

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, August 1, 2014

- 8:45 a.m.**
- **Call to order; determine quorum**
 - **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.
- 9:00 a.m.** **Amendment to the *Land Use Resolution, Staff*** – work session/possible action, review of amendment to *Section 13-115: Reclamation and Noxious Weed Control* of the *Gunnison County Land Use Resolution* concerning changes to reclamation permitting and standards, recommendation to the Board of County Commissioners.

9:30 a.m. **ITC Resources, LLC**, work session and site visit/no action, request to conduct mineral exploration in southwest Gunnison County. The exploration project will drill nine exploration holes on five drill pads, located on existing surface disturbance at the project site. Total area to be disturbed is approximately .3 acres. Drilling is scheduled for completion this fall.

- End of Meeting**
- Report of actions taken by BOCC.
 - A brief period in which Commission debriefs on the day's processes, etc. No discussion or action on any specific Land Use Change Permit applications will take place at this time.

Adjourn

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
August 1, 2014

The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Blackstocks Government Center, Planning Commission meeting room. **Present were:**

Chairman- Kent Fulton	Director of Community Development- Russ Forrest
Vice-Chairman- Jeremy Rubingh	Assistant Director of Community Development- Neal Starkebaum
Commissioner- Warren Wilcox	Community Development Senior Planner-Cathie Pagano
Commissioner-Susan Eskew	Community Development Services Manager-Beth Baker
Commissioner- A.J. Cattles	Others present as listed in text
Alternate Commissioner- Tom Venard	
Alternate Commissioner- Jack Diani	

With a quorum present Chairman Kent Fulton opened the August 1, 2014 regular meeting of the Planning Commission.

Moved by: Fulton seconded by Eskew approve Planning Commission minutes dated June 6, 2014 as amended. The motion passed unanimously.

Moved by: Rubingh seconded by Fulton to approve Planning Commission minutes dated June 27, 2014 as amended. The motion passed unanimously

Amendment to the Land Use Resolution: The Gunnison County Planning Commission conducted a work session, to review an amendment to *Section 13-115: Reclamation and Noxious Weed Control* of the *Gunnison County Land Use Resolution* concerning changes to reclamation permitting and standards, recommendation to the Board of County Commissioners.

With a quorum present Chairman Kent Fulton opened the work session.

Planning Commissioners present were: Fulton, Rubingh, Wilcox, Cattles, Eskew, Venard and Diani.

Staff present were: Director of Community Development Russ Forrest, Assistant Director of Community Development Neal Starkebaum, Senior Planner Cathie Pagano, and Wildlife Coordinator Jim Cochran.

Starkebaum described the changes as increasing the threshold for site disturbance to 10,000 sq. ft. – for a reclamation permit. The amendment will also require Gunnison Sage-grouse review for any site disturbance in Tier One Habitat, and review on a case by case basis in Tier Two Habitat. This will ensure any potential impacts to Gunnison Sage-grouse habitat is addressed; no matter the size of the site disturbance.

MOVED by: Cattles seconded by Wilcox to approve the recommendation of the amendment to the Board of County Commissioners: *Section 13-115: Reclamation and Noxious Weed Control* of the *Gunnison County Land Use Resolution*, as amended, the motion passed unanimously.

ITC Resources, LLC; The Gunnison County Planning Commission conducted a work session to discuss the request to conduct mineral exploration in southwest Gunnison County. The exploration project will drill nine exploration holes on five drill pads, located on existing surface disturbance at the project site. Total area to be disturbed is approximately .3 acres. Drilling is scheduled for completion this fall.

With a quorum present Chairman Kent Fulton opened the work session.

Planning Commissioners present were: Fulton, Rubingh, Wilcox, Cattles, Eskew, Venard and Diani.

Staff present were: Director of Community Development Russ Forrest, Assistant Director of Community Development Neal Starkebaum, and Wildlife Coordinator Jim Cochran.

Applicant's (ITC Resources, LLC) representatives present were: Kent Schaaf, and Trey Shaw.

Schaaf explained ITC will be core drilling nine horizontal holes, each one 150 ft in length and 100 ft. in depth. They will use 13 ft. rubber track vehicles; only using existing roads. Water will be trucked in from offsite each day. They are looking for precious metals. The area historically produced gold and silver.

Schaff said there would be very limited impacts to the site; water trucked in, the core holes will be filled in, and they will use the existing roads. He noted from move in to move out will be approximately 15 days.

Starkebaum explained according to State Statue the location, size and nature is proprietary information, and cannot be discussed in an open meeting. This information is protected by the Mine Reclamation Board and must be kept confidential. It can be reviewed in an executive session.

Moved by Fulton, seconded by Eskew for the Commission to go into executive session for the purpose of discussing pursuant to Colorado Revised Statutes 24-6-402 (4) (c) and 34-32-113 (3) Prospecting Notice – to review the locational information for the proposed land use change permit application, as identified in CRS 34-32-113 (3). The motion passed unanimously.

The Commission went into executive session at 10:00 a.m. *Executive sessions of the Gunnison County Planning Commission are conducted as per C.R.S. 24-6-402(4). This specific session was conducted as per C.R.S. 24-6-402(4)(b).*

Those present were- Planning Commissioners; Fulton, Rubingh, Wilcox, Cattles, Eskew, Venard and Diani,
County Staff: Director of Community Development Russ Forrest, Assistant Director of Community Development Neal Starkebaum, and County Wildlife Coordinator, Jim Cochran
Applicants: ITC representatives, Kent Schaaf and Trey Shaw

A. Chairperson Statement Regarding Executive Session

- Pursuant to C.R.S. 24-6-402(4)(d.5)(II)(B), I attest that I am the Chairperson of the Gunnison County Planning Commission; that I attended all of the above referenced executive session; and that all of that executive session was confined to the topic authorized for discussion pursuant to C.R.S. 24-6-402(4).

Date: August 1, 2014

**Kent Fulton, Chairperson
Gunnison County Planning Commission**

The Commission came out of executive session at 10:20 a.m. Chairperson Fulton stated that the discussion had remained on the topic as previously stated.

The Commission agreed due to inclement weather they would postpone the site visit, until August 15, 2015. The Commission will conduct a public hearing on August 15, 2014 @ 9:00 A.M.

Fulton adjourned the meeting at 10:30 A.M.

/S/ Beth Baker
Community Development Department Services Manager
Gunnison County Community Development Department