

**GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES**

May 8, 2018

The Gilpin County Planning Commission convened at the
Gilpin County Courthouse, 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, Bob Haxel, Jane Billings, Sharon Perea, Joe Marr, Rob Mercier, Andrea Wrobel and Roxy Goss
- Absent: Chair Pro-Tem Jim Wailes
- Staff Present: Tami Archer, Secretary; Daniel Horn, County Planner; Stephen Strohminger, 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 April 10, 2018 meeting were discussed. Some minor grammatical changes were made. Commissioner Perea moved to approve the minutes as amended, and the motion was seconded by Commissioner Marr. The motion passed unanimously.

Old Business:

A. Annual Meeting with the Board of County Commissioners

Based on the dates suggested by the Planning Commission, Director Strohminger said that the Board of County Commissioners along with staff selected the August 14, 2018 meeting to hold the annual joint meeting.

New Business:

A. Defensible Space

Director Strohminger presented the staff report for the defensible space initiative from the Board of County Commissioners (BoCC). He indicated the BoCC wanted the draft amended to include the phrase "or the most recent version" when referring to the Colorado State Forest Service Quick Guide Series Fire 2012-1.

The Planning Commission discussed the following items: the likelihood of enforcing the new regulations once adopted; the various zones outlined in the guide and what impact the zones would have on Gilpin County properties; the expected costs to homeowners; the types of building permits that were included; the access standard requirements; the licensing of inspectors; and the applicability of maintenance of defensible space to existing buildings.

Commissioner Marr recommended that decks, porches and habitable space be substituted for "space" in item one of "Building Permits" in the proposed ordinance.

There was additional discussion regarding the proposed regulations and enforcement by insurance companies. Commissioner Marr noted that the insurance companies were being very proactive in enforcing defensible space, and that he felt these regulations as proposed were too restrictive. He recommended enforcing zone 1, recommended eliminating zones 2 and/or 3, and recommended providing grants and education as alternatives to an ordinance amendment.

Commissioner Marr moved to recommend to the BoCC that they adopt Section 3.15 Wildfire Hazard Regulations amended to only require compliance with the Zone 1 standards of the Colorado State Forest Service Quick Guide Series Fire 2012-1 and to add decks, porches, and habitable space for additions. He also included in the motion a recommendation to distribute literature on Zones 2 and 3 from the Colorado State Forest Service Quick Guide Series Fire 2012-1. The motion was seconded by Commissioner Haxel. After additional discussion and the desire to review the final version before voting, the Planning Commission decided to allow a vote via email poll. Chair Jeney instructed those present to cast their vote by May 11, 2018.

Public Comment: None

Staff Updates:

Director Strohminger provided an update on the BoCC public hearing for SUR 18-03. He noted it was well attended and that several residents addressed the BoCC with their concerns. The request was denied by the BoCC and enforcement action regarding the zoning violation commenced the following day.

Planner Horn briefly spoke regarding the 3,500-foot separation distance required by the BoCC for marijuana cultivation facilities noting the public hearing would be at the May 22, 2018 BoCC meeting.

A property line dispute on Old Hughesville Road was briefly discussed.

The departure of the County Manager was briefly discussed.

Planner Horn provided an update on the cultivation licenses. He indicated that we were still waiting on additional application materials from RMO. He also noted a water-rights issue that had developed for Colorado Gold and that their application was currently in limbo.

Commissioner Haxel shared the community effort that was underway in La Chula Vista. The property owners worked together to get a mitigation grant, and they were meeting with various county departments and the Forest Service to clearly define a secondary evacuation route in case of a fire. The group was asking to have the slash site open on Sunday, May 27, 2018 for debris disposal. The BoCC was very excited about this initiative!

There was a brief discussion regarding driveway easements. Director Strohminger noted that the county did not have the authority to enforce the provisions of private easements.

Adjourn: Commissioner Marr moved to adjourn the meeting at 8:31 p.m., and the motion was seconded by Commissioner Perea. The motion passed unanimously.

Respectfully submitted,

Laura Azevedo Jeney
Chair