



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
Monday, April 20, 2022 – 6:00 p.m.

PLANNING COMMISSION
Regular Meeting
Wednesday April 20, 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**
- ❖ **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/89146339410?pwd=UzNhZ0RZK2ZnNG5yOHZvbDNDDeExpdz09>
Passcode: 775742

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 06, 2022**

ROLL CALL

Chairman Cindy Olson called the meeting to order at 6:00 p.m. Commissioners present were Cindy Olson, Don Reimer, Chuck Howard, Tracy Stokes and Ursula Cruzalegui. Commissioners Jordan Hudson and Kent Slaymaker were absent for the meeting. Staff present are City Planner Jerad Chipman, City Administrator Andrew Marsh, Assistant City Administrator Jonathan Cain and Deputy City Clerk Wonder Martell.

APPROVAL OF MINUTES

Commissioner Ursula Cruzalegui moved to approve the minutes from December 1, 2021. 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 Block 57/Former Goldigger field. There were no hands raised via zoom for virtual comment but there was one resident that signed up to comment in person. Resident Bobbi Korthuis who resides at 836 Miner Street wanted to ask the question of a possible greenhouse located at the “park” area of the proposed development. Ms. Korthuis started her presentation with the idea to have a community greenhouse/consistent gathering place where the community can grow and eat their own food built where the current bus barn is located on the property. Ms. Korthuis stated that she has taken this idea out into the community and she has been well received. The greenhouse that she proposes is a Geodesic dome type with a climate battery. Ms. Korthuis stated that she has found a company in Palisade Colorado that has a cheap option for this greenhouse. Chairman Olson thanked Ms. Korthuis for her idea and willingness to create this proposal and suggested that Ms. Korthuis reach out to Block 57/4 Point as they would be the property owners if this development gets approved and they would be the entity that would approve such an endeavor. Chairman Olson also suggested that Ms. Korthuis bring this idea to City Council as well.

NEW BUSINESS

Public hearing and Consideration of a Final Development Plan, Final Plat for a Mixed-Use Development at Block 57/Former Goldigger Field, Bus Maintenance Facility, and Property West of the Former Goldigger Field.

native strains of plants for the greenspaces and maybe that would keep from wasting a lot of water on the lawn.

Lily Williams (412 Colorado Blvd) also wanted to make comment. Ms. Williams stated that at the beginning of this hearing she was apprehensive, but she is now a little bit excited and that she had left Denver to get away from all of the big development. Ms. Williams stated that the developer's presentation has put her worries at ease as this development will not look like a communist block, but more keeping with the historic look of Idaho Springs.

Bobbi Korthuis (836 Miner Street) asked to comment again, Ms. Korthuis asked for the developer to give an estimate on how much the rents would be at this development. Ms. Korthuis stated that from what she understands the median income for Idaho Springs is about 50K and that would make the rent about \$600.00 but she knows that could never happen so she's wondering what the anticipated rent will be for these units.

Rob Makenzie (4 Points and he resides at 1 Brick haven Trail in Littleton CO) spoke to answer Ms. Korthuis questions. Mr. Makenzie stated that they try to be at the 80 to 120 % of the annual median income, that would make the rent start at about \$1,200 to \$1,400.00 per month for a studio. Mr. Makenzie understands that we critically need workforce housing, and there will be 4 units that are only to be rented to educators. Mr. Makenzie also made note that this is an opportunity zone, and they are looking at long term as they will own this property for at least 10 years.

Chairman Olsen asked if there were any more comments either in person or virtually. No one else spoke up or raised their hand for comment. Chair Olson then opened up the hearing for commissioner comments and or discussion.

