GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES

October 8, 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 7:00 p.m.

Quorum Call:

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

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

Minutes: The minutes from the September 10, 2019 meeting were discussed. Commissioner Marr moved to approve the minutes as presented, and the motion was seconded by Commissioner Goss. The motion passed unanimously with Commissioner Wailes abstaining.

Old Business: None

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

Director Strohminger recapped the staff report, noting the requested changes had been made. There was some discussion. Chair Jeney requested the addition of language requesting an education campaign targeting property owners. Commissioner Haxel moved to accept the revised memo and was seconded by Commissioner Marr. The motion passed unanimously. Director Strohminger noted that staff hopes to have it on the November 19, 2019 agenda for the Board of County Commissioners (BoCC) meeting.

New Business:

A. SUR 19-01 – Amenity RV Park

The proposed special use review application by Amenity Rentals RV Park – Patti Navilio - was discussed as a concept review item. Ms. Navilio was in attendance along with members of her team, including Michael Lavender, Joe Moore (Moores Campground Consulting), Charles E. Stanzione (Bishop-Brogden Associates, Inc.), Timothy Petz (All-Septic), and Jennifer Zezlina (Rocky Mountain Group). Each team member provided a brief overview of their background.

Ms. Navilio presented her proposed application, and she noted that she has already obtained a commercial well permit. She indicated that her plans include providing some installed "park model" recreational vehicle accommodations along with some RV sites. She also noted that the proposed park will have some standards including restrictions on age and type of recreational vehicles allowed. The plans call for a maximum occupancy of 240 guests and 2 full time employees on site.

There was discussion regarding traffic control, parking and access, fire response access, an emergency egress plan, landscaping and screening, sanitation, water storage and gray water containment, utilities, building standards and overall site plan details.

The commission suggested that the applicant work with staff to develop proposed standards and additional details prior to any public hearing. Ms. Navilio indicated she would expand the information contained in the application and provide a revised version to staff for a future meeting.

B. Short-term Rental (STR) Regulations

Director Strohminger presented the staff memo that was originally drafted in response to a request from the BoCC. He noted that this is the beginning of a much longer process tied in with the development of the comprehensive plan.

There was discussion regarding the types of things that should be included in final regulations. Some of the items of concern included current contact information for both property owner and local agents; addressing fire concerns and firepits; creation of definitions; addressing noise concerns; sanitation and water requirements; pet and shooting awareness; providing acceptable trash bins; operating permits and the components of those permits; insurance requirements; and overall operating standards.

The commission reviewed current regulations for neighboring jurisdictions, and agreed that the ones for Clear Creek County seemed to be a reasonable starting point due to their overall simplicity.

C. Zoning 1.7: Public Hearings for Zoning Changes

There was discussion on the need for the Planning Commission to hold a public hearing for Zoning Code Amendments. Currently, Section 1.7 of the Zoning Regulations does not require a public hearing before the Planning Commission for code amendments. Staff was asked to evaluate current requirements and propose appropriate modifications.

Public Comment

Those who spoke during Public Comment were:

Paula Fisher, 12 Dill Pickle Place, commented on the lack of STR regulations and provided examples of her perception of negative impact. She offered her opinion on the importance of restricting occupancy, addressing sanitation, the value of licensing and making contact information for STR properties public, problems with shooting, and the disregard guests show to the neighborhood.

Danyiel O' Hearn, 675 Paradise Valley Parkway, spoke of concerns on sanitation, fire code, occupancy and noise. She inquired if onsite wastewater treatment regulations are different for STR properties. Director Strohminger indicated they are not.

Ron Pauley, 537 Paradise Valley Parkway, spoke of his concerns regarding problems in Paradise Valley Estates. He inquired as to why the zoning regulation for bed and breakfast operations requiring the owner to live on-site doesn't apply to an STR. Director Strohminger noted that STR properties are not currently regulated.

Jennifer Russell, 606 Emory Road, offered her opinion on the importance of local ownership for STR properties. She also expressed concerns with dispersed camping and associated fire risks.

Kevin Russell, 606 Emory Road, shared his experience with a dispersed camper and fire risks. He also expressed concerns with shooting, trespassing and lack of National Forest Service enforcement of regulations.

Kristy McAdoo, 26 Paradise Valley Parkway, spoke about possible regulations addressing neighborhood retaliation, and cautioned credibility associated with some of the complaints.

Staff Updates:

Director Strohminger noted that a DOLA grant application for long-range planning has been awarded. The intent is to begin the planning process around the first of next year.

The Stage Stop in Rollinsville was recently sold. The new owner hopes to reopen by next spring.

The kick-off meeting and one regular meeting have taken place for the new permitting software. Target to go live with the system is the first quarter of 2020.

The new GIS map application went live on the county website. North Line GIS is still tweaking the application as issues arise.

There is still one alternate vacancy for the planning commission, and there are two regular terms expiring at the end of the year.

Adjourn: Commissioner Marr moved to adjourn the meeting at 10:10 p.m., and the motion was seconded by Commissioner Haxel. The motion passed unanimously.

Respectfully submitted,

Laura Azevedo Jeney
Chair