

Gilpin County Planning Commission

Meeting Minutes – June 10, 2008

The Gilpin County Planning Commission convened, at the Gilpin County Justice Center, Multi-purpose Room, 2960 Dory Hill Road, Gilpin County, Colorado

Call to Order: Chair Del Johnson called the meeting to order at 7:08 p.m.

Quorum Call: Present: Chair Del Johnson, Don Harvey, Thomas Moore, John McMillan, Laura Jeney, Rob Dutcher and Ron Saeger and Leslee Alexander. Absent: Scott Belonger. Also present County Planner Ray Rears and Planning Commission Secretary Shannon Cook.

Minutes: Jeney moved to accept the May minutes; seconded by Alexander and the motion passed with unanimous consent.

New Business: Coal Creek Canyon Park & Recreation District Service Plan Review
Rears presented a summary of the staff report. Applicant is looking for a recommendation sent to the Board Of County Commissioners.

Applicant Comment:

Coal Creek Canyon Improvement Association (CCCIA) would like to create a special district Park and Recreation center, servicing Jefferson, Boulder and Gilpin Counties. We are three counties and one community. We are considering obtaining 35 acres. We would like to provide a recreation area featuring a modest building for gatherings, games, fitness and restrooms. We are also considering a sledding hill, skating rink, play ground, picnic benches and hiking trails. We would like to provide transportation to larger recreation centers for Coal Creek residence.

We have surveyed the community and the results reflect a 65% approval rate. A special district with specific residence would be taxed. Over one million dollars is needed. The plan is conservative and feasible. Our proposal is consistent with the Gilpin County Master Plan.

Planning Commission Questions:

Where and when do you plan on building, is the membership voluntary for CCCIA, what is the percentage of Gilpin residence in the perposed special district, would district residence only be able to use the center, would people living outside the county pay a fee.

Planning Commission Decision:

There is not enough information to provide a favorable recommendation. No recommendation will be sent to the Board.

New Business: Christ the King Church Special Use Review – Highway 46
Rears presented a summary of the staff report prepared by Tony Petersen.

Applicant Comment:

We would like to provide youth cabins for summer camp. We made an offer on the land. We have received enough money to fund our project. The last time we tried to do this we lost the land and had to resign our proposal.

Planning Commission Questions:

Would there be a change in zoning. Could a PUD or C3 be issued. How many kids will be staying in the cabins. Will you be applying for a liquor license. Who makes the decision about zoning change. Does this fit in with the Master Plan.

Christ the King Church Special Use Review will be presented again to the Planning Commission on July 8th for a Public Hearing.

Old Business: Updated Gilpin County Master Plan DRAFT final – release for public comment

Planning Commission Comment:

Any minor grammatical changes and comments can be emailed to Rears. Rears will send the Master Plan to the county attorney.

Adjournment: Alexander moved to adjourn, seconded by Harvey. The motion passed with unanimous consent and the Planning Commission adjourned at 8:55 p.m.

Respectfully submitted,

Del Johnson
Chair