



**Gilpin County Planning Commission
Meeting Minutes**

April 13, 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/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, Art Fuqua, Roxann Goss, Kurt Duncan, Melissa Harless, Shannon Arrington, David Sietsema
- Absent: None
- Staff Present: Stephen Strohming, Senior Planner; Tami Archer, Planner

Agenda Review: Chair Jeney reviewed the agenda, and she removed the work session at the end. Chair Pro-Tem Haxel requested the addition of short-term rental access under New Business. Commissioner Fuqua moved to approve the agenda as amended, and the motion was seconded by Chair Pro-Tem Haxel. The motion passed unanimously.

Minutes Review: The minutes from the March 9, 2021 meeting were reviewed. Commissioner Goss moved to approve as presented and was seconded by Commissioner Duncan. The motion passed unanimously.

Old Business: none

New Business:

A. Wildfire Hazard Mitigation

Chair Jeney recapped the priority list, noting the top three were fire mitigation, outdoor lighting, and transfer of development rights. Senior Planner Strohming provided an update on the proposed modifications to the wildfire hazard mitigation regulations. He noted that the modifications are basically ready for the planned public hearing at the May meeting. He discussed the timing of the required publication notice for the public hearing, along with the additional conditions being proposed for the regulations regarding lot sizes, buffers, and the variance process with the Board of Adjustment. There was some discussion regarding the need for another work session prior to the public hearing, and it was decided one was not necessary. Mr. Strohming noted that this item would likely go before the Board of County Commissioners in June.

B. Outdoor Lighting

Senior Planner Strohming covered the changes proposed so far, and noted he is still working on developing the language. Chair Jeney suggested that a first reading of the proposed changes be done at the May meeting, and, if there are no substantial changes to the wording, schedule the public hearing for the June meeting. There was some



additional discussion regarding the possible use of a light meter. It was decided the topic would be further discussed at the May meeting.

C. Transfer of Development Rights

There was considerable discussion on the subject. Chair Jeney asked if Colorado Division of Parks and Wildlife would be able to provide more specific wildlife corridor maps. Senior Planner Strohminger noted that they can only review proposals and make recommendations. Chair Jeney noted this subject still needs a lot of work, and asked if a work session is needed. She also noted that Option 1 is currently the only one in effect. There was discussion on the topics that need to be addressed, including transfer ratios, sending vs. receiving ratios, justification required from applicants, and the mechanics of how our vision could work. Additional points were water and sanitation management, village definitions, and how to address large developers. Water rights were also discussed. It was suggested we look to other jurisdictions for guidance on how to make this work. It was decided to have a work session sometime after the group gets additional information at the June meeting.

D. Short-Term Rental Property Access

Chair Pro-Tem Haxel shared his concerns regarding out-of-town visitors to short-term rentals. He noted that most out of town visitors do not understand the access challenges here, which resulted in stranded, lost visitors in the last big snowstorm. There was some discussion about changing the regulations vs. adding something to the Good Neighbor document. It was decided to first try adding something to the document, and revisiting this in November.

Public Comment:

Chair Jeney opened the public comment period at 8:08 p.m.

Bill Merline, 86 Spruce Way, offered comments on fire mitigation. He expressed concerns that the proposed fire mitigation continues to represent a clear bias and prejudice against owners of small lots and subdivisions.

Michelle Sullivan – 475 Evergreen Road, offered comments regarding the potential loss of trees with the mitigation regulation.

There being no additional public comment, Chair Jeney closed the public comment period at 8:14 p.m.

Staff Updates:

Chair Jeney shared that she was at the April 6, 2021 Board of County Commissioners meeting where the fee schedule for Development Services was discussed. She noted that home-based business fees were a concern as part of the Change in Use permit. Senior Planner Strohminger explained the Change in Use permit and noted the intent is not to penalize existing home-based businesses. There was some discussion regarding neighborhood impacts and it was decided to address Section 3.2 at a later date. Planner Archer shared preliminary details on



the proposed Dead Man Gravel bike race and noted it would likely be a public hearing item on May 11th. She also shared that the Board of County Commissioners has expressed an interest in revising and fine-tuning Section 4.5.A of the zoning regulations in regards to mobile food trucks, and expected to have a work session with that Board to explore options. Senior Planner Strohminger also noted that paperwork was in motion to make an offer to a candidate for the Permit Tech/Code Enforcement position.

Adjourn

Commissioner Goss made a motion to adjourn at 8:38 p.m., and the motion was seconded by Chair Pro-Tem Haxel. The motion passed unanimously.

Respectfully submitted,


Laura Azevedo Jeney, Chair