

GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES
July 12, 2016

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 7:00 p.m.

Quorum Call:

- Present: Chair Laura Jeney, Jim Wailes, Bob Haxel, Joe Marr, Jane Billings, Sharon Perea, and Roxy Goss
- Absent: Andrea Wrobel, Rob Mercier
- Staff Present: Tony Petersen

Agenda Review: No Changes

Minutes: Meeting minutes from May 10, 2016 were approved.

Old Business:

- **Public Hearing: True Blue Custom Milling SUR** – Petersen introduced the applicant's request for a Special Use Permit that would allow a custom mill designed to produce concentrates from area mine dumps utilizing only water and gravity to locate at the historic Chain-of-Mines mill site. The proposed SUR received a favorable recommendation with the following conditions:
 1. Only mine waste material originating from Gilpin County shall be eligible for import.
 2. Truck traffic shall be limited to 4 trips in and 4 trips out per day. Truck capacity shall not exceed 25 tons.
 3. Outdoor rock pulverizing shall be limited to M-F 8am to 4pm. Indoor rock crushing shall be confined to spaces equipped with noise barriers (if necessary) and air filters.
 4. The following performance standards shall be maintained. Plans for maintaining said standards shall be submitted before this SUR permits may become active:
 - Noise levels shall not exceed 50 dB at neighboring residential property lines.
 - Air emissions shall not exceed $25\mu\text{g}/\text{m}^3$ PM₁₀ 24-hour Averaged and $12\mu\text{g}/\text{m}^3$ PM₁₀ Annual Averaged.
 - Storm water runoff over any disturbed areas caused by the milling proves shall be detained in an engineered basin designed to the following performance standards applied to the 2, 5, 10, 25, 50 and 100-year/24-hour events:
 - **Volume** – Total volume shall not exceed predevelopment conditions by more than 10% as measured in acre/feet.
 - **Velocity** – Peak velocity shall not exceed predevelopment conditions as measured in feet/second and under no circumstances shall velocity exceed 14 feet/second.
 - **Flows** – Peak flows shall not exceed predevelopment conditions as measured in cubic feet/second
 - **Sedimentation** – Total volume and peak concentrations shall not exceed predevelopment conditions as measured in tons and mg/l respectively.
 - Non-recycled water as a byproduct of the milling process shall be diverted to the aforementioned engineered storm water detention basin.
 - Waste water from the Wash Plant shall be collected and contained in water-tight storage tank. Stored water shall be disposed of in a manner approved by Gilpin County and/or CDPHE. Non-compliance with established performance standards over 2 consecutive test periods, or over 3 test periods per year shall result in mandatory 30-day work stoppage during which time a revised mitigation plan shall be submitted for review. Two mandatory work- stoppages for the same non-complying standard shall result in permit revocation.
 5. An approved reclamation plan is required. All tailings deposited on and around the subject site shall be stabilized while active and capped upon completion. Only 1 deposition area shall be active at any given time. Active deposition areas shall be capped, planted and closed upon the deposition of 8000 tons or 4 months, whichever is less. True Blue shall submit a \$2,000 reclamation bond payable to Gilpin County. (Note: If a MLRB permit is required, MLRB reclamation requirements shall preempt County reclamation requirements.)
 6. All out-of-County concentrate export shall be transported via Casino Parkway with Central City approval, or Virginia Canyon Rd. Export trips shall not exceed 20 trips per week.
 7. Operator shall obtain all necessary permits from applicable local, State and Federal regulatory agencies.
 8. All RR zoning regulations not directly addressed by this SUR Permit shall apply, including, but not limited to:
 - Residential codes
 - Sanitation codes





- Power generation code
- 9. Operator shall carry liability insurance in the amount of \$2,000,000 and shall hold Gilpin County harmless.
- Public Hearing: Shoshoni Retreat SUR – The applicant was not present but Petersen explained that in order to correct a 30-year old oversight, the County asked SGRY to apply for a Special Use Permit that would allow them to continue operating as they do now and to add 2 building in the future – a library and a fire-proof storage building. The proposed SUR received a favorable recommendation with the following conditions:
 1. Residential staff not to exceed 25.
 2. Overnight guest capacity not to exceed 75.
 3. Day guest visitors shall not be restricted.
 4. Public access shall be restricted to May 1 through September 30.
 5. Food service shall be licensed by the applicable jurisdiction.
 6. Proof of adequate onsite wastewater treatment shall be submitted.
 7. Expansion shall be restricted to no more than 2 additional building permits for the purpose of adding 1 library building not to exceed 1500 square feet and 1 fire-proof storage building not to exceed 400 square feet.
- Public Hearing: Rezoning 9 Karlann – Petersen explained that the applicant is requesting a zoning change from C4 to RS and that the request would return the subject lot to its original zoning assigned at the time of subdivision. The proposed zoning change received a favorable recommendation with no conditions.

New Business: Wild Rose PUD Concept Plan Review – 5312 SH 119

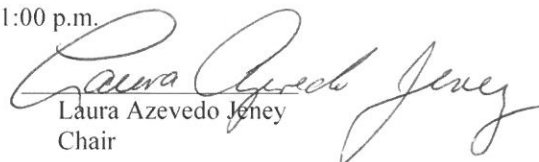
Petersen introduce the applicant’s mixed use PUD concept plan that would identify zones where certain C3 and C4 uses would be permitted. After discussion between the applicant, the PC and staff, it was agreed, in concept, that all listed C3 uses-by-right could locate in the C3 area with the condition that at any given time, a minimum of 60% of the total commercial square footage would be occupied by retail trade including drive-up service, accommodation and food service. It was further agreed, in concept, that all listed C4 uses-by-right and SUR except RV parks uses could locate in the C4 area. It was further agreed, in concept, that additional specific uses that could locate in the C4 area included indoor shooting and wholesale marijuana grows. The application was approved to proceed to public hearing at the August 12, 2016 meeting.

Very Old Business

- Various Zoning Code Revisions – After review of all proposed changes, the Planning Commission moved to forward a favorable recommendation to the BOCC. Recommended revisions are summarized below:
 1. Revisions to Section 2.2 would include temporary use permit review under special use permit review procedures in residential zones. Section 2.2 would also revise the definitions of dwelling units and bedrooms.
 2. Revisions to Section 2.3 would revise the definition of operable vehicle to include trailers.
 3. Revisions to Section 2.10 would add the word “yurt” to the definition of camping.
 4. Revisions to Section 2.11 would revise the definition of household trash.
 5. Revisions to Section 2.13 would revise those activities requiring a temporary use permits to include private parties greater than 150 attendees that would include amplified music.
 6. Revisions to Section 2.15 would identify zones in which state licensed marijuana business could locate should Gilpin County ever remove its existing prohibition of such businesses.
 7. Revisions to Section 3.1 would identify those reviews requiring land surveys and establish minimum survey format submittal requirements.
 8. Revisions to Section 3.7 would clarify under what circumstances a permanent foundation would be required before a building permit could be issued.
 9. Revisions to Section 4.3 would revise under what circumstances road dedications and/or easements would be required over existing and proposed roads.
 10. Section 7 would revise the existing sign code to comply with a recent court decision requiring all sign regulations to be content neutral.

Adjourn: Meeting ended at 11:00 p.m.

Respectfully submitted,


Laura Azevedo Jeney
Chair