

GEORGETOWN PLANNING COMMISSION

Meeting Minutes

Wednesday, November 2, 2009

CALL TO ORDER

The Georgetown Planning Commission held a regular re-scheduled meeting on Wednesday, November 2, 2009 in the Georgetown Town Hall, 404 6th Street. The meeting was called to order at 6:30 p.m.

ROLL CALL

Answering the roll were Chairperson Cynthia Skeen, Vice Chairperson Kerry Ann McHugh and Commissioner Kathy Hunninen. Commissioner Jan Shirlaw arrived at 6:35 p.m. Commissioner Dana Abrahamson was absent. Also in attendance was Recording Secretary/Town Clerk Merinel Williams.

AUDIENCE BUSINESS – None.

AGENDA APPROVAL

Ms. Hunninen suggested that discussion of Ms. Abrahamson's meeting attendance and snow removal on 6th Street be added to the agenda, and it was agreed to add these two items to the agenda for the next meeting. Ms. Shirlaw moved to approve the agenda as written. Ms. McHugh seconded and the motion was adopted by unanimous vote.

NEW AND UNFINISHED BUSINESS

PUBLIC HEARING on an application from the Town of Georgetown to re-zone two parcels (proposed to be combined) at 1793 High Street adjacent to the west right-of-way linen for I-70 from the Gateway Mountainside Industrial District to the Planned Unit Development District – formulate recommendation to the Board of Selectmen for approval, approval with conditions, or denial

Water / Wastewater Superintendent John Curtis and Special Projects Coordinator Cindy Neely represented the applicant. Ms. Neely explained that while the PUD process is designed to be a three step process, in this case the Town Attorney has indicated that they could be combined into one step because the plan for each step would not change. She described the proposed project and mitigation measures. Mr. Curtis provided information regarding technical matters, and stated that construction to install the water line to the tank will commence once all necessary permits from CDOT have been obtained. Ms. Neely stated that there is no anticipated traffic impact.

In response to a question from Ms. Hunninen, Mr. Curtis confirmed that he is requiring a five foot dirt covering for the water line. Ms. Hunninen expressed dissatisfaction with the re-zoning process since she does not believe that the regulations provide for the option of combining the three steps, and she expressed concern about potential impacts to bighorn sheep in the area. Ms. McHugh expressed agreement with the process concern. In response to a question from Ms. Hunninen regarding erosion control, Ms. Neely stated that because

there is no ground cover on the site now, no temporary ground cover will be needed. Planting native tree species will be used for screening.

Ms. Skeen acknowledge the response from adjacent property owner Sandy Olnhausen who expressed no objection to the application.

Ms. Hunninen moved to recommend approval of the application to the Board of Selectmen with the stipulation that the Board initiate a process to amend the Planned Unit Development regulations to provide for an exception to the full three step process. Ms. McHugh seconded the motion. During discussion it was acknowledged that the Commission has accepted the applicant's verbal statement that there will be no traffic impact. The motion was adopted by unanimous approval.

Recommendation to the Board of Selectmen regarding an application to Clear Creek County from Clear Creek Power, OOC / David M. Lewis and Nancy J. Lewis, Co-Trustees of the David and Nancy Lewis Family Trust and Jessie Kallas for a Temporary Special Use Permit (Case No. SUP 2009-005) to allow construction of a 60 meter (197') tall Meterological Tower (MET Tower) on the Contention and New Orleans Lodes, MS#19519 in Section 11, Township 4, Range 74; and

Recommendation to the Board of Selectmen regarding an application to Clear Creek County from Clear Creek Power, LLC / Antis Canfield LLC, Monarch Grace LLC for a Temporary Special Use Permit (Case No. SUP 2009-2007) to allow construction of a 60 meter (197') tall Meterological Tower (MET Tower) on the Tombstone, Minnie, and Hill Lodes, MS#14944; King Oscar Lode, MS#15890 in Section 2, Township 4, Range 74

The Commission reviewed the two referrals together and identified a number of questions including: (1) because the brand of equipment selected will not allow data retrieval via cell phone, there is no information provided about how will the three month chips be retrieved in winter, (2) there is no documentation provided that shows Clear Creek Power has been given authority to represent the landowner, (3) there is no documentation provided that indicates who will own the towers, (4) it is unclear why four mining claims would be included in an application for one tower site, and (5) there is conflicting information about the proposed height of the towers.

Ms. Hunninen moved to recommend to the Board of Selectmen that there is insufficient information provided regarding the proposed SUP cases to support a comment to the County for approval of the applications. Ms. Shirlaw seconded and the motion was adopted by unanimous vote.

ADJOURNMENT

Ms. Skeen adjourned the meeting at 8:07 p.m.

Merinel Williams, Town Clerk

Cynthia Skeen, Chairperson