



GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES

September 9, 2014

Call To Order – Chair Laura Jeney called the meeting to order at 7:00 p.m.

Quorum Call – Present: Chair Laura Jeney, Chair pro-tem Jim Wailes, Thomas Moore, Bob Hazel, Tami Archer, Andrea Wrobel, Mike Keeler **Absent:** Trudi Kinser

Staff present: Tony Petersen

Agenda Review – No changes

Approve Minutes – Minutes from August 12, 2014 were approved.

Old Business

Cell Tower Zoning Code Draft Revision Review:

Petersen presented a proposed revision to the zoning code that would define conditions under which cell towers would be a use-by-right and under what guidelines and standards all other proposals would be reviewed as a special use. Petersen also proposed 3 scenarios defined by setbacks, tower height and parcel size that would be, “review more favorably”.

Victoria Chenault of the Busch Law Firm representing ATT gave comment previously submitted in her letter of September 9, 2014 referencing “Proposed Modifications to Gilpin County Code re Wireless Telecommunication Towers (Draft Revision 9/4/2014) – Comments on Behalf of AT&T”. Chenault suggested many of staff’s proposed revisions would make it difficult or impossible to locate towers in Gilpin County. Chenault also explained federal co-location laws and suggested a use-by-right option that would comply.

After much discussion, the Planning Commission consensus was to revise the most recent proposed regulations to include:


- Mandatory SUR in all cases
- References to applicable state and federal requirements
- Design and review guidelines that would not include fixed quantified standards.

New Business – Senior Housing Master Plan Update Discussion

Petersen asked for a discussion to determine if the Planning Commission would like to expand and elaborate its Master Plan’s brief reference to senior housing needs. The discussion was framed in the context of a housing study commissioned by the County and 2 current proposals to provide multi-family senior housing complexes. The consensus of the Planning Commission was that Gilpin County should not alter its overall Master Plan goal to maintain rural densities based on an unsubstantiated need for, and possible unintended consequences of, senior accommodations beyond our current ability to service such a population. No Master Plan revision was recommended.

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

Respectfully submitted,


Laura Azevedo Jeney, Chair