

**Gilpin County Planning Commission
Meeting Minutes**

December 15, 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 Strohminger, Senior Planner; Tami Archer, Planner
- Additional Attendees: Incoming Commissioners Kurtis Duncan and Melissa Harless

Agenda Review: Chair Jeney review the agenda. Commissioner Fuqua moved to approve the agenda as presented and the motion was seconded by Commissioner Sietsema. The motion passed unanimously.

Old Business:

- Continued Public Hearing – Amendments to the Zoning Regulations

Chair Jeney opened the Public Hearing at 7:05 p.m., and outlined the rules of order. Senior Planner Strohminger presented the most current revision of the proposed amendments. Commissioner Wrobel questioned the subheadings in Section 5 regarding subdivision standards, and also asked for better language in the section covering wetland regulations. Chair Pro Tem Haxel asked why the changes to use of shipping containers hadn't changed as was previously requested. Senior Planner Strohminger indicated that the language was actually found in two different sections, and noted that he had missed changing it in both places. He indicated he will incorporate the changes to be reflective in all chapters. There was no further comment from the commissioners, so Chair Jeney opened the public comment period at 7:30 p.m.

Bill Merline, 86 Spruce Way, Black Hawk Colorado

Mr. Merline read a prepared statement which is included at the end of these minutes, addressing light trespass and wildfire mitigation concerns.

Kurtis Duncan, 605 Patricia Road, Rollinsville Colorado

Mr. Duncan asked if Section 9.2 – Road Engineering Standards, was being reviewed. Senior Planner Strohminger indicated that review is typically done by Public Works, and County Manager Montoya noted that plans were for the standards to be reviewed in the next six weeks.

Sandy Hollingsworth, 224 North County Road, Rollinsville Colorado

Ms. Hollingsworth asked for staff to review the sections where buffers and fences are discussed, pointing out there are some inconsistencies in the language. She also asked about the Board of Adjustments and whether or not a planning commissioner could serve on the Board of Adjustments.

There being no further public comment, Chair Jeney closed the public comment period at 7:40 p.m.

There was additional discussion amongst commissioners and staff. Chair Jeney noted that a member of the planning commission has not be on the Board of Adjustments in over 20 years. Chair Pro Tem Haxel noted that regulations regarding light trespass need to be discussed in greater detail at a later date. Chair Jeney noted that the proposed mitigation standards are based on Colorado state regulations, and there was some discussion on those standards. There was also discussion on the language inconsistencies regarding buffers and fences, and Senior Planner Strohminger indicated he would further investigate.

Chair Jeney asked for discussion on what the top three issues needing to be further addressed are. Areas pointed out included lighting standards, transfer of development rights (TDRs), wildlife corridors, short-term rentals, mining, mitigation, and numbers of vehicles allowed per parcel. It was noted that the sheer volume of revisions is overwhelming. Chair Pro Tem Haxel suggested choosing the top three hot issues and resolving them prior to the onset of building season. The consensus was to address TDRs, lighting and fire mitigation as soon as possible.

There was additional discussion regarding recommending approval without a full understanding of the entire document, and the value of having stronger regulations. Commissioner Sietsema commented on the importance of continuing to gather feedback, and Commissioner Fuqua suggested looking at what works for neighboring counties and use that to fine tune this document. Senior Planner Strohminger suggested approving the document but having later effective dates for lighting and wildfire mitigation. He spoke of the strength of the new regulations. There was additional discussion about TDRs, particularly regarding ratios and lack of clarity. The consensus was to withhold approval for options 2 and 3 of the transfer of development rights section.

Chair Pro Tem Haxel moved to recommend approval of the Amendments to the Zoning Regulations with the exception of options 2 and 3 of the transfer of development rights section, and the motion was seconded by Commissioner Sietsema. The motion passed unanimously; however, Commissioner Goss had left the meeting and did not vote. Chair Pro Tem Haxel noted that further work will be done on Sections 2 and 3 of the TDRs starting with the January 12, 2021 meeting.

New Business: none

Public Comment:

- Bill Merline noted that it has been difficult to provide comments or connect with the Planning Commission during this process.
- Kurtis Duncan asked how to comment on the engineering documents for road standards, and was advised by County Manager Montoya to submit his concerns in writing so staff can schedule a meeting with him to discuss those concerns.

Staff Updates:

- Senior Planner Strohminger noted that this was hopefully the last time the commission would need to meet weekly. Chair Jeney noted that the Board of County Commissioners also had some concerns regarding TDRs, as well as with the economic section of the Comprehensive Plan.

There was some brief additional discussion on the Board of County Commissioners' meeting process for approval of the amendments document.

Adjourn

- Commissioner Sietsema made a motion to adjourn the meeting at 9:22 p.m. and the motion was seconded by Commissioner Fuqua. The motion passed unanimously.

Respectfully submitted,

Laura Azevedo Jeney, Chair