

GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES

August 12, 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, , Bob Haxel, Trudi Kinsler, Tami Archer. **Absent:** Andrea Wrobel, Scott Geels, Mike Keeler
Staff present: Tony Petersen

Agenda Review – No changes

Approve Minutes – Minutes from July 8, 2014 were approved.

New Business - None

Old Business

Eye of Heart Conservation/Recreation Area SUR Continued Public Hearing:

Jim Wailes moved and Tom Moore seconded a motion to accept all of staff's recommendation except those that would permit evening events that would include amplified music and camping. The motion passed 6-0 with the following revised conditions:

1. Hours of operation shall be limited to 7am to 7pm from June 30 to October 31 Winter hours shall be prohibited.
2. A minimum 20 feet wide access easement over Forest Service property between Lump Gulch Road and the subject site shall be obtained. Adequate emergency vehicle access and turn-around shall be provided.
3. A land survey shall be required to adequately determine the property boundary.
4. A minimum of 5 dedicated guest car parking spaces and 2 bus parking spaces with adequate turn-around area shall be provided. Parking on County roads is prohibited.
5. Gilpin County Health Agency approved sanitation must be accessible during all hours of operation.
6. Gilpin County Health approved sanitation shall be provided to any structure that would be occupied.
7. Special and/or private events including fundraisers with amplified music and/or overnight camping shall be prohibited.
8. Colorado Open Lands must approve all conditions of this SUR.
9. All Gilpin County zoning and building codes not specifically addressed above shall apply.
10. Dogs shall be on a leash during normal operation hours.
11. If Forest Service land is to be incorporated into any of the offered recreational or educational activities, USFS approval must be obtained.

Public Comments: The public comment portion of the meeting was moved to follow the EHWF vote so that those in attendance could comment. It was suggested that EHWF signage include reference to seasonal operating hours so people would know that that the facility would be closed



in the winter. Petersen suggested the applicant contact Gilpin County and CDOT to add a "Closed" attachment to all directional signs and their entrance sign.

Cell Tower Zoning Code Draft Revision Review:

Petersen presented a proposed revision to the zoning code that would define 5 scenarios under which cell towers would be a use-by-right while all other proposals would require special use review. Petersen explained the progressive height/setback/parcel size relationship represented by the 5 use-by-right scenarios that would permit towers heights ranging from a 40' to 120' depending on parcel size, setback from property lines and distance from both neighboring structures and host-property structures. After much discussion, it became somewhat clear that the 5 use-by-right scenarios as presented were much too liberal, especially the greater tower heights, but conceptually possible. Petersen stated he felt he received enough feedback and direction to make further revisions.

Adjourn: The meeting was adjourned at 9:20 pm.

Respectfully submitted,


Laura Azevedo Jeney
Chair