



**GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES**

September 10, 2019

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 7:02 p.m.

Quorum Call:

- Present: Chair Laura Jeney, Bob Haxel, Andrea Wrobel, Joe Marr, Roxy Goss and Shannon Arrington
- Absent: Chair Pro-tem Jim Wailes, Rob Mercier
- Staff Present: Tami Archer, Secretary; Stephen Strohming, Community Development Director

Agenda Review: Commissioner Haxel moved to approve the agenda as presented, and the motion was seconded by Commissioner Marr.

Minutes: The minutes from the June 11, 2019 meeting were discussed. It was noted that Jane Billing should not be marked as absent as she had resigned prior to the meeting date. Commissioner Haxel moved to approve the minutes as amended, and the motion was seconded by Commissioner Marr. The motion passed unanimously.

Old Business: None

New Business:

A. Proposed Changes to Zoning Code Section 3.15 – Wildfire Mitigation

Secretary Archer provided copies of minutes from previous meetings where wildfire mitigation was discussed.

Director Strohminger recapped the staff report. He noted that the Board of County Commissioners (BoCC) has had several subsequent work sessions on the topic. There was discussion around the intent of the BoCC, and Director Strohminger indicated the BoCC is keen to protect what we have. The BoCC is exploring measures to take in conjunction with the development of a wildfire mitigation plan. He also noted that neighboring counties have adopted some regulations addressing this.

Concerns were discussed regarding the enforceability of these regulations after a property owner receives a certificate of occupancy, and the reasonableness of distances in Zones 2 and 3, especially that excessive clearing in Zone 2 could result in tree blow down. It was questioned as to why the Forest Service recommendations can't be followed, but noted that enforcing recommendations isn't really an option. The need for a definition of the referenced 400 square feet was also discussed.

Commissioner Marr suggested that the commission simply re-recommend their previous recommendation to the BoCC. Director Strohminger provided a copy of the recommendation made in July, 2018 which was discussed. The commission made some minor changes to that recommendation.

Commissioner Marr made a motion to recommend to the BoCC that Section 3: Development Code of the Zoning Regulations be revised to include Section 3.15 Wildfire Hazard Regulations as previously recommended by the Planning Commission in July 2018 with minor revisions, and that the comments from the Planning Commission were included when the item was presented to the BoCC. The motion was seconded by Commissioner Wrobel and passed unanimously.

Public Comment – none



Staff Updates:

Director Strohminger noted that a DOLA grant application for long-range planning has been submitted. The grant will help fund the development of a comprehensive plan, updated zoning regulations, a county-wide master plan, and focused master plan components for facilities, parks and recreation, as well as historic preservation.

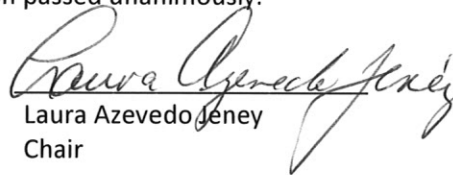
Presentations for the renovation of the recently acquired health and human services building on Highway 119 are scheduled for November.

The recently vacated planner position has been posted. Next step is to schedule interviews.

Short-term rental regulations are still being looked at by the BoCC, and could be included in the new comprehensive plan. This will be on the next planning commission agenda as a discussion item.

Adjourn: Commissioner Haxel moved to adjourn the meeting at 8:17 p.m., and the motion was seconded by Commissioner Marr. The motion passed unanimously.

Respectfully submitted,


Laura Azevedo Jeney
Chair