Commissioner Don Reimer asked if there were to be any elevators in the buildings. City Planner Mr. Chipman stated that elevators had not been proposed at this time. Mr. Chipman stated the building codes were reviewed and that elevators were not a concern at this time. Commissioner Reimer inquired about handicapped residents and how they would be expected to navigate a 4-story building without an elevator. Ms. Cole advised Mr. Reimer that handicapped residents would be located on the Miner Street side units which were only 2 stories and that the entrance to said units were at ground level on Miner Street. Commissioner Reimer also asked for confirmation that this project would not have any gas, and that it would only be electrical. Ms. Cole verified that that was in fact true and there was no gas planned for this development. Commissioner Howard asked if they were planning on putting up solar panels. Ms. Cole replied yes, that solar had been discussed and sometimes its harder to do solar on apartment's because they are hard to individually meter.

Chairman Olson asked about the JVA letter that had 42 conditions on it. City Planner Chipman responded and advised that yes the developer was addressing all of the conditions listed on that letter. Ms. Olson also wanted to inquire on the letter from CDOT that said that if the city was impacted by any CDOT construction along the highway, that the city could have CDOT put up sound walls. Ms. Olson was very interested in this fact, and advised City Staff that they should look into getting sound walls with any highway construction to get rid of the noise and maybe a little of the dust.

Commissioner Tracy Stokes mentioned that she was fully in favor of the previous development Riverbend and asked if there was to be a strict vetting process for any protentional residents of "The Fieldhouse" and if there was going to be on site management. Mr. Makenzie (4 Points) replied with a yes, that there would be on site management and maintenance as well as they would be doing credit, criminal and background checks on all protentional residents and there would be a couple of units with income restrictions.

Chairman Olson called to order the public hearing at 6:06 pm.

City Planner Jerad Chipman started the public hearing noting that this type of development, meaning a mixed use of commercial and residential use is included in the Idaho Springs Comprehensive Plan. Mr. Chipman mentioned that this was a two step process, step one happened back in October of 2021 when the zoning of said property was changed to PD. Second step is the Final Development Plan which is where we are at this time.

This development has 119 residential units as how the plans are now also o=includes 2,500 square feet of commercial space. Part of the subdivision regulations is that there will be a public park required. Current plans show for at least 3 park areas at this development. There is a requirement of 15% open space which the developer has met.

PD amendment is not required as the property that was recently purchased to add to this development on the west will be used for access and for additional parking. City staff has requested easements to add an additional sidewalk at the development.

Chairman Olsen requested that the applicants now present their testimony for this public hearing.

Kelly Flinnigan 491 Zip Trail Idaho Springs, from the school board stood to provide testimony. Ms. Flinnigan wanted to explain how the school district decided with 4 points. Ms. Flinnigan stated that the former goldigger field has met its very useful life. The new school (top of Floyd hill) as a full size field that was not being utilized and cost the school district a lot of money to maintain. Ms. Flinnigan stated that 4 Points has a great track record in Colorado, the school board needed a project in order to move forward and the current bus barn facility is beyond repair. Ms. Flinnigan also stated that there is a huge need for employee housing in Clear Creek County, there currently is none and that they need a place for their educators to live. Retention of staff has been very challenging for the school district because of the lack of housing. Ms. Flinnigan stated that 4 points has gone above and beyond with this project and the School Board fully recommends approval of this development.

Carla Cole 2857 Hwy 103 stood to give testimony. Ms. Cole advised that from this day moving forward, this project will be known as "The Fieldhouse". She anticipates, as long as everything gets approved from planning commission and city council, that this project will begin breaking ground in August/September 2022. Ms. Cole stated that the retail or commercial portion of this development will be located in building 3 which is closest to where the bus barn is currently located. Ms. Cole stated that there are 32 units per acre and that statistically is a comfortable density. Ms. Cole thanked city staff for all of their service and for working hard with the developer to make sure this is a great project.

Chairman Olsen opened the public hearing for any public comment. Deputy City Clerk Wonder Martell advised there had been 3 sign ups for virtual comment.

