all normal activities associated with the above purposes, including but not limited to: The tenant agrees to employ standard best management practices.

5. Prohibited Uses: The tenant shall not, unless by mutual agreement to the contrary, engage in any of the following activities on said parcel(s):

6. The tenant agrees to prepare an annual management plan for review by the landlord. The tenant agrees to proper disposal of trash and waste.

7. The landowner agrees to pay all taxes and assessments associated with this parcel.

8. The tenant agrees to provide the landowner with evidence of liability insurance coverage.

9. Either party may terminate this lease at any time with 1 month notice to the other party. The tenant agrees not to assign or sublease his/her interest.

10. The terms of this lease may be amended by mutual consent.

11. A default in any of these provisions by either party may be cured upon written notice by the other party within 30 days of receipt of such notice. Any disputes occurring from this lease may be resolved by standard mediation practices, if necessary.

12. Landowner retains his/her right to access the parcel(s) for the purposes of inspection without prior notification to the tenant.

signed:

Landowner

Tenant

Arlene Costello

Arlene Costello

date 04/27/2022

Dan Costello

Dan Costello

date 04/27/2022



Certificate of Completion

Document Information

Document Number: e624ef2b-2c56-4fc8-b418-8aaced00cdc7

Document Name: Land Lease Agreement

Date Created: 4/27/2022 8:17:48 AM (MST)

Date Modified: 4/27/2022 5:28:42 PM (MST)

Document Owner: Faith Costello-Wolff

Signatures: 2

Signatures/Initials

Dan Costello

Signed: 4/27/2022 5:28:42 PM (MST)

IP Address: 174.198.132.192

CTM eSignature by:

Dan Costello

e1c4ac6f-473d-4300-a920-5b889f190ad8

Arlene Costello

Signed: 4/27/2022 4:15:10 PM (MST)

IP Address: 216.127.193.73

CTM eSignature by:

Arlene Costello

1a8b134f-c7af-4d59-b9a5-49e4644563d8

Land Lease Agreement

This agreement is between Carla Boucher (landowner) and Dan Costello (tenant), for the lease of certain parcels of land at 406 Soda Creek Road, Idaho Springs, CO 80452, for the purpose of storing rafting equipment used for Mile Hi Rafting (operating company).

1. The parcel(s) contained in this agreement are is/described as follows: The area on the West side of the property not within 30 feet of the house.

2. The term of this lease shall be from May 15th to August 15th of each year, commencing on May 15th, 2022 and terminating on August 15th 2026.

3. The tenant agrees to pay a lease fee to the landowner of \$1,000.00 total, per year. The tenant agrees to pay such sum at the beginning of the lease term and on the anniversary thereof unless otherwise mutually agreed. This lease fee may be renegotiated annually.

4. Permitted Uses: The tenant is permitted all normal activities associated with the above purposes, including but not limited to: The tenant agrees to employ standard best management practices.

5. Prohibited Uses: The tenant shall not, unless by mutual agreement to the contrary, engage in any of the following activities on said parcel(s): Any unlawful practices.

6. The tenant agrees to prepare an annual management plan for review by the landlord. The tenant agrees to proper disposal of trash and waste.

7. The landowner agrees to pay all taxes and assessments associated with this parcel.

8. The tenant agrees to provide the landowner with evidence of liability insurance coverage.

9. Either party may terminate this lease at any time with 30 days notice to the other party. The tenant agrees not to assign or sublease his/her interest.

10. The terms of this lease may be amended by mutual consent.

11. A default in any of these provisions by either party may be cured upon written notice by the other party within 30 days of receipt of such notice. Any disputes occurring from this lease may be resolved by standard mediation practices, if necessary.

12. Landowner retains his/her right to access the parcel(s) for the purposes of inspection without prior notification to the tenant.

signed:

Landowner

Carla Boucher

date 04/28/2022

Tenant

Dan Costello

date 04/28/2022



Certificate of Completion

Document Information

Document Number: 21500739-6f84-4acc-b940-c18b59269a02

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Signatures: 2

Signatures/Initials

Dan Costello

Signed: 4/28/2022 10:07:26 AM (MST)

IP Address: 184.96.194.246

CTM eSignature by:
Dan Costello
d05cc6f5-5041-4800-a8c6-20858d5dffb0

Carla Boucher

Signed: 4/28/2022 10:04:01 AM (MST)

IP Address: 71.229.179.26

CTM eSignature by:
Carla Boucher
aefdec24-13e1-42e7-893f-7739abf38120

Memorandum

To: City of Idaho Springs
From: Brian Horan, PE
Date: April 20, 2022
Re: **Mile Hi Rafting – Idaho Springs, CO
Traffic Memorandum**



Introduction

The intent of this memorandum is to analyze the proposed Mile Hi Rafting use would have on traffic operations on adjacent roads in the area, and whether it would require any roadway improvements. The following letter will address the existing conditions, proposed trip generation and operations, parking analysis, and traffic impacts to the surrounding network.

