GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, October 3, 2014

8:45 a.m.

- **Call to order; determine quorum**
- **Approval of Minutes**
- **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. **Staff – Proposed *Gunnison County, Colorado Regulations for the Use of Geothermal Resources for the Commercial Generation of Electricity*** work session/possible action. Review of proposed regulations for the use of geothermal resources for the commercial generation of electricity

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

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The Planning Office has each application available for review on the County website. Please use the Permit Database Link-http://gunnisoncounty.org/436/Permit Database. Using the project number, you will be able to view all documents in the application files. Please call the office at 970-641-0360 with any questions.

NOTE: To receive e-mail / mobile device notification of Planning Commission Agendas, etc. Please go to Notify Me on the Gunnison County Web site or use http://gunnisoncounty.org/list.aspx , to sign up for notifications.

NOTE: Unless otherwise noted, all meetings are conducted in the Blackstock Government Center Meeting Room at 221 N. Wisconsin St. in Gunnison, across the street from the Post Office. This is a preliminary agenda; agenda times may be changed by the staff up to 24 hours before the meeting date. If you are interested in a specific agenda item; you may want to call the Community Development Department (641-0360) ahead of time to confirm its scheduled time. Anyone needing special accommodations please contact the Community Development Department before the meeting.

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GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
October 3, 2014
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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
Commissioner- Warren Wilcox
Commissioner- Susan Eskew
Commissioner- A J Cattles
Alternate Commissioner- Jack Diani
Alternate Commissioner- Tom Venard

Assistant Director of Community Development- Neal Starkebaum
Community Development Services Manager- Beth Baker

Others present as listed in text

Absent; Commissioner Jeremy Rubingh

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With a quorum present Chairman Kent Fulton opened the October 3, 2014, regular meeting of the Planning Commission.

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Moved by; Cattles seconded by Fulton to approve Planning Commission minutes dated August 15, 2014 as submitted. The motion passed unanimously.

Fulton seated Venard for the October 3, 2014 Planning Commission meeting.

Unscheduled Citizens; Ramon Reed said a previous drilling applicant had been in conversations with the Forest Service concerning drilling exploration in White Pine, Co. He noted they had discussed a possibility of at least 50 core holes.

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Geothermal Resources for the Commercial Generation of Electricity; The Gunnison County Planning Commission conducted a work session, to review the proposed regulations for the use of geothermal resources for the commercial generation of electricity.

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

Planning Commission members Fulton, Wilcox, Eskew, Cattles, Diani, and Venard were present for the work session.

Staff members Assistant Director of Community Development Neal Starkebaum, and Community Development Services Manager Beth Baker were both present for the work session.

Starkebaum explained the Gunnison County Geo-Thermal Regulations are a Strategic Goal for the Board of County Commissioners (BOCC). The BOCC directed staff to draft Geo-Thermal regulations over a year ago; staff has been working on them for over a year. The BOCC is seeking an approval of the regulations by the end of 2014. He noted the draft regulations had been thoroughly vetted and reviewed by the County Attorney's office. He added the Gunnison Sage-grouse issues have been addressed in the draft regulations.

Starkebaum said there is currently potential development of geo-thermal energy in the Waunita Hot Springs and Double Heart Ranch areas. The potential impacts to Gunnison Sage-grouse has been acknowledged and addressed in the draft regulations. Starkebaum explained the new County reclamation process considers the Tier one and Tier two Gunnison Sage-grouse habitat. .

The Planning Commission reviewed the draft revised regulations.

Ramon Reed suggested the impact classification should state, five -acres of surface disturbance, rather than just a site five-acres or less.

Butch Clark said the warm water generated could have secondary uses. Starkebaum explained the intent of these regulations is only for the generation of electricity; any ancillary uses would be reviewed under the Land Use Resolution.

Reed questioned why there was no mention of the Special Development Project Regulations (SDPR), in the Geothermal regulations. Starkebaum explained the intent of the BOCC was to have the Geothermal regulations viewed as stand-alone regulations. The BOCC's intent was to create renewable, green energy, with very little emissions and that is why it has been identified as a strategic result.

Reed was concerned the proposed regulations did not address water-body crossings thoroughly enough. He suggested higher protection of water uses- agricultural impacts and impacts on other geothermal uses, such as Wauntia Hot Springs.

Clark was concerned with the management of potentially hazardous materials. He added bacteria and viruses are being surfaced, with geothermal exploration and fracking. It is not known what they are "It is a new frontier." He noted a need to address and test the material taken out and put on the surface to determine the pathogenic materials. It must be monitored not just tested once. Eskew added there can be impacts which can be harmful; water drawdown, placement of produced waste water, etc.

The Geothermal regulations will be discussed at the next meeting of the Commission, which will be a joint meeting with the BOCC. There will be a public hearing on the proposed Geothermal regulations conducted by the BOCC on October 21, 2014.

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

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

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