Chip Bair (owner of Beau Jo's Pizza) currently resides in Hawaii wanted to make comment on this project. Mr. Bair stated that he fully endorses this development and the need for employee housing is very real and that this has been a very good presentation from the developer.

Sadie Schulz (owner of Spice and Tea Exchange 1634 Miner Street) asked to make comment. Ms. Schulz wanted to reiterate that this developer has been very open to suggestions and listening to the community. Ms. Schulz also fully endorses this project, she stated that we really need the housing and that it is a beautiful development.

Rick Albers (2012 Virginia Street) wanted to provide comment. Mr. Albers had a question about the helicopter landing as the county currently uses the former goldigger field as a medivac landing sight and he is worried they would lose that space for the helicopters with this development. Mr. Albers also supports this development.

Christian Hawkins (412 Colorado Blvd) Mr. Hawkins wanted to just mention that his suggestion for this project and he suggests that in the landscaping, that the developer try to use

Commissioner Ursula Cruzalequi had a couple of questions for the developer. Ms. Cruzalequi asked about the silt fence and was that the same as a privacy fence. Mr. Chipmans responded and advised that the silt fence was for during construction only and would just be a perimeter fence for the duration of the project construction. Mr. Chipman also noted that there would be a privacy fence along 11th and to the west side of the parcel. Ms. Cole also mentioned that those privacy fences were intended to keep headlights from going into neighboring windows. Ms. Cruzalequi also wanted to know if the 2,500 square footage of commercial was changeable or was that the final number. Ms. Cole stated that they would have designated more commercial square footage but without a business having interest into moving into the property, financially it doesn't work for 4 points to designate a lot of commercial space if it may in well remain vacant.

Chairman Cindy Olson adjourned the public hearing at 5:45 pm.

Chairman Olson asked for a motion to approve the FDP.

Commissioner Cruzalequi moved to approve final development plan and final plat for block 57 and parts of blocks 45, 55, 56, 66 and s of the city of idaho springs, a portion of the nancarrow placer m.s. no. 1345, and portions of vacated city rights-of-way (former golddigger field, property west of field and bus barn property), for a mixed use project with the following conditions:

1. A sidewalk shall be installed along the north side of Miner Street for the full width of the block between 8th and 9th Avenues as indicated on the plans. The City will assist the Applicant in obtaining any necessary easements and funding of the sidewalk for that portion that lies between the indicated terminus and 8th Avenue.
2. Additional lighting shall be installed to illuminate the parking areas located near the south and west Property lines.
3. An additional distinct roof ridgeline shall be added to Building 1 (required prior to issuance of building permit for Building 1).
4. A privacy fence and adjacent landscaping shall be installed along the western Property line.
5. All air conditioning units and garbage areas shall be screened in accordance with the Idaho Springs Municipal Code.
6. Carport structures shall be limited to no larger than six (6) spaces per structure.
7. The Applicant shall work with the City to offer available apartments to local residents prior to being released to the open market.

Commissioner Reimer seconded followed by an all in favor roll call vote.

Chairman Cindy Olson adjourned the meeting at 7:51 pm.

CITY OF IDAHO SPRINGS

Planning Commission Communication



REPORT DATE: APRIL 14, 2022

MEETING DATE: APRIL 20, 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:

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.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Comprehensive Plan states that appropriate development should fall within the below criteria:

"As the Idaho Springs Downtown Commercial District is the heart of the City of Idaho Springs, the historical character and uses in the area should be preserved, maintained and celebrated. Future development in this mixed-use area should be pedestrian scaled tourist and local oriented goods and services such as cafes and restaurants with outdoor seating, tourist services, office uses, small retail stores and office buildings. Residential should be encouraged above commercial uses or behind commercial storefronts in this area. Single family residences, duplexes and single-family residences converted to multi-family could also be appropriate directly adjacent to Colorado Boulevard. Non-residential development facing Colorado Boulevard should maintain residential character."

