

GILPIN COUNTY PLANNING COMMISSION

MEETING MINUTES

August 9, 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, Andrea Wrobel, Rob Mercier
- Absent: None
- Staff Present: Tony Petersen

Agenda Review: No Changes

Minutes: Approved the July 12, 2016 meeting minutes

Old Business: Public Hearing – Wild Rose Mix Use PUD, 5312 SH 119

Petersen summarized the applicant's request that would create a mix use PUD with predetermined areas in which specific land uses would be allowed. A retail commercial zone was delineated along the highway frontage that would allow retail and accommodation. A second commercial zone was created toward the back of the site off the road that would permit industry and warehousing. Two dedicated open space zones would flank the two commercial zones. The Planning Commission voted unanimously to recommend the BOCC approve the applicant's request with the following conditions:

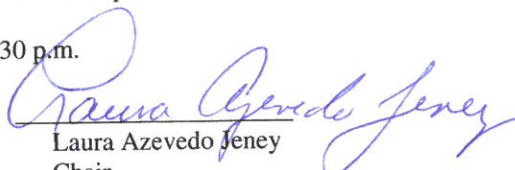
- 1) All C3 Use-by-Right uses except shooting ranges shall be permitted in the identified C3 Zone on Exhibit 1. However, at any given time, 60% of the total leased floor area shall be occupied by the following C3 use classifications:
 - Retail Trade (NAICS 44, 45)
 - Accommodation & Food Service including drive-through (NAICS 72 except 7212 RV Park)
- 2) All C4 Use-by-Right uses except Auto Repair (NAICS 8111) shall be permitted in the identified C4 Zone on Exhibit 1. Additional allowable uses would include indoor shooting range and wholesale marijuana grows provided current County regulations prohibiting wholesale marijuana grows is rescinded.
- 3) A PUD Plat shall be approved at final review that will accurately delineate zones shown on Exhibit 1. All dedicated open space shall be identified on the PUD plat and noted as such. No development shall be allowed in dedicated open space.
- 4) An overall site drainage plan shall be prepared by the applicant and approved by Gilpin County. Said plan shall employ BMP's designed to minimize sediment and known pollutant releases to North Clear Creek.
- 5) Fugitive light, dust, and noise shall not exceed State and County standards.
- 6) Signs shall comply with current Gilpin County sign codes.
- 7) A parking and circulation plan shall be submitted and approved by Gilpin County before building permits may be issued.
- 8) Total floor area within the identified C3 Zone shall not be increased by more than 50% of levels present at the time of final PUD approval.
- 9) Rustic architecture of a style similar to the existing motel building is encouraged but not required.
- 10) The above conditions shall supersede all previous conditions cited in Resolution Z 93-1 including Attachments A & B attached therein.
- 11) The residence shall be included in the C3 zone.

New Business: Master Plan Update

Petersen stated one of the County Commissioners would like to know if the Planning Commission is interested in updating the Master Plan. Petersen asked the Planning Commission to review our existing Master Plan for any elements in need of updates.

Adjourn: Meeting ended at 9:30 p.m.

Respectfully submitted,


Laura Azevedo Jeney
Chair