GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, January 9, 2015

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. **Spadafora Water Storage Facility, Gunnison Energy LLC**, work session/no action, The request is for the construction and operation of a Centralized Exploration & Production Waste Management Facility, known as the Spadafora Water Storage Facilty, consisting of three water storage pits (each approximately 220,000 barrels (bbl) or 9,240,000 gallons and pump station, on approximately 14-acres, to provide storage, reuse and disposal of produced water from GELLC's existing and proposed and future oil and gas production wells. Produced water and flowback fluids will be transported via existing pipelines. The pits will be constructed adjacent to the existing road, water and gas pipelines servicing the Sheep Park II Unit. The facility is proposed to be constructed in the summer of 2015.

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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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
January 9, 2015
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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
Vice-Chairman- Jeremy Rubingh
Commissioner- Susan Eskew
Commissioner-Warren Wilcox
Commissioner- A.J. Cattles
Alternate Commissioner- Tom Venard

Director of Community Development- Russ Forrest
Asst. Director of Community - Neal Starkebaum
Community Development Planner-Cathie Pagano
Community Development Services Manager-Beth Baker
Others present as listed in text

Absent; Commissioner Jack Diani

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8:48:57 AM
With a quorum present Chairman Kent Fulton opened the January 9, 2015, regular meeting of the Planning Commission.

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Moved by; Eskew seconded by Venard to approve Planning Commission minutes dated October 17, 2014 as submitted/ amended. The motion passed unanimously.

Moved by; Venard seconded by Fulton to approve Planning Commission minutes dated December 19, 2014 as submitted/ amended. The motion passed unanimously.

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Spadafora Water Storage Facility, Gunnison Energy LLC; The Gunnison County Planning Commission conducted a work session with no action. They reviewed the request for the construction and operation of a Centralized Exploration & Production Waste Management Facility, known as the Spadafora Water Storage Facilty, consisting of three water storage pits (each approximately 220,000 barrels (bbl) or 9,240,000 gallons and pump station, on approximately 14-acres, to provide storage, reuse and disposal of produced water from GELLC's existing and proposed and future oil and gas production wells. Produced water and flowback fluids will be transported via existing pipelines. The pits will be constructed adjacent to the existing road, water and gas pipelines servicing the Sheep Park II Unit. The facility is proposed to be constructed in the summer of 2015.

9:01:16 AM With a quorum present Chairman Kent Fulton opened the work session.

Present representing Gunnison County Planning Commission Kent Fulton, Jeremy Rubingh, Warren Wilcox, A. J. Cattles, Susan Eskew, Tom Venard and Jack Diani.

Present representing Gunnison County Community Development staff, Director of Community Development Russ Forrest, Assistant Director of Community Development Neal Starkebaum and Administrative Services Manger Beth Baker.

Present representing Gunnison Energy LLC, Lee Fyock, and Weston Solutions, Ken Miller and Dave Goetz.

Fyock, Goetz and Miller gave a power point presentation / overview of the proposed pits. It is modeled after the Hotchkiss water treatment facility, which is located 10 miles from Delta County, in the Sheep Park area, on the Spadafora property.

They noted the water storage facility will be used for storage for producing wells and the completion of wells. This is a plan for a 20-year operational facility. It would drastically reduce the number of trucks on the road; in 2011 the Hotchkiss facility has eliminated the oil and gas truck traffic in that area.

It has been designed to address safety and protect the environment. The infrastructure is currently in place; this structure is approximately 1000 ft. