***GUNNISON COUNTY PLANNING COMMISSION***
**PRELIMINARY AGENDA: Friday, October 17, 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** **Board of County Commissioners/Planning Commission Joint Meeting:**

- Geothermal Regulations
- Marijuana Regulations Update
- Long Range Planning Projects (Staff will present several recommendations for the discussion on long range planning projects)

**11:00 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 application will take place at this time.

**Adjourn**

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.

**GUNNISON COUNTY PLANNING COMMISSION**
**REGULAR MEETING**
**October 17, 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
Alternate Commissioner-Tom Venard - seated
Alternate Commissioner- Jack Diani – seated

Director of Community Development- Russ Forrest
Assistant Director of Community Development- Neal Starkebaum
Community Development Planner-Cathie Pagano
Administrative Assistant- Michelle Spain
County Attorney- David Baumgarten

**Others present as listed in text**

**BOCC Members Present**: Phil Chamberlain, Jonathan Houck, Paula Swenson

**Absent Planning Commissioners:** A.J. Cattles, Jeremy Rubingh

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With a quorum present Chairman Kent Fulton opened the October 17, 2014, regular meeting of the Planning Commission.

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**Moved by;** Venard, seconded by Wilcox to approve Planning Commission minutes dated October 3, 2014 as submitted. The motion passed unanimously.

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**Unscheduled citizens:** Butch Clarke, entered the meeting and comments from him were reviewed.

9:00:39 AM **Geothermal Regulations:** Stakerbaum indicated the Waunita area is a large area for geothermal resources in the State. The Powderhorn area is another location.

County Attorney David Baumgarten briefly participated by phone.

A public hearing on the proposed regulations is scheduled for October 21, 2014. Commissioners Chamberland and Houck stated the plan is to be pro-active and to have regulations in place before any applications are submitted.

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9:08:38 AM **Marijuana Regulations Update:** Forrest said three applications had been submitted and approved; two in Riverland Industrial Park and one in Gold Basin Industrial Park. Chamberland said there have been complaints about the smell from the medicinal marijuana operations. Staff was directed to research filtration systems. Forrest also reviewed the application from the Somerset area. There are problems with this application concerning setbacks from property lines. The Somerset parcel is located in a residential area. There are concerns from the adjoining owners. There are also septic and water issues with this application.

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9:12:34 AM **Long Range Planning Projects**: Forrest reviewed what is in the current Corridor Plan, and the current Long Range Plan. He noted staff is interested in working on these items. A brief introduction of where we are on these plans was reviewed.

Swenson noted the Marble plan may need to be reviewed. With the current agendas being light this may be time to review these various plans.

Forrest said staff has attended the Community Builders Forum through the Sonoran Institute. Vision and common sense are very important. Crested Butte and Gunnison will partner on this type of long range planning. Salt Lake City is a good example of a working plan that has been put in place. Salt Lake looked at transportation, affordable housing, and physical planning.

Community Development is currently looking at where we want to be in the future, where we have been and how can we implement this vison. This should include a clear understanding of community values, the comprehensive plan, and the area plan. The plan should be actionable and implemented on a daily basis. A combined grant is now available; $400,000.00 will be available to Delta and Gunnison counties. These dollars are available because of the closing of the mine in the Delta area. They will be attempting to get good information, create an action, identify a couple of great ideas, and monitor the results.

The Sonoran Institute has completed work in our area. They have some funds available and would be willing to assist with our long range planning process. A consulting firm will be hired to implement this program. The dollars from this will be available on January 1, 2015. This will take a good amount of staff time to implement.

The current Comprehensive Plan goal was to provide policy. It was organized around focus groups. The plan was not implemented, because the actions were not specific. This is something we will be looking at in 2016. This will be a significant project.

GIS coordinator Mike Pelletier said the assessor's data was used to analyze growth. The vacant lots were pinpointed. Water lines, and wildlife constraints, etc. were considered; public and private lands were analyzed. If you want development to pay its own way it begins when the developer comes to the Commission for a review.

Swenson stated we need to continue working on our comprehensive plan. Starkebaum added we need to look at the IGA; a contractual process with the City of Gunnison.

The Commission discussed the Trails Plan which was executed by Public Works, and the Upper Crystal River Master Plan. There are many lots in the Crystal River area that are not buildable. Starkebaum said the issues include inadequate access, high wildfire danger, and small lots.

Forrest noted the Commission would be reviewing the Land Use Resolution (LUR) recommending amendments to the BOCC. He would like to continue the review of all long range planning areas. Having a good Comprehensive Plan will be very beneficial.

Venard suggested all plans and regulations need to be streamlined, reviewed yearly.

Cochran said the BLM has started a revision of 11 resource management plans, including the Gunnison Basin plan.

Wilcox pointed out the county is large which includes tourism, agriculture and mining resources; each one should be considered.

Forrest acknowledged the downsizing of the coal mining has decreased county revenue significantly.

Forrest explained the EDA grant will not be used to explore tourism, but will be looking at the University, and other locational mutual businesses.

Eskew commented that she is happy with the forward movement going on now. She added having a regional housing authority is important.

Pelletier explained the county mapping has put together historical data which will aid the community in seeing where we are and where we have been.

The work session was concluded and the BOCC and Planning Commission agreed the Community Development Department should continue with long range planning.

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10:35:26 AM **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

The Planning Commission reviewed the proposed regulations.

Following the review of the proposed regulations, the commission voted;

**Moved by;** Eskew, seconded by Wilcox to recommend the Proposed *Gunnison County, Colorado Regulations for the Use of Geothermal Resources for the Commercial Generation of Electricity* to the Board of County Commissioners for their approval. The motion passed unanimously.

The approved regulations can be found in the Gunnison County Community Development Department office and on the Gunnison County website.

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10:58:46 AM Fulton adjourned the meeting at 11:00 A.M.

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/S/ Michelle Spain
Administrative Assistant
Gunnison County Community Development Department

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