

GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES

March 13, 2018

The Gilpin County Planning Commission convened at the
City of Central City Hall, 141 Nevada 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, Bob Haxel, Jane Billings, Sharon Perea, Joe Marr, Andrea Wrobel and Roxy Goss
- Absent: Chair Pro-Tem Jim Wailes, Rob Mercier
- Staff Present: Tami Archer, Secretary; Daniel Horn, County Planner; Stephen Strohming, Community Development Director

Agenda Review: Commissioner Marr moved to approve the agenda as presented, and the motion was seconded by Commissioner Goss. The motion passed unanimously.

Minutes: The minutes from the February 13, 2018 meeting were discussed. Commissioner Wrobel asked to have the last sentence in the reference to the Fen Wetlands removed. Commissioner Wrobel moved to approve the minutes as amended, and the motion was seconded by Commissioner Perea. The motion passed unanimously.

Old Business:

A. Zoning Regulations for Vehicles

Community Development Director Strohming presented proposed changes from the prior meeting:

- Unscreened was removed, and "and licensed" was added to the table heading
- The limit of four vehicles was replaced with unrestricted
- The operable vehicle definition was left unchanged
- The reference to Section 3.9 was removed from the screened vehicle(s) definition
- Unseen was added to the screened vehicle(s) definition
- Road was added to the screened vehicle(s) definition
- The vantage point of adjacent site/property was removed and replaced with neighboring properties in the definition of screened vehicle(s)

There was some additional discussion and minor clarifications. Commissioner Marr moved to recommend approval of the amended regulations and was seconded by Commissioner Billings. There was no additional discussion and the motion passed unanimously.

B. Amendment to Special Use Review – Food Truck / Mobile Business

County Planner Horn presented the proposed changes from the prior meeting. There was some additional discussion and minor clarifications, and minor grammatical changes. Commissioner Haxel moved to recommend approval of the amended regulations and was seconded by Commissioner Perea. There was no additional discussion and the motion passed unanimously.

C. Fen Wetland update

Commissioner Wrobel shared that she is waiting for additional information from the Denver Botanical Gardens regarding the project. There was discussion regarding options for a conservation easement to protect the area, the actual legal description and location, and allowed uses. The effect of the Public Works slash yard adjacent to the area and weeds in the area was also discussed. Commissioner Wrobel

has provided Director Strohminger's contact information to Janet Wingate of the Denver Botanical Gardens.

New Business:

A. Zoning Code Review – Amendment to include Fire Hazard Defensible Space requirements

Director Strohminger indicated that this initiative has been postponed. The Board of County Commissioners (BoCC) is looking for additional information to be provided at possibly the April 10, 2018 meeting. He gave a brief overview of the initiative, including the fact that it will be required for any new construction (residential and commercial) and for any addition 400 square feet or greater. It will adhere to existing Forest Service standards for Zone 1 and Zone 2 with some additional modifications specific for Gilpin County. The process for determining approved inspectors for installed defensible spaces is still being developed. Once the BoCC has reviewed the information, they will refer it back to this commission for review and comment.

Public Comment: None

Staff Updates:

Director Strohminger updated the commissioners on the research he is doing on the storage of commercial equipment and the use of conex boxes for storage in areas zoned residential.

Planner Horn gave a brief update on the current status of marijuana applications. He noted that the BoCC conditionally approved the application of Colorado Gold, LLC. Water issues are still being worked out by Colorado Gold, and they hope to resolve them soon and get the construction process started.

The annual meeting between the BoCC and the Planning Commission was briefly discussed. Although traditionally the meeting has taken place in September, the commissioners indicated they would like to explore the possibility of having it earlier in the year. Director Strohminger said he would approach the subject at the March 14th workshop with the BoCC.

Director Strohminger provided an update on the courthouse renovations. The initial completion date is April 10th; however, refinishing of the common area and courtroom floors has been added to the scope of work and will likely push the final date out. Mitigation for the bats in the attic is also being done and the building is scheduled to be fogged on March 20th.

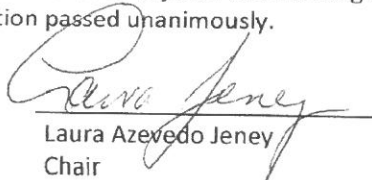
Planner Horn provided an update on the applications for commercial marijuana grow facilities. Both applicants have indicated they may be ready for review in April.

Commissioner Perea joined Director Strohminger to provide an update on the senior housing initiative. The next meeting for the group is March 14th. They are encountering difficulties with this initiative, including the problem with sanitation. The Black Hawk Central City Sanitation District has indicated they are unable to assist with a treatment plant, and as of now there is no alternative location.

Director Strohminger provided an update on an upcoming Special Use Review application. The applicant, Dirk Larsen, has submitted preliminary information proposing a campground for several mining claims on Pewabic Mountain. It is expected the application will be completed and ready for public hearing on April 10th. The commissioners requested that Director Strohminger provide them with the application as soon as possible.

Adjourn: Commissioner Perea moved to adjourn the meeting at 8:00 pm, and the motion was seconded by Commissioner Marr. The motion passed unanimously.

Respectfully submitted,


Laura Azevedo Jeney
Chair