Existing Conditions

The proposed Mile Hi Rafting use is addressed at 1743 Miner Street Idaho Springs, CO. The site is further identified as Clear Creek County Parcel 1835-363-00-218. The site is located on the eastern edge of the Historic Downtown District of Idaho Springs. Access to the site is provided via full movement access to Miner Street. Miner Street provides east-west connection through the Historic Downtown of Idaho Springs. The roadway section is striped for on-street parking and provides access to a number of commercial businesses to the west and additional commercial and residential development to the east. The site location is shown on Figure 1.



Figure 1 – Site Location

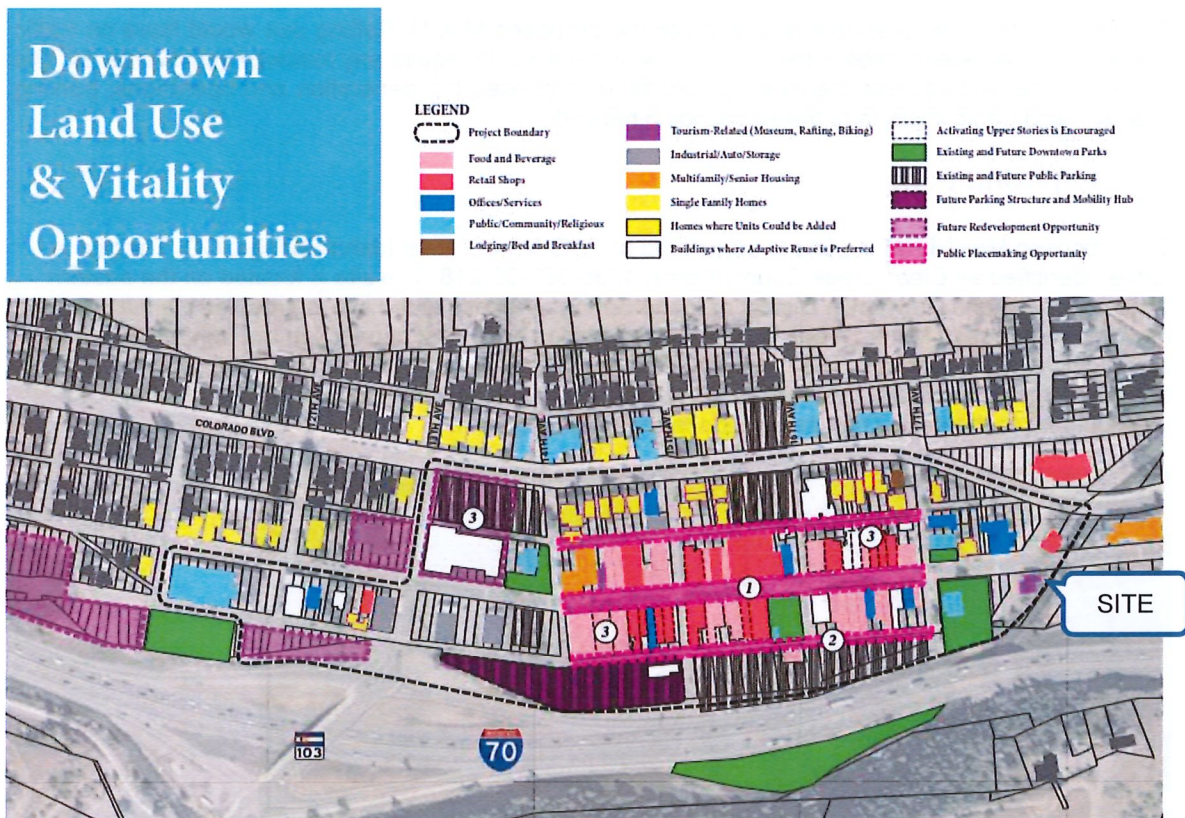


Downtown Plan

The Idaho Springs Downtown Plan (the Plan) was completed and adopted in December 2021 and provides guidance and improvement recommendations for the Downtown area. The subject site falls within the Downtown Plan Study Area. As such the Plan was reviewed to determine the proposed Mile Hi Rafting's use consistency with Idaho Springs planning efforts.

The Plan contemplates a number of mobility improvements including circulation routes and parking improvements. A review of the Plan shows that the parking capacity of the Historic District will be significantly increased and a circulator will likely be implemented that would provide access to Mile Hi Rafting. These improvements, although not necessary for the proposed use, will improve vehicular and pedestrian mobility in the area which the use will likely benefit from and have the potential to leverage.

The Plan also provides a Land Use map that contemplates the subject site as "Tourism Related (Museum, Rafting, Biking)" shown below in Figure 2. As shown in Figure 2, the proposed site use would be in direct conformance with the planned use for the site.



