



GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES

February 10, 2015

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 Jim Wailes, Andrea Wrobel, Bob Haxel, Tami Archer & Trudi Kinser – Absent: None – Staff Present: County Planner Ray Rears.

Public in Attendance: 5

Agenda Review:

Staff requested the Planning Commission added the review the draft ordinance addressing marijuana growing to the agenda. Haxel moved to add the item to the agenda, seconded by Archer and the motion was unanimously carried.

Minutes:

The Planning Commission reviewed the minutes for the January 13, 2015 meeting; Wailes moved to approve the edited minutes, seconded by Haxel and the motion passed unanimously.

PUBLIC HEARING: None

NEW BUSINESS: None

➤ Proposed Zoning Code Revisions to Section 2.3, 2.10, 2.11, 3.4 and 3.5

Staff presented the proposed minor revision to the zoning code. A discussion ensued regarding each code section and the proposed revisions.

Section 2.3 – Accepted with the addition of “Sleeping Area” included with the proposed new note and correct the spelling of device from devise.

Section 2.10 – Accepted the addition of Yurt, provided that someone could apply for a Special Use Permit for a Yurt to be decided on a case-by-case basis.

Section 2.11 – Accepted the changes as proposed.

Section 3.4 – Accepted the changes as proposed.

Section 3.5 – Accepted with moving the bullet point “The zoning density maximum of one (1) unit per five (5) acre shall apply regardless of the zone density limits” under the Remote Building Sites(s) classification and adding “, such as a deed restriction.” to the end of “Remote lands shall be restricted from future development in a manner acceptable to all parties.”

Staff confirmed that they would make the changes and bring the entire proposal back, with confirmation a Special Use Permit can indeed be granted for a temporary structure as was the case in the past.

ORIGINAL



- Comment – DRAFT Ordinance 15-01 “An Ordinance regulating the local impacts of Marijuana growing, cultivation and processing on and in non-commercial properties within unincorporated Gilpin County”

Staff thanked the commission for reviewing this item, given the late nature of this request. Staff asked the commission for comment to the proposed ordinance. A discussion ensued regarding the draft ordinance. The following issues were raised:

- Concerns were raised that they have not had enough time to review the document
- That the document is already prepared by the attorney and is not written in a easy to understand manner
- That this regulation does not belong in the Zoning Code
- That if this is to be included in the zoning code, then staff should present this as such as a component of the zoning code like any other change and show where it will fit into the code
- The Board of County Commissioners should be dealing with this issue directly through their public hearing process and that the Planning Commission is just advisory
- That no guidance or direction was provided
- That having this as part of the zoning regulation would be cumbersome on the Planning Commission to review since it is an ordinance and difficult to make changes to it in the future
- It was suggested to provide no comment

Wailed moved to respond that “We thank the Board of County Commissioners for the opportunity to review the proposed ordinance and we look forward to the appropriate language for Planning Commission review.”, seconded by Haxel and the motion passed unanimously.

OTHER BUSINESS:

The Planning Commission interviewed the four applicants individually to decide who they should recommend. Those who applied and were interviewed were Joe Marr, Jane Billings, Roxann Goss & Sharon Perea. Following the interviews Jeney stated that she would email Sharon Cate, Deputy to the Board of County Commissioners the recommendations.

PUBLIC COMMENT:

Bernard Johnson spoke and questioned the constitutional authority of section 16 of the draft ordinance.

STAFF UPDATES:

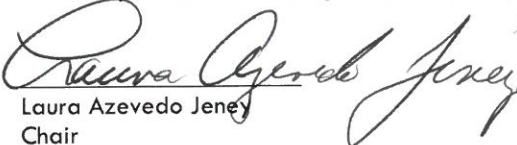
Staff informed the Commission that the Board of County Commissioners will join them during their regular May 12, 2015 meeting.

COMMISSION COMMENTS: None

ADJOURN:

- Archer moved to adjourn, seconded by Wrobel. Meeting ended at 9:54 p.m.

Respectfully submitted,


Laura Azevedo Jeney
Chair

ORIGINAL