

**Gilpin County Planning Commission  
Meeting Minutes**

**December 8, 2020**

The Gilpin County Planning Commission convened via Zoom Meeting; no physical meeting was held. A recording of this meeting is available at <https://stories.opengov.com/gilpincountyco/published/ZQ8LLnMmf>

**Call to Order:** Chair Jeney called the meeting to order at 7:00 PM.

**Quorum Call:**

- Present: Chair Laura Jeney, Chair Pro-Tem Bob Haxel, Andrea Wrobel, Shannon Arrington, Roxann Goss, David Sietsema, Art Fuqua
- Absent: None
- Staff Present: Abel Montoya, County Manager; Stephen Strohmingler, Senior Planner; Tami Archer, Planner; Francoi de Kock, DTJ Design

**Agenda Review:** Chair Jeney suggested to move the work session to the end of the meeting after adjournment, and requested a motion to continue the public hearing for the amendments to the Zoning Regulations to December 15, 2020 at 7:00 PM. Commissioner Goss moved to continue the public hearing and the motion was seconded by Commissioner Arrington. The motion passed unanimously.

**Minutes Review:** Chair Pro-Tem Haxel made a motion to approve the minutes from the November 24, 2020 meeting as amended with minor grammatical changes, and Commissioner Sietsema seconded the motion. The motion passed unanimously.

**Old Business:**

- **Gilpin County Comprehensive Plan Adoption**

Chair Jeney recapped the process and discussed the input from the public hearing. She noted that no additional public testimony would be allowed and that it is now time to make a decision. County Manager Montoya clarified that this action is not a recommendation to the Board of County Commissioners but rather is a decision of the Planning Commission.

Chair Jeney opened the topic for discussion. Chair Pro Tem Haxel made some comments on the economic development sections, noting that he felt the housing projections needed additional fine tuning. There was some discussion on adding average housing starts statistics to the data.

There was additional discussion surrounding lighting standards, referencing the old master plan, responses from DTJ to some of the previous comments from the Planning Commission, and fire mitigation. There was also more discussion regarding housing data obtained from the state demographer, the inclusion how many lots in the county are potentially buildable with better descriptions, and inappropriate references to industrial mining. Additional discussion focused on transportation and references to the Regional Transportation District (RTD). Lastly, there was some general discussion regarding typographical errors, wording and formatting.

After further discussion amongst the commissioners and discussion regarding a motion, Chair Jeney asked for a motion, suggesting approval with conditions. She noted that it can be changed at a later date after it is approved, but she stressed that it needs to be accurate. Several commissioners expressed concerns with approving the document before it is truly ready. Chair Pro Tem Haxel thanked the commissioners for their dedication to the process, but he also noted that additional time to digest it and then revisit it could be helpful.

Chair Jeney outlined the conditions she had noted during the discussions:

- 1) Review this document before the end of 2021
- 2) Chapter 5: add statements
  - a. Figure 5.2 sourced by the State Demographic Office
  - b. State the average new construction home building permits issued over the last 12 years
  - c. The current number of potential building sites (vacant lots) in Gilpin
- 3) Chapter 6: add statements
  - a. Explain the difference between assessor codes and zoning codes
  - b. Remove industrial from Mining - list it as Mining Claims
  - c. Define Mining Claims as RR Zoning
- 4) Page 17 add statement that the unique responses does not equate to unique participants but are touch points
- 5) Page 91 add sentence about fire mitigation: end of first sentence add ", including fire mitigation"
- 6) Correct typos and review document one more time

Chair Pro Tem Haxel moved to conditionally approve the document, citing the 6 conditions noted by Chair Jeney. Commissioner Goss seconded the motion. The motion passed unanimously. Chair Jeney noted that the decision would be on the agenda to be ratified by the Board of County Commissioners at their December 15, 2020 meeting.

**New Business:** none

**Public Comment:** none

**Adjourn**

- Commissioner Arrington made a motion to adjourn the meeting at 8:32 p.m. and the motion was seconded by Commissioner Sietsema. The motion passed unanimously.

Respectfully submitted,

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Laura Azevedo Jeney, Chair