

# Gilpin County Planning Commission

## Meeting Minutes – October 14, 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:** Johnson called the meeting to order at 7:00 p.m.

**Quorum Call:** Present: Chair Del Johnson, Pro Tem Don Harvey, Laura Jeney, Scott Belonger, Rob Dutcher, Ron Saeger, First Alternate John McMillan and Second Alternate Thomas Moore. Also present: Community Development Director Tony Petersen and Planning Commission Secretary Shannon Cook.

**Minutes:** Jeney moved to accept the August and September minutes; seconded by Saeger and the motion passed with unanimous consent.

**New Business:** SUR 08-02 – 401 Mac-Rock Road – Wedding and Honeymoon Stay  
Petersen presented a summary of the staff report. Their road is Not County or City maintained.

**Applicant Presentation:** Applicant presented a handout with the site-plan. The Special Use Permit is for weddings and small events, no more than 49 people. We would be looking for local companies to provide services for the weddings. There is one neighbor, but they are out of view. There is a possibility of outdoor ceremonies, to enjoy the view. We may have a band playing inside or outside. This would be a seasonal use and not during the snowy season.

**Planning Commission Comments:** Is the Road County maintained? Are there banisters and railings on the steps? Will there be shuttle service? What type of supervision will be available during events? Do you have Health Department approval? Is there phone service?

SUR 08-02 – 401 Mac-Rock Road – will be presented again to the Planning Commission on November 19, 2008, for a Public Hearing.

**Old Business:** Gilpin County Zoning Regulations

**Staff Presentation:** Petersen presented the purposed Zoning Regulations, to replace previous regulations. An electronic version was emailed to Planning Commission. Adjustments were made in the following areas: site plan, zoning districts, SPU and zoning changes standards, dominate use standards, drainage, wildlife, healthy forest exemptions, vegetation, lighting code, landscape and parking, hill side and ridge development, access road standard, water supply, transfer development rights. There will be a Public Hearing and final approval goes to the Board Of County Commissioners. This should not take as long as the Master Plan. Zoning code enforces the Master Plan.

**Planning Commission Comments:** We were unable to open electronic document. Sections and sub-sections are gone from previous copy. Petersen will resend the regulations via email, if they are still unable to open the document Cook will mail a hard copy.

Adjournment: Dutcher moved to adjourn, seconded by Harvey. The motion passed with unanimous consent and the Planning Commission adjourned at 8:00 p.m.

Respectfully submitted,

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Del Johnson  
Chair