Proposed Use

Mile Hi Rafting seeks to utilize the existing building at the subject site to serve as the customer service area for rafting trips on Clear Creek. Equipment and vehicles will be primarily located offsite and the subject site will be used for customer and administrative use only.

Mile Hi Rafting is a seasonal operation that operates between Memorial Day through mid-August. It is the intent of Mile Hi Rafting to provide three (3) tours a day Sunday through Saturday. These tours will



be scheduled for 10:00 AM, 2:30 PM, and 6:00 PM. Operations on site include guests arriving before their scheduled time, filling out paperwork and getting dressed for the rafting tour, then getting picked up and taken to the tour by their guide. Tours generally last between 2 and 2.5 hours and guests depart the site well before the guest for the next tour arrives. This information was utilized to produce trip generation and parking demand analysis detailed below.

Trip Generation

In order to create trip generation estimates the operational information provided above was utilized. In addition, the following assumptions were made to determine a reasonable trip generation estimate for the proposed use:

- Guests arrive approximately 30 minutes before the tour time
- Guests leave the site for the designated tour within 30 minutes after the tour designated time in a Mile Hi Rafting vehicle with guide
- Guests have an assumed vehicle occupancy of 3 guests per vehicle
- Maximum tour size is 25 guests
- One employee vehicle is assumed on site
- Remainder of employee vehicles are parked offsite

Based on these assumptions, the site would generate up to 20 peak hour trips (10 inbound/10 outbound) during the 1:00 PM and 5:00 PM peak hour where guests and one employee vehicle would be leaving the site at the beginning of the peak hour and new guests would arrive towards the end of the peak hour. The site would generate up to 64 daily trips.

Network Impacts

The proposed use would result in an insignificant addition of trips to the surrounding network. It should be noted that the peak hour of the proposed use will typically occur outside the peak hour of the adjacent street network. No adverse impacts to the surrounding network are anticipated.

Parking

The site currently provides 10 parking spaces with additional pavement available for loading/unloading and circulation. From the operational information provided above this would provide sufficient space for Mile Hi Rafting operations. The parking demand of the site is provided in graphic form below.



As shown, 10 spaces would be sufficient for operations. It should be noted that nearby on street parking as well as public parking is available in close proximity to the site.

Idaho Springs provides off-street parking and loading requirements within Chapter 21, Article VI, Division I Sec. 21-127 Parking Space Required Table Sec. 21-127-1: Parking Requirements by Use. According to the Code a "River rafting offices and operations" should be parked at a rate of 1 space per 400 SF of GFA. According to Clear Creek County records the building on site is 2,497 GFA. This would require a total of 7 spaces. Under strict recognition of the Code the site would have a surplus of 3 spaces on site.

Conclusions

The conclusions of this analysis are as follows:

1. The proposed development is in conformance with the Idaho Springs Downtown Plan.
2. The proposed development will generate up to 20 peak hour trips and 64 daily trips on peak days.
3. The generated trips from the proposed Mile Hi Rafting project are expected to have minimal impacts on traffic operations on the existing roadway network.
4. Sufficient parking is provided for anticipated operations and is in compliance with the Parking and Loading requirements of Idaho Springs.
5. The proposed development is anticipated to be accommodated within the existing network and parking.

We trust that the information contained herein satisfy the request of Idaho Springs. If you have any questions or need further information, please contact Brian Horan at BrianHoran@gallowayus.com or 303-770-8884.





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Community Development Planner Communication

Document Date: April 28, 2022
Meeting Date: May 4, 2022
To: Planning Commission Members
Cc: Andrew Marsh, City Administrator
From: Jerad Chipman, AICP, Community Development Planner

RE: Community Development Monthly Report

The Community Development Planner has been working on the following recent, current, and upcoming projects.

Development applications and pre-applications:

- **Redevelopment of Block 57/Golddigger Field and the School Bus Maintenance Facility.** The City Council approved the FDP for the mixed-use development. The Developer is in the process of finalizing plans and applying for building permits.
- **Habitat for Humanity.** Habitat is in the process of finalizing their administrative plat and applying for building permits.
- **2802 Colorado Blvd.** Staff is working with a developer on a proposed residential use located behind the existing car wash.

Other Activities:

- **VCMP.** A soft opening of the hiking trail within Virginia Canyon Mountain Park is proposed to occur in May. The soft opening is intended to allow residents access to the trail prior to a formal opening.
- **Jacob House.** Staff has been working with the owner of the Jacob House to finalize plans to relocate the structure to another parcel in the City.
- **Historic Preservation Review Commission.** 2022 is the City of Idaho Springs's quadrennial Certified Local Government (CLG) review period. A representative from History Colorado will attend a future meeting and coordinate with staff to complete the quadrennial review.
- **Variance Board.** Staff anticipates a minimum of one variance at the May meeting.
- **Inquiries.** Staff continues to respond to a variety of planning and zoning inquiries from the public.