The above excerpt from the Comprehensive Plan recommends that the property be used for pedestrian-scaled tourist services and for the sale of local goods. It is staff's opinion that the proposed use falls within tourist activity rather than tourist services and is not a use typically sought out by pedestrians, but rather is a destination upon itself that is accessed predominately via automobile.

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 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.

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

The Petitioner has provided a marked-up aerial photo to serve as a site plan that is attached to this report. It indicates that there are twelve (12) parking spaces on the property. Staff cannot verify on any City-approved plat or plan that 12 parking spots exist on the property. Handwritten notes (from the applicant) on the aerial photo propose an enclosed trailer that is intended to house rafting materials. Staff is concerned that not all of the parking spaces will be able to be utilized as some of them may be inaccessible due to the location of the storage trailer. Further, staff is concerned that the proposed trailer location may be within a joint access easement area along the boundary of this property and the property to the west. Neither property owner may obstruct that easement area. Without a true site plan that includes dimensions, Staff is unable to accurately evaluate the proposed location of items proposed by this application.

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 is required to be submitted prior to a Conditional Use Permit being issued by the City Council. The Petitioner is in the process of acquiring a traffic analysis. Staff 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.

PARKING:

The aerial photo site plan indicates twelve (12) existing parking spaces on the site. Again, Staff cannot verify the location or dimensions of 12 parking spaces on the property on any plan on-file with the City. The Municipal Code has a parking requirement for rafting uses based on square footage of the building. That requirement is one (1) parking space per 400 square feet. The building on the property is less than 2,000 square feet resulting in approximately five (5) parking spaces. It is staff's opinion that the code underestimates the impact of a rafting use in correlation to building size. As the proposal is a Conditional Use Permit, parking above the Municipal Code Requirement may be a condition of approval.

The Petitioner has indicated that they intend to have four (4) rafting trips per day and 120 patrons per day. That equates to thirty (30) patrons at a time that will need to park along with employees of the business. Even if the average rafting group arrives in three (3) individuals per vehicle and only a few employees parking on the site, the number of vehicles would exceed the number of spaces on the site. The number of spaces potentially further diminishes with the enclosed storage trailer and patrons suiting up in the parking area.

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 an enclosed trailer.

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 conform to all of the requirements of this section as the site is of an inadequate size to facilitate the use. The proposed use may also utilize an easement area on which no obstructions may be placed.

(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 focuses on pedestrian scale uses in this area. Rafting is a destination use that draws automobile users to it rather than a visitor who is walking between businesses. The use is indeed a tourist use; however, it is not a tourist use that is appropriate to this area as identified by the Comprehensive Plan.

(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. Without a traffic analysis, it is impossible to evaluate the scope and severity of the potential traffic impacts. 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 buses and 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 properly meld with adjacent properties in this area of the City.

REFERRALS:

Referrals were sent to the following individuals and entities for review and comment:

- Administrator Marsh
- City Clerk Breece
- Police Chief Buseck
- Public Works Superintendent Bordoni
- City Attorney Beery

- City Engineer Lawless and a Traffic Engineering Sub-Consultant
- Building Official Wester
- Fire Chief Babeon

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. 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.

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 following conditions:

- 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, 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.
- All storage shall be within the existing building or within a completely enclosed trailer. All rafts shall be stored on trailers and parked in the parking spaces located in front of the existing garbage enclosure.
- The location of the "enclosed trailer" must be verified by the City Surveyor to be outside of the area of the joint access easement area lying between this property and the property to the west. Any relocation of the trailer to comply with this condition that materially impacts the parking and traffic circulation of the site, as determined by the City Planner, shall require a CUP amendment pursuant to Code Sec. 21-105(H) (the same process required for a new CUP).
- A traffic analysis shall be submitted by the Applicant and the indicated impacts shall be evaluated by staff for compliance with Code Sec. 21-105. If Staff determines that the traffic analysis credibly indicates impacts that comply with Code Sec. 21-105, the CUP shall be issued and operations on the Property may begin consistent with the CUP. If Staff determines that the traffic analysis credibly indicates impacts that do not comply with Code Sec. 21-105, the CUP shall not be issued;

in this event, the Applicant may request a hearing before the Planning Commission on the topic. The Planning Commission's review of Staff's interpretation of the traffic analysis shall be final.

