

MEETING MINUTES OF THE GILPIN COUNTY
PLANNING COMMISSION

November 18, 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 7:04 p.m.

Quorum Call: Present: Chair Del Johnson, Don Harvey, Laura Jeney, Rob Dutcher, John McMillan and 1st Alternate Thomas Moore - Absent (Excused): Scott Belonger & Ron Saeger - Absent (Unexcused) None - Staff Present: Community Development Director Tony Petersen and County Planner Ray Rears. **Public in Attendance:** 13

Minutes: Dutcher moved to accept the October minutes as written; seconded by Harvey and the motion passed with unanimous consent.

Public Hearing - 7:05 p.m.

- SUR 08-02 - 401 Mac Rock Road – Weddings and Honeymoon Stay:

Rears presented the staff report. After the report was presented, the following areas discussed included the following:

- That this use is not a change in zone
- That the applicants have been working with Central City Fire Chief Gary Allen.
- The applicant confirmed that no additional buildings are proposed.
- Added condition addressing overnight stays.
- That the kitchen would not be used to prepare meals.
- That the conditions imposed would adequately address the location of the well and septic if they are off site.

Public Comment

- John Monroe, 1338 Urban Street; Golden, CO 80401
 - He is the owner of the “Lily Rose” where the well is located.
 - Does not want the property tax to increase.
 - Limited parking on site
 - Does not have a problem with the proposed use.

Jeney moved to recommend for approval to the Board of County Commissioners with staff’s proposed conditions of approval plus an additional condition that “Business related overnight stays shall be limited to two people”, seconded by Harvey. Motion passed with unanimous consent.

New Business – SUR 08-03 Christ the King – Highway 46 – Preliminary Review

Petersen presented the staff report. After the report was presented, the following areas discussed included the following:

- Applicant will sell the residential parcel
- No parking along road
- Just church property, no commercial is proposed
- Camping for kids
- RV camping for a night or two
- 120 person days

- Limits on maximum number of vehicles
- Limits on number of buildings
- Leach field and well would limit the occupancy of the building
- Federal law may restrict our authority
- The current compromise is reasonable per staff
- Would like to know more about the aesthetic, parking and a sketch plan of the proposed buildings on site
- The applicant is proposing a central parking area with emergency lighting available for helicopter landing.
- Unable to forecast the future need of the church

A more detailed plan will be discussed during a December public hearing.

Old Business – Discussion of the Gilpin County Zoning Regulations

General comments were received based on the September 22, 2008 proposed revision. Those comments included the following:

- Choppy flow
- Spell out abbreviations
- Need more information regarding exhibits
- Wording is confusing in the subdivision exemption section
- Need a definition section
- Rezoning is done by resolution
- Reference sections, such as mining
- Commercial zone names will remain the same
- Wind turbines are addressed in two sections
- 5 kw cap may be too low if 950 kwh is necessary be month, per home
- How is the code addressing wind/solar energy vs. fossil fuel energy resources
- Limitations on solar as well

McMillan and Harvey will work on the wind/solar energy components and bring back some information to be discussed during next months meeting. The commission will discuss the next section in December.

Other Business – Interview Candidates for Vacant Planning Commission Position

Staff left the meeting so the Planning Commission could interview the four applicants. After discussing the candidates John McMillan moved to recommend to the Board of County Commissioners that Dave R. Lewis be appointed to second alternate, seconded by Jeney. Motion passed with Dutcher and Johnson opposed.

Harvey moved to adjourn, seconded by Dutcher. Motion passed with unanimous consent. Meeting ended at 9:20 p.m.

Respectfully submitted,

Del Johnson
Chair