



GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES

July 8, 2014

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 Jim Wailes, Thomas Moore, Andrea Wrobel, Bob Haxel, Mike Keeler & Trudi Kinser. **Absent:** None
Staff present: Tony Petersen

Agenda Review – No changes

Approve Minutes – Minutes from June 10, 2014 were approved with corrections.

New Business - None

Old Business

Eye of Heart Conservation/Recreation Area SUR Public Hearing:

The public comment portion of the above public hearing was recorded. Copies of the recording are available from the Gilpin County Administration Department.

26 letters opposed to the SUR were submitted for the record. 5 letters in favor of the SUR were submitted for the record.

Public Comment and Planning Commission discussion addressed potential conditions of approval that might be imposed including:

- Hours of operation might be limited to 7am to 7pm from June 30 to October 31 to comply with Open lands Conservation Easement requirements. Winter hours should be prohibited.
- A minimum 20 feet wide access easement (fire code) over Forest Service properties between Lump Gulch Road and the subject site should be provided. Adequate emergency vehicle access and turn-around should be provided. Alternative emergency exit should be provided.
- A land survey should be required to adequately determine the property boundary
- A minimum of 5 dedicated guest car parking spaces and 2 bus parking spaces with adequate turn-around area should be provided.
- Gilpin County Health Agency approved sanitation should be accessible during all hours of operation.
- Gilpin County Health approved sanitation should be provided to any structure that would be occupied.
- Music events should be limited to 1 event per year with limited attendance. 2 non-musical special events could be permitted per year. Music should be non-amplified acoustic only; sound levels should be adjusted and stage should be oriented to lessen impact. No special event may extend past 10:30 pm
- Special events could be prohibited in the near future with all special events eventually being held off-site.
- Parking should be onsite with overflow parking provided offsite on private property.




- Camping or camp fires should be prohibited or restricted. During festivals and associated camping, individual campfires should be prohibited – 1 tended centrally located bonfire might be permitted. Fire suppression water storage should be readily accessible.
- Provisions for adequate sanitation, security, traffic control, emergency services, crowd control and any other identified needs should be approved by Gilpin County before special events shall commence.
- Dogs should be on a leash during normal operation hours. Dogs should be prohibited from special events.
- Colorado Open Lands should approve all conditions of this SUR.
- Food sales should be permitted at special event fundraiser.
- Noise should be limited to 50 db measured at the property line adjacent to residential property
- Efforts should be made to prevent patrons from wondering offsite (i.e. clear boundary signage)
- Free admission should be extended to all Skydale and Snowline residents.
- Cleaning deposit should be paid to adjacent HOA for offsite trash left behind after special events.

Cell Tower Code Technical Information Question & Answer Session: An informal Q&A session with AT&T design engineer Travis Parsons addressed technical aspects of system design, component location, system requirements and future plans for coverage.

Adjourn: The meeting was adjourned at 11:45 pm.

Respectfully submitted,


Laura Azevedo Jeney
Chair