MEETING MINUTES OF THE GILPIN COUNTY PLANNING COMMISSION

July 20, 2010

The Gilpin County Planning Commission convened, at the Gilpin County Library, Gilpin County, Colorado

Call to Order: Chair Laura Jeney called the meeting to order at 7:10 p.m.
Quorum Call: Present: Chair Laura Jeney, Ron Saeger, Lance Jones, Rob Dutcher, Jim Wailes, 1st Alternate Mark Cooney and 2nd Alternate Jan Doell
Absent: Scott Belonger and Thomas Moore
Staff Present: County Planner Ray Rears, Planning Commission Secretary Shannon Cook
Minutes: The minutes from June 15, 2010 were approved by a vote of 7-0.

Public Hearing – Boulder River Ranch SUR Public Hearing – Pactolus Road
Ray Rears presented the Staff Report (prepared by Tony Petersen) and the staff recommendation for approval with conditions. Applicant Matthew Burkett presented a recap of the plans for building the Boulder River Ranch Fishing Lodge. Topics covered in the presentation included; conservation, fly-fishing, teaching and the lodge.

Open for Public Comment at 7:35 pm

- Bill Tower (Pactolus Road) - In favor of hiring more locals. It looks great and is a grand idea for the North end of the county.
- David Verser (Highway 72) – Improvement in fishing. There is a huge improvement of the eyesore that was there. In favor of hiring more locals.
- David Stattery (Karlann Drive) – In 100% agreement. Matthew and associates are doing a topnotch job.
- Jim Fischer (Lupine Road) - Disagree with other public comments. I want to get away from development, traffic, impact, overnight camping and expansion.
- Joe Chizmas (S. Beaver Creek) - Against commercial development. Staff listing is too high. Events are high and are at the maximum end of the conservation easement. 132 to 150 vehicles will have a high impact. They are requesting max. capacity and could increase later.
- Mike McGrath (Highway 72) – I've been on the water 100 days and the fishing is very good. I'm worried about large groups, especially when train shipping passes through the property. I'm worried about kids near trains and hope Matthew doesn't fence the property. Fishing is great, but having large groups would be unsound.
- Dustin Maestro (N. Beaver Rd) – I have been working with Lincoln Hills Fishing for years and feel they are very professional. They offer fishing for kids that is 2nd to none. The kids are in no relation to the railroad tracks and the kids are watched. The river is also dangerous, but professionals are watching. Wild Bear has had great experience and opportunity being there. According to Jill Dreves, Wild Bear Director, the 11-15 year olds from Wild Bear have enjoyed the Boulder River Ranch and it's a positive impact. The jobs provided have been very good for the economy.
- Ethan Emery (Denver) - I work for Angling University and feel the school is reasonably priced with topnotch instruction and providing life long memories. They have donated fees, because they are interested in bringing kids in to learn. There was a positive write up in the Mountain Ear.
- Spencer Williams (Rollinsville) – Fishing has grown. Five years ago it wasn't worth fishing.
- John (Nederland) – Nice to see more jobs and the property looks better. Safety is important. Great opportunity for people.
- Cody Detuelle (Aspen Lane) – I work for Lincoln Hills fishery. My wife is a teacher at Gilpin. I help determine wildlife growth and take pride in the program. They are not trying to make a lot of money they are here to be outdoors and teach conservation.

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- Hillary Stevens (Pactolus Road) – Has the 35-acre parcel had a true survey, and how many delivery trucks will be on and off of Pactolus Road. A trout hatchery truck almost hit me last week. People live on the road. I am concerned about how many driveways will be created and the lighting at night.
- Dave Fowler (Englewood) – I grew up here in the summer. I'm a friend of Farrell. It was like a dump when the previous owner was there, now it's incredible, it's a beautiful valley. It looks much better than when Larson owned it. There's no equipment and junk and now I'm 100% in favor. It gets better every time I see it.
- Eric Miller (Nizhoni Road) – I'm in favor of what's happening.
- Anthony Bartkowski (Fountain) – I'm a professional guide. I've seen the transformation. I was laid off from my other job and was hired as a guide. I love being here and I'm glad to send people to local restaurants and businesses.

Closed public comment at 8:10 pm

Planning Commission Comments:

The Planning Commission's recommendation includes the following conditions:

- Stream and stream bank improvements
- Pond Improvements
- Overnight guest accommodations and meal service not to exceed 24 lodge guests
- Fly fishing instruction not to exceed 15 students
- Kid fishing day camps (e.g. Boys & Girls Clubs) not to exceed 15 campers.
- Off-season special events (e.g. Weddings) not to exceed 5 per year with a maximum attendance of 150
- The building of structures shall be limited to 1 lodge not to exceed 5000 square feet and not more than 6 guest rooms; 1 utility/classroom/employee efficiency building not to exceed 2000 square feet shall be permitted. Said building shall be limited to 1 employee efficiency.
- Permanent parking area(s) with a minimum of 20 designated parking spaces shall be provided.
- Overflow parking area(s) totaling a minimum of 20,000 square feet shall be designated for special events. No offsite parking shall be permitted.
- Overnight camping shall be limited to 15 persons, not to exceed 5 nights per month, but subject to the daily maximum of 24. Proper sanitation shall be supplied.
- Road and Bridge would be consulted prior to the BoCC hearing.

Jones made a motion to approve with the above conditions. Saeger seconded the motion. All in favor none opposed.

Public Hearing – Seasonal Yurt Residence SUR – Robinson Hill Road
Rears presented the staff report and staff recommendation for approval with conditions. Applicants were not present.

Open for Public Comment at 9:05

- Constance (Robinson Hill Road) – Noise level set at 50 db may be too high. The sound echoes off of the mountain and you can hear the neighbor sneeze. I don't have a problem with the yurt I just want to get away from the noise.

Closed Public Comment at 9:07

Planning Commission Comments:
Jones: I agree that 50 db is too high, especially in the summer when windows are open. I suggest lowering the level to 45 db.

Saeger made a motion to approve with the condition of lowering the db level to 45. Jones seconded the motion. All in favor none opposed.

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New Business – Onsite Electric Generator SUR Concept plan – Bald Mountain Road area
Rears presented the staff memorandum. Applicant Search Light Solar presented their plan for installing solar. Bank of America owns the property. The power company supply would cost around $80,000.00-$100,000.00, due to location. Solar is necessary to have as an alternative energy.

Applicant will come back next month for a Public Hearing.

New Business – Zoning Code Revision Discussion – Animals
Rears read the Zoning Code. The Planning Commission discussed; pets, economic animals, agriculture, registering animals, horses and acreage.

Further discussion will be brought up at next months meeting.

ADJOURN:
Saeger moved to adjourn, seconded by Dutcher. Meeting ended at 9:50.

Respectfully submitted,

Laura Jeney

Laura Jeney, Chair

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