



**Gilpin County Planning Commission  
Meeting Minutes**

**January 12, 2021**

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/ZQ3LLnMmf>

**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, Kurt Duncan, Melissa Harless
- Absent: None
- Staff Present: Stephen Strohming, Senior Planner; Tami Archer, Planner

**Agenda Review:** Chair Jeney reviewed the agenda, and she added the election of Chair and Chair Pro-Tem. Commissioner Goss added the approval of the meeting minutes from December 8, 2020 and December 15, 2020. Commissioner Haxel moved to approve the agenda as amended, and the motion was seconded by Commissioner Goss. The motion passed unanimously.

**Election of Chair and Chair Pro-Tem**

Commissioner Jeney asked for nominations for the role of Chair for 2021. Commissioner Goss nominated Commissioner Jeney, and the motion was seconded by Commissioner Haxel. There being no other nominations, the motion passed unanimously, and Commissioner Jeney accepted the appointment. She then asked for nominations for the role of Chair Pro-Tem. Commissioner Arrington nominated Commissioner Haxel, and the motion was seconded by Commissioner Goss. There being no other nominations the motion passed unanimously, and Commissioner Haxel accepted the appointment.

**Old Business:**

**Amendments to the Zoning Regulations**

**Transfer of Development Rights:**

The discussion first was around the TDR section in the newly amended zoning regulations. Senior Planner Strohming noted that the information previously requested from the GIS vendor had only been received earlier in the day. There was additional discussion on the information provided to the commission on the spreadsheet. There was discussion on some of the options including acreage and vacancy, and a discussion on the assessor valuations. Commissioner Wrobel noted that much more data was needed on all wildlife species with the other needed fields from the Assessor's data. There was additional discussion regarding the cost of providing public services (i.e., snow removal, emergency services), acreage amounts as shown in the assessor records, and the need for a parcel development overlay, as well as an overlay with Colorado Department of Wildlife data, in the GIS mapping application. It was decided to continue the discussion to the February meeting when hopefully more complete data will be



available. Senior Planner Strohming indicated he would pursue obtaining the requested information.

#### Lighting

Chair Jeney recapped the suggestions made by county resident Bill Merline. Senior Planner Strohming noted that the wording in the new regulations was changed from "endorse" to "enforce" to give more strength to the code enforcement efforts, and he also noted that enforcing any kind of lighting regulation would be a difficult task. Chair Jeney noted that it would be difficult to adequately measure because it was open to interpretation. Mr. Merline was present and Chair Jeney allowed him to speak. He shared his belief that his proposed regulations were totally enforceable. There was considerable discussion regarding enforceability issues. Chair Jeney requested that staff investigate regulations in our neighboring counties and report back to this commission. The final discussion included exploring a phased-in approach and additional enforcement challenges. The commission requested staff to bring a draft of a phased lighting approach that was not as challenging from an enforcement perspective to a future meeting.

#### Wildfire

Chair Jeney provided a recap of the proposed language that was sent to the Board of County Commissioners (BoCC) in May, 2018. There was some discussion regarding applicability to our current regulations, variances, and various lot sizes. Planner Archer offered to reach out to the Timberline Fire Protection District chief, Paul Ondr, to see if he would attend the February meeting to offer perspective from his district's perspective. There was additional discussion regarding the volume of forest debris and the difficulty of managing that.

#### New Business: none

#### Public Comment:

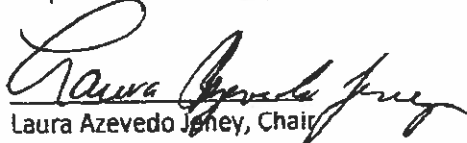
Bill Merline, 86 Spruce Way, offered comments on fire mitigation that prompted additional discussion on mitigation scenarios.

Larry Koppelman, 224 North County Road, also offered comments on mitigation, noting that lodge pole trees presented a difficult challenge. He also noted that fire suppression did not offer the protection generally perceived by the public, but it was a tool to allow first responders more time to get a structure fire under control.

#### Adjourn

Commissioner Fuqua made a motion to adjourn the meeting at 9:49 p.m., and the motion was seconded by Commissioner Arrington. The motion passed unanimously.

Respectfully submitted,

  
Laura Azevedo Jeney, Chair