

GEORGETOWN PLANNING COMMISSION  
Meeting Minutes  
WEDNESDAY, APRIL 27, 2005

CALL TO ORDER

The Georgetown Planning Commission held its regular meeting on Wednesday, April 27, 2005 in the Star Hook and Ladder Building. Chairman Sarah Kaminski called the meeting to order at 7:05 p.m.

ROLL CALL

Answering the roll were Chairman Sarah Kaminski, and Commissioners Paul Nisler, Malcolm Schaefer and Cynthia Skeen. Commissioner Kerry Ann McHugh arrived at 7:17 p.m. Also in attendance were Recording Secretary/Town Clerk Merinel Williams and Town Administrator Chuck Stearns.

AGENDA APPROVAL

Mr. Schaefer moved to approve the agenda as presented. Mr. Nisler seconded and the motion was adopted by unanimous vote.

AUDIENCE BUSINESS

Mr. Stearns distributed copies of a land use case referral from Clear Creek County to the Town requesting comment on a special use permit application filed by Marie-Claude Williams and Tom Wilson for up to 30 wind turbines on their property below the dam which was recently rezoned to planned development to allow for a recreational vehicle park and cabins. Mr. Stearns requested that the Commission review the application and submit recommendations to the Board of Selectmen. This item will be scheduled for the Commission's May 11 meeting.

Ms. Kaminski stated that because she is a county planner, she will recuse from participation in reviewing the Williams/Wilson application. Vice Chairman Skeen will handle anything pertaining to this matter.

NEW AND UNFINISHED BUSINESS

Preliminary review of the Georgetown Lighting Regulations and consideration of Dark Sky Ordinances

Ms. Kaminski introduced this item by recalling that the Commission interrupted its work on this project about a year ago in order to address higher priority issues. She proposed that the Commission begin by clarifying the project's purpose and intent and by reviewing the ordinances on hand from other jurisdictions. She added that the adoption of any new or revised regulations will have a significant impact on the work of the Design Review Commission, and suggested that the DRC be included in the process to formulate a recommendation to the Selectmen.

The Commission and Mr. Stearns discussed issues related to lighting regulations, including implementation issues for both new and existing development, enforcement processes, and compliance on public as well as private property. Ms. McHugh joined the Commission during this discussion.

The Commission agreed that Ms. Kaminski should send a memo to the DRC informing them of the Planning Commission's interest in this subject and requesting that the DRC provide an opportunity for the Planning Commission to comment when the DRC is considering changes in the lighting sections of the Design Guidelines.

Mr. Nisler pointed out that the two areas of the most intense light in Town are the county courthouse and the gas stations at 15th and Argentine Streets. Ms. Kaminski offered that she will discuss lighting issues with the county courthouse maintenance supervisor to obtain his comments on the possibility of modifying the courthouse's light impacts.

In response to the discussion regarding street lighting, Mr. Stearns offered to contact Xcel Energy to discuss compliance and cost issues. He also will research the Town's franchise agreement with Xcel.

Mr. Schaefer suggested that the Commission schedule time to discuss potential lighting regulations in detail with the goal of developing a draft that could then be presented at a town meeting. Mr. Nisler suggested that ward meetings would be a good venue for this discussion. The Commission agreed to begin a detailed discussion at its May 25 meeting.

#### Welcome to new member

Ms. Kaminski welcomed Ms. McHugh as a new member of the Commission.

#### Initial consideration of a proposal to trade private property in Georgetown for land owned by the Town of Georgetown - east of the intersection of Skyline Road and Main Street

Ms. Kaminski explained that Kent Sterett has proposed a land trade with the Town in the area east of the intersection of Skyline Road and Main Street. Mr. Sterett indicated to Ms. Kaminski and Mr. Stearns that the purpose of the trade would be to preserve the visual environment and to obtain access to one or two development sites.

Ms. Kaminski and Mr. Stearns further explained that since the Town's land was obtained under a patent authorized by the Clear Creek County Land Transfer Act of 1993, it is restricted to uses authorized by the Recreation and Public Purposes Act and the Town can only transfer it to a qualified receiver, which generally are governments and non-profit agencies but not private parties.

The Commission agreed to return the matter to Mr. Sterett with the message that no further action can be taken unless Mr. Sterett can provide legal authority that would allow the Town to proceed.

#### Consideration of street maintenance priorities

Ms. Kaminski explained that the Town Administrator has initiated a new street maintenance schedule. Mr. Stearns explained that during the first full week of the month the Town's road employees will work in Ward I, during the second full week of the month work will be done in Ward II, and during the third full week of the month work will be done in Ward III. The work will include grading, filling as needed and dust control. There are no plans for paving this year.

The Commission and Mr. Stearns discussed various problem areas that need attention, and it was generally agreed that maintenance on Argentine Street south from 15th Street, then along Brownell to 6th Street, is a high priority from now until Memorial Day weekend in order to prepare for summer tourist traffic and image. Mr. Stearns reported that he has contacted Idaho Springs about the possibility of renting its street sweeper for a day or two during the next month in order to clean-up the paved streets.

It was agreed that Commission members should address any specific street maintenance concerns to the Town Administrator.

#### Sign Plan Committee update

Mr. Nisler reported that the Sign Plan Committee has begun to meet and the focus is not on changes to the sign code, but on developing a plan for signs. Some believe that there is a need for more tourist signs, but Mr. Nisler believes that care must be taken to insure quality and prevent too much sign clutter. The Committee is considering a proposal from the University of Colorado-Denver for an intern project to assist with development of a sign plan.

#### Greenway Master Plan Public Hearings Update

Ms. Kaminski reported that the Greenway Project held two public hearings last week, and they hope to finish the master plan by mid-June. While there is much enthusiasm for the project, there is concern from some private property owners about impact on their privacy. There is no intent to use condemnation in development of the Greenway. Once completed, the master plan will be submitted to the municipal Planning Commissions with a request for certification.

#### Review Special Use Permit procedures and standards

Commissioners were urged to review special use permit policies and procedures since there will be one Special Use Permit hearing on May 11, and there may be another application soon after that one.

#### Approval of Minutes

Mr. Schaefer moved to approve the minutes of the March 9, 2005 meeting as presented. Ms. Skeen seconded and the motion was adopted by the affirmative vote of all members except Ms. McHugh who abstained.

Appoint Member of Flag Competition Committee

Mr. Nisler reported that the elementary school students have submitted entries in a competition to develop a town flag. Those entries have been narrowed to 25 semi-finalists and a committee is being formed to select finalists for presentation to the Board of Selectmen. It has been requested that the Planning Commission select one of its members to be on the committee. Ms. Kaminski offered to serve if the committee meetings are held outside of regular work hours. The Commission accepted her offer.

**ADJOURNMENT**

At 8:21 p.m. Ms. Skeen moved, Mr. Nisler seconded and it was unanimously voted to adjourn the meeting.

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Sarah Kaminski, Chairman

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Merinel Williams, Town Clerk