- A plan shall be submitted to address parking and the storage of associated vehicles.

Attached Documents:

- Petitioner's application and associated documents.



Idaho Springs Land Use

Application

1. This is the master land use form for the City of Idaho Springs. Please use to apply for:
(Please select one of the following as appropriate)

- | | | |
|---|---|--|
| ☐ Administrative (Subdivision) | ☐ Annexation | ☒ Conditional Use Waiver |
| ☐ Plat Major Subdivision | ☐ Variance or Appeal | ☐ RV Park |
| ☐ Planned Development Overlay | ☐ Minor Subdivision | ☐ Site Plan |
| ☐ Sign Permit | ☐ Rezoning | |
| ☐ Temporary Use | ☐ Other: _____ | |

2. Project Name: MILE HI RAFTING
Please print or type legibly

3. Contact information: (a list of additional contacts may be attached)

Owner Name: Santiago and Trica Garcia III
Liberated Resurrections LLC

Address: 1743 MINER ST

Telephone: (954)632-2211 Fax: _____

E-mail: speedgear3@gmail.com

Applicant Name: DAN COSTELLO

Address: 243 RIDGEVIEW TRAIL

Telephone: 3-434-0573 Fax: _____

E-mail: DAN@MILE-HI-RAFTING.COM

4. Property Description:

Address or Location: 1743 MINER ST.

Existing Zoning: Unzoned

Existing Use: Retail

Proposed Zoning: Commercial - Outdoor Recreation

Proposed Use: RAFTING OPERATIONS

Legal Description:

Subdivision: Idaho Springs PT Becker PL #229 & PT BLK 20 & P

ABD RR ROW & IMP

458/786 594/375 IMP SURV #247362 784/744

5. Purpose: (describe intent of this application in 1-2 sentences)

Mile Hi Rafting is requesting permission to operate a rafting business at 173 Minor Street, in the downtown Idaho Springs Historic District.

6. Certification: (must be signed in blue ink)

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: Santiago Garcia III

Date: 03/23/2022

AND

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge.

In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the City of Idaho Springs must be submitted prior to processing this application.

Applicant: Daniel Costello

Date: 03/17/2022

Property Record Card

Clear Creek County Assessor

**LIBERATED
RESURRECTIONS LLC**

A FLORIDA LLC
PO BOX 925
IDAHO SPRINGS, CO 80452-0925

Account: R004667

Tax Area: Idaho Springs - 030

Acres: 0.000

Parcel: 1835-363-00-218

Situs Address:

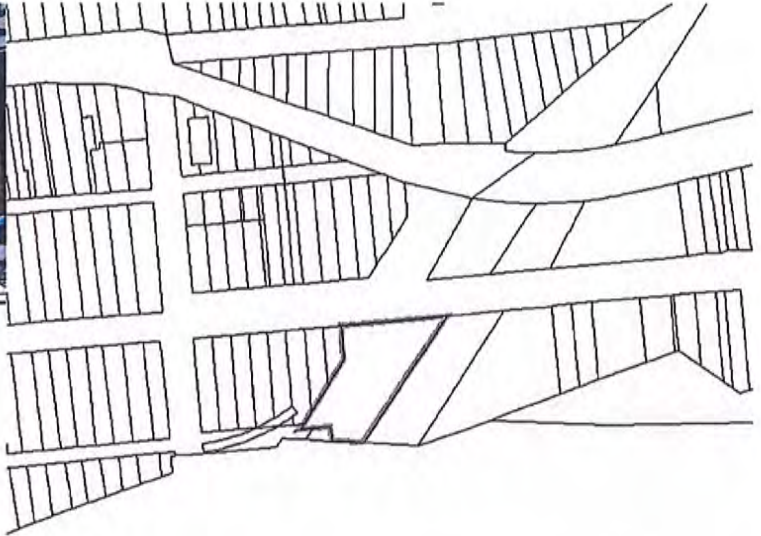
1743 MINER ST
IDAHO SPRINGS, 80452

Value Summary

Value By:	Market	Override
Commercial (1)	\$289,900	N/A
Land Com (1)	\$53,200	N/A
Total	\$343,100	\$343,100

