



**Gilpin County Planning Commission  
Meeting Minutes**

**October 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/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, Kurt Duncan, Melissa Harless, Shannon Arrington, Art Fuqua, Roxann Goss, Andrea Wrobel
- Absent: None
- Staff Present: Tami Archer, Planner; April Nielsen, Secretary; Brad Benning, County Attorney.

**Agenda Review:** Chair Jeney reviewed the agenda, and added the approval of the August 10, 2021 minutes. Commissioner Duncan moved to approve the agenda with the addition, and the motion was seconded by Commissioner Fuqua. The motion passed unanimously.

**Minutes Review:** The minutes from the August 10, 2021 meeting were reviewed. Chair Pro-Tem Haxel moved to approve as presented and was seconded by Commissioner Harless. The motion passed unanimously.

The minutes from September 14, 2021 meeting were reviewed. Commissioner Duncan moved to approve with a change to the time of 8:30 to 8:09 and was seconded by Commissioner Arrington. The motion passed unanimously.

**Old Business:**

**Wildfire Regulations**

Jim Webster, Wildfire Project Coordinator for Boulder County Community Planning and Permitting Department, gave a short presentation regarding Wildfire Partners. Wildfire Partners is a Boulder County program to help homeowners mitigate their properties and prepare for wildfire.

**New Business:**

**Axton Ranch**

Chair Jeney stated that the discussion of Axton Ranch is not a public hearing but rather a Location and Extent request. The Gilpin County Planning Commission's role is to discuss whether the donation of Axton Ranch to the City and County of Denver Department of Parks and Recreation aligns with Gilpin County's Comprehensive Plan. County Attorney Benning



reviewed the difference between Location and Extent versus Gilpin County Zoning Regulations.

Luke McKay, Acquisition & Asset Manager at City and County of Denver, gave a presentation on their Location and Extent application. Chair Jeney and Chair Pro-Tem Haxel both provided comments regarding the presentation.

Planner Archer presented the staff report, noting that based on our current regulations the application was likely incomplete and could require additional information.

Chair Jeney opened the public comment period at 8:35 p.m.

Alan Axton, family representative, gave a short presentation as to the motivation for the donation of Axton Ranch.

Jessica Gregg, 10651 Thorodin Drive, made comments concerning the amount of people the project will bring to the neighborhood.

Paula Furnace, Camp Eden Road, made comments as the original use of properties in the area and that the donation would be detrimental to the neighborhood.

Wendy Barnett, 5 Rudi Lane West, made comments with concerns to potential fire hazards the project presented.

Christina Christian, 432 Camp Eden Road, made comments with concerns to the potential increase in traffic.

Eric Telesmanich, Camp Eden Road, provide comments as to the increased security risk the project could bring,

Joel Furnace, Camp Eden Road, made comments with potential concerns.

Nancy Dadin, 7691 Hygiene Road, Real Estate Broker and Land Agent for Axton Family, offered comments regarding her conversations with other entities regarding the acquisition or donation of the Axton Ranch.

Annette Iszler, 11333 Camp Eden Road, daughter of the Axtons, read a letter as to why they are donating the property.

Karen Lindsay, 23575 Genesee, Denver Mountain Parks Board Member provided comments about the benefits of the project.

Dawn Williams, 11521 Shimley Road, Coal Creek Canyon member offered comments in favor of the donation application.

Kate Fritz, 7988 E. 23<sup>rd</sup> Ave, Board Chair Denver Mountain Parks Foundation, commented on her support of the donation application.



Taylor Evans, 11581 Inspiration Road, shared his concerns regarding the project.

Chair Jeney closed public comment at 9:37 pm.

Commissioner Harless asked for a review of what exactly the Planning Commissions role is in the Location and Extent Process. Attorney Benning stated the process requires the City and County of Denver to consider the interests of Gilpin County's Comprehensive Plan. The approval is for the acceptance of the donation of Axton Ranch to the City and County of Denver department of Parks and Recreation. Denver can overrule any denial for the project.

There was thorough discussion of the pros and cons regarding the donation, but mostly concerns with what happens after the donation and closing of the Axton Ranch.

Commissioner Wrobel made a motion to deny based on the fact that she would like to see some better language in the application about public use specifically. Commissioner Fuqua seconded the motion. The motion failed 5 to 2.

Commissioner Duncan made a motion to approve and was seconded by Roxanne Goss. The motion passed with a vote of 6 to 1.

**Public Comment: none**

**Staff Updates:**

Planner Archer noted that the lighting regulations are on the November 9, 2021 Board of County Commissioners agenda. Commissioners Harless and Arrington indicated that they would be applying for their Planning Commission seats when their terms are up.

**Adjourn:**

Chair Pro-Tem Haxel made a motion to adjourn at 11:30 p.m., and the motion was seconded by Commissioner Harless. The motion passed unanimously.

Respectfully submitted,

  
Laura Azevedo Jeney, Chair