

MEETING MINUTES OF THE GILPIN COUNTY
PLANNING COMMISSION

December 14, 2010
Special Meeting

The Gilpin County Planning Commission convened, at the Gilpin Old Courthouse,
Meeting Room, 203 Eureka Street; Central City, Colorado

Call to Order: Chair Laura Jeney called the meeting to order at 7:01 p.m.

Quorum Call: Present: Chair Laura Jeney, Chair pro-tem Ron Saeger, Thomas Moore, Rob Dutcher, Jim Wailes, Mark Cooney, 1st Alternate Jan Doell – Absent: Lance Jones (Excused For Special Meetings) - Staff Present: County Planner Ray Rears.

Public in Attendance: 13

Agenda Review: Jeney suggested the commission should hear public comment ahead of old business. Moore moved to move public comment ahead of old business, seconded by Saeger and the motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes for the October 19, 2010 meeting; Wailes moved to approve the minutes as prepared, seconded by Dutcher and the motion passed unanimously.

PUBLIC HEARING: None

NEW BUSINESS: None

PUBLIC COMMENT:

Norma Jones, 15604 Highway 119 – Commented that hens do make noise and that she has had as many as 75 chickens on 1 acre. She also commented that a local rancher sometimes keeps as many as 200 cattle on his lands in the county. Some of those parcels are smaller and are placed there so that the grass is kept down. She asked about who and how this code would be enforced.

Larry Sterling, 30 Trail Dust Road – Questioned the classifications of Elk and Deer. Asked what the cost is of a Special Use Permit. He discussed well locations and depths of the wells drilled in the county, which can range from 100 – 1,000 f.t. Stressed that enforcement should remain local and stewardship of the land should be the goal.

Chris Kaiser, 2802 Coyote Circle – Suggested using regulating stewardship vs. charting and stressed the code should be simple. He asked about animal complaints in the county. These rules should not be like those found in covenant controlled communities.

Rick Newman, 4711 Gamble Gulch – [An email of his proposal was previously submitted]. Discussed his letter and suggested stewardship be the focus. He suggested that it was unfair to limit the number of dogs especially for those that work with dogs. Asked how the regulations would address sled dog teams. The zoning should address the impact. Stewardship of the land and the animals should be the focus.

Sally Duke, 356 Aspen Circle – Asked about the classification of her 300 – 350 lbs. Reindeer.

ORIGINAL

01/12/2011 12:05 PM 143201
COLLEEN STERNETT GILPIN COUNTY CO
PLANNING COMMISSION
Receipt # 15602 Page 1 of 2



Joe Phillips, 2335 Bald Mountain Road – Commented that impacts on neighboring parcels can happen regardless of parcel size. He knows more about raising his animals than the regulators do. Stewardship, education and animal waste should be the focus.

OLD BUSINESS:

Zoning Code Revision Discussion - Animals: Rears presented the proposed revisions to the animal code. The revisions are intended to address some issues that have surfaced since the animal code was last modified in June 2009. This month's revisions included the removal of the 30-foot setback required for large animals and clarifying the animal feeding location. A 30-foot setback has been added from neighboring well heads and a statement encouraging the protection of well heads on site.

Discussion ensued regarding the proposed regulations and the public comment heard to date. The commission discussed weighing both sides of the debate in any recommendation they make. The commission requested two separate regulations next month to compare the quantitative vs. the qualitative approach and how impacts would be better addressed in each situation.

STAFF UPDATES:

Meeting Date/Location Change: Rears requested the regular Planning Commission meeting be moved from the third Tuesday to the second Tuesday of each month due to staffing constraints and limits on available meeting space. The only meeting space available for that date is the Old Courthouse in Central City. Discussion ensued regarding the change. Doell indicated if such a change were to happen that she would have to resign. Saeger moved to move their standard meetings to the second Tuesday of each month and the meeting shall be held in the Courthouse, seconded by Dutcher and the motion passed unanimously.

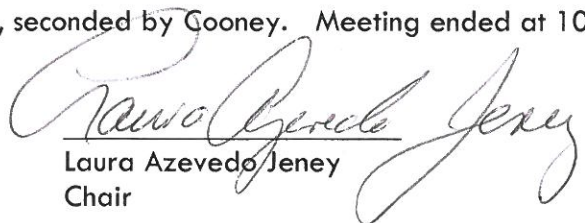
COMMISSION COMMENTS:

Planning Commission Vacancy Recommendation: Staff and the public left the chambers as the commission interviewed each member who applied individually. Prior to the discussion Elwood Snyder withdrew his name for consideration, since the second Tuesday is in conflict with his schedule. The commission discussed the applicants and decided to recommend Andrea Orthner to fill the vacancy.

ADJOURN:

Moore moved to adjourn, seconded by Gooney. Meeting ended at 10:10 p.m.

Respectfully submitted,



Laura Azevedo Jeney
Chair

ORIGINAL