Legal Description

Subdivision: IDAHO SPRINGS PT BECKER PL #299 & PT BLK 20 &
PT
ABD RR ROW & IMP
-458/786 594/375, IMP SURV #247362 784/744



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
275733	04/10/2015	WD	QI	Y	\$355,000	96.65	\$355,000	96.65	\$355,000	96.65
183621	06/20/1997	WDJT	UI	Y	\$100,000	343.10	\$100,000	343.10	\$100,000	343.10

Commercial Occurrence 1

Rank	LOW	Class	D
Commercial Style	IDAHO SPRINGS_RETAIL	Condition	AVERAGE
Occupancy	RETAIL STORE	Occupancy 2	APARTMENT (HIGH RISE)
Square Feet	1535	Year Built	1938
Square Feet 2	962	Effective Age	28
Shape	SLIGHTLY IRREGULAR	Stories	1
Story Height	8	Location Rating	AVERAGE
Heat Cool	FLOOR FURNACE	Last Inspection	11/16/2016
By Who	TJF	Next Inspection	2020
Base Value	1	Zip Code	80452

Property Record Card

Clear Creek County Assessor

Commercial Occurrence 1

Abstract Code	2230 - SPEC.PURPOSE-IMPROVEMENTS 1212 - SINGLE FAM.RES-IMPROVEMTS	Special Feature Adj	90			
SubArea	ACTUAL	SFLA	BSMT_FIN	FOOTPRINT	UNITS_BUILDING	GS
Square Feet	2497	2497				
Units						1
Total	2,497.00	2,497.00				1.00
	Value	Rate	Rate	Rate	Rate	Rate
	\$289,900	116.10	116.10			289,900.00

Land Com Occurrence 1

Acres	0	Square Feet	13299
Location Rating	LOCATION RATING - AVERAGE	Improvement	1
Use Code	COMMERCIAL	Road Type	SECONDARY PAVED
Road Maintained	Yes	Topog Front	TOPOGRAPHY FRONT - LEVEL
Topog Middle	TOPOGRAPHY MIDDLE - LEVEL	Topog Back	TOPOGRAPHY BACK - LEVEL
Not Buildable	No	Property View	No
Southern Exposure	No	Creek Front	No
Shape	TYPICAL	Water	Yes
Natural Gas	Yes	Sewer	SEWER - PUBLIC
Water	WATER - PUBLIC	Base Value	BASE VALUE
Abstract Code	2130 - SPEC.PURPOSE-LAND 1112 - RESIDENTIAL LAND		

SubArea	ACTUAL	SFLA	BSMT_FIN	FOOTPRINT	UNITS_BUILDING GS
Units					1
Square Feet	13299		13299		
Total	13,299.00		13,299.00		1.00
	Value	Rate	Rate	Rate	Rate
	\$53,200	4.00	4.00		53,200.00

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	RESIDENTIAL LAND	\$26,600	\$1,850	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$144,950	\$10,070	NA	NA
2130	SPEC.PURPOSE-LAND	\$26,600	\$7,710	NA	NA
2230	SPEC.PURPOSE-IMPROVEMENTS	\$144,950	\$42,040	NA	NA
Total		\$343,100	\$61,670	NA	NA

Mile Hi Rafting Concept Plan:

Mile Hi Rafting is a customer service based adventure company. The company was established in 2001. Our hours of operation are 8:00am - 9:00pm Sunday through Saturday. Our business is open yearly from Memorial Day weekend through Mid-August (water dependent). We run 3 hour tours 4 times per day, at 8:00am, 11:00am, 2:30pm and 6:00pm. On a high volume day we serve 120 customers.

We are excited to have the opportunity to bring our company to the historic district of downtown Idaho Springs. When Matt and Dan purchased the business in 2018 one of their top goals was to be, not just a business located in Clear Creek County, but to be a business that is part of the Idaho Spring community. We believe that this location gives us the perfect opportunity to do just that. Being in a location central to Idaho Springs on the Clear Creek allows us the perfect environment for our customers adventures and brings our customers into the community.

We recognize that customer parking and traffic flow are the greatest impacts our rafting business will have on the downtown area. The property at 1743 Minor Street currently has 12 marked parking spaces. We know that, on average, our customers use 2-8 parking spaces throughout the day. We know that our employees use, on average, 2-6 parking spaces per day. The 12 current parking spaces should be enough to accommodate both customers and employees, but our current plan is to have only 2 employees park in our lot at a time. We would direct any additional employees to utilize public parking.

The consideration for traffic flow is mainly affected by the loading and unloading of customers during our 4 daily tours. The West side of our property allows enough space for us to load and unload one van and trailer at a time. In our experience this is ample in order to efficiently run our tours and business. The majority of our assets, including additional vehicles will be stored off-site.

We believe our move to 1743 Miner St. is one that will benefit both us and our community. We look forward to working with the city of Idaho Springs, and encourage your input on how together we can best serve our community and customers.

Traffic Flow for Mile Hi Rafting at 1743 Minor Street:

Mile Hi Rafting runs its operations 7 days per week, Memorial Day weekend through mid-August. They run 3 hour tours, 4 times each day at 8:00am, 11:00am, 2:30pm and 6:00pm.

Customer vehicles will enter the property at the parking lot entrance on Miner Street.

The property currently has 12 parking spaces, which are sufficient for all customer parking.

Customer vehicles will be coming and going from the property at 7:30am, 10:30am, 1:30pm, 5:30pm and 9:00pm. The 7:30am, and 9:00pm traffic times will be our lightest.

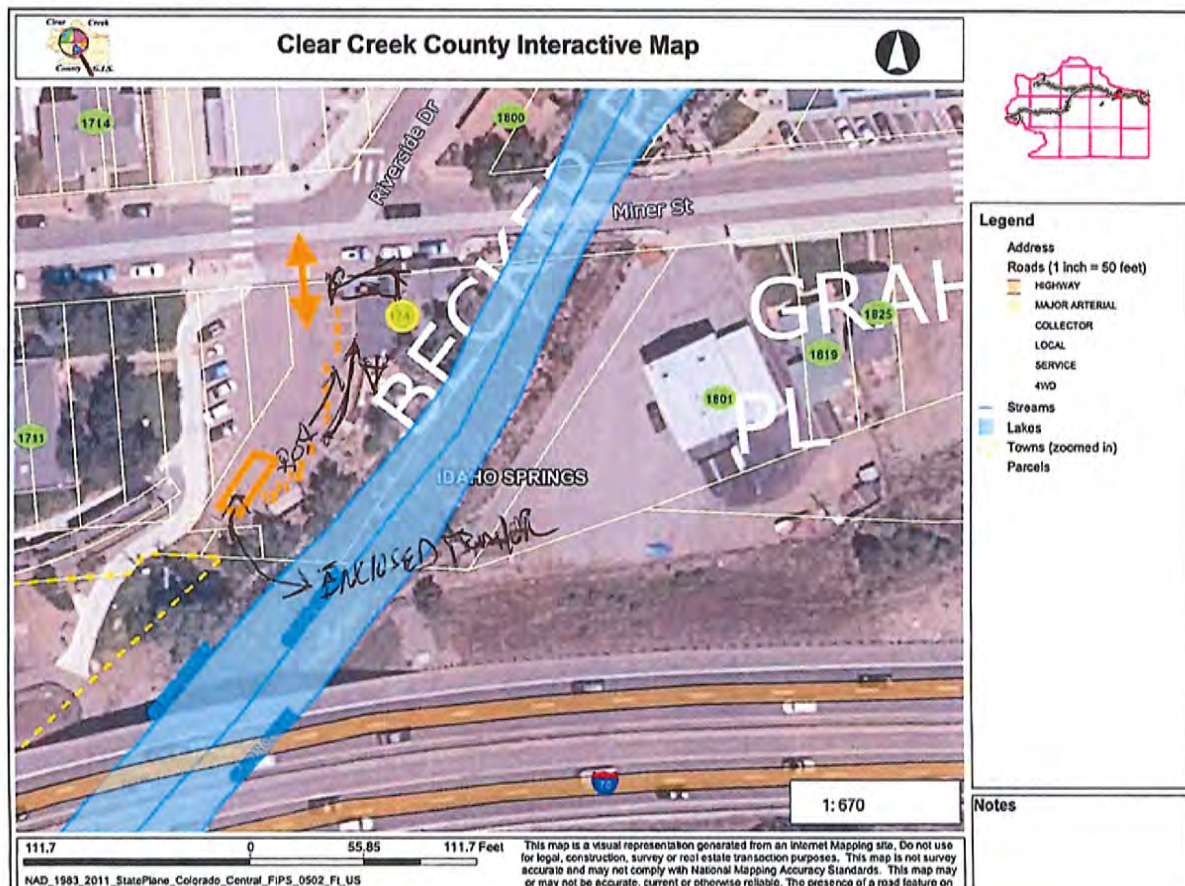
Tour vans and boat trailers will enter and exit the property at the parking lot entrance on Minor Street.

Customers and guides will load and unload tour vans on the west side of the property, in the parking lot.

Customers and guides will be loading and unloading from vans at 8:00am, 11:00pm, 2:30pm, 6:00pm and 9:00pm. The 8:00am, and 9:00pm tour loading and unloading times may not be run on low volume days.

Customer walking traffic will flow to and from the parking lot to the building front door located on Minor Street.

Customers are provided with outdoor gather space which is fenced on the property along the North and North West corners of the building.



March 16, 2022

Re: Idaho Springs Land Use Application for Mile Hi Rafting

To Whom it May Concern,

Mile Hi Rafting is requesting the opportunity to conduct a rafting business in the Idaho Springs Historic District at the location of 1743 Miner Street.

Mile Hi Rafting has been located in Clear Creek County for 21 years. When the new owners purchased the business in 2018 they we located in Dumont. It has been the focus of the current owners, Dan Costello and Matt Hails to relocate the business to the downtown Idaho Springs area. During their search Dan and Faith Costello found great opportunity at the 1743 Minor Street location and have built a strong relationship with the property owners, Santiago Garcia III and Trica Garcia. Dan and Faith recognized that not only was the location a great opportunity for Mile Hi Rafting, but could also be a great opportunity to run their own business. Dan and Faith feel it would best serve the community to have the location be occupied more than 4 months of the year and will sub-lease the space to Mile Hi Rafting May-August and will also use the location to run their business, Little Bear Bicycle Outfitters.

At this time Mile Hi Rafting recognizes that the 1743 Minor Street location is within the Historic District of Idaho Spring and that special use permit is required to run a rafting business at this location. We believe allowing Mile Hi Rafting to run its operations at this location will benefit both us and our community. We look forward to working with the city of Idaho Springs, as we move forward with both Mile Hi Rafting and Little Bear Bicycle Outfitters.

We appreciate your consideration.

Regards,

Dan Costello
Mile Hi Rafting
(303) 434-0573
costello44@gmail.com