



GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES

October 14, 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, Bob Haxel, Tami Archer, Andrea Wrobel, Mike Keeler, Trudi Kinser **Absent:** Thomas Moore, **Staff present:** Tony Petersen

Agenda Review – No changes

Approve Minutes – Minutes from September 9, 2014 were approved.

Old Business

Cell Tower Zoning Code Draft Revision Review:

Petersen presented a revised proposed cell tower zoning code revision based on comments from the September 9th PC meeting. After some discussion pertaining to proposed references to federal laws, a motion to approve a recommendation of the following revision passed 7-0:

Use-By-Right

Per current federal code, modifications and expansions to existing wireless telecommunication towers and facilities where such modifications include the addition, removal, and/or replacement of transmission equipment that does not make a substantial change in the physical dimensions (height, mass, width) of the existing or replacement tower, support structure, or base station; and, maintains the appearance intended by the original facility, including, but not limited to, color, screening, landscaping, mounting configuration, or architectural treatment.

Use-by-SUR

Telecommunication towers may be conditionally approved by Special Use Review. In addition to review standards listed in Section 2.5 of this code (Special Use Review & Zoning Change Standards), telecommunication tower facilities shall be evaluated based on the following factors:

1. *The extent to which a proposed tower fills coverage, capacity, or technology gaps.*
2. *The thoroughness of any site location alternatives analyses.*
3. *The potential for future co-location options that would require no substantial design modifications.*
4. *The sensitivity displayed in the design and placement of all ground level construction including tower, support structure and base station setbacks; bulk; scale; materials; screening; and architectural treatments.*
5. *The degree to which the design minimizes above ground visual impacts through mitigating measures, including, but not limited to, height, form and structure.*
6. *The expected success of best management practices that would mitigate potential adverse impacts from noise, light and odor emissions.*

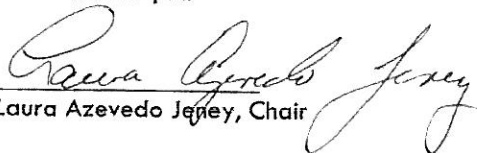
Standard of Approval

In order to approve a telecommunications tower SUR application, it must be determined that, upon evaluation of the above factors, a gap in coverage, capacity or technology of service network exists such that users are regularly unable to connect to the service network, or are regularly unable to maintain a connection; and, that the proposed facility would alleviate said gap; and, that the applicant has demonstrated a good faith effort to minimize all identified potential adverse impacts.

Senior Housing Master Plan Update Discussion: Petersen informed the PC that Glen Hoynoski plans to move forward with his senior housing proposal and that a review of the concept plan may begin at the November meeting.

Adjourn: The meeting was adjourned at 9:15 pm.

Respectfully submitted,


Laura Azevedo Jeney, Chair