Gunnison County Community Development Department
Offices of Planning, Building and Environmental Health
221 N. Wisconsin St., Ste. D
Gunnison, CO 81230
Phone: (970) 641-0360 Fax: (970)641-8585

February 17, 2017

TO: **Planning Commission**

FROM: **Neal Starkebaum**
Assistant Director

SUBJECT: **Tomichi Materials, LLC**
Clay Varra
Tomichi Pit – Landscaping Plan Modifications
LUC-17-00002

BACKGROUND:
The BOCC approved an amendment to LUC-12-10 for the Tomichi Pit, Resolution 2015-7, March 17, 2015, which included a modification to the processing berm height and additional landscaping. The applicant has submitted as-built plans, prepared by Williams Engineering, dated 11/11/16, concerning the installation of the landscaping/trees on the berms.

A Landscaping Plan (11-1-13 Lewicki and Associates) was approved that included the tree plantings:
The applicant has planted pine trees, in lieu of the types of trees identified on the approved landscaping plan for the Highway 50 berm.

Highway 50 Berm – Approved Plan
28 – Narrowleaf Cottonwood – 10' height
21 - Rocky Mountain Juniper – 10' height

Highway 50 Berm – Planted Trees As-Built
46 – Pine Tree - varying heights – see As-Built

Signal Peak Berm - Approved Plan
13 – Pine Trees – 10' height

Signal Peak Berm - Planted Trees As-Built
13 – Pine Trees – varying heights – see As-Built

Process Berm – Approved Plan
38 – Pine Trees – 15' height
20 - Aspen Trees – 10' height

Process Berm – Planted Trees As-Built
36 – Pine Trees – varying heights – see As-Built
23 – Aspen Trees – varying heights see As-Built

REQUEST:
The applicant is requesting approval of the modifications to the landscaping plan, as-built, (including replacement of any dead trees) as sufficient to provide the intended landscaping visual mitigation.

Additionally, the applicant proposes to randomly plant 42 Salvia Luecantha (Mexican Bush Sage) on the Highway 50 berm. Salvia Luecantha (Mexican Bush Sage) is a flowering, herbaceous perennial shrub that grows 3-4 ft. tall and wide, and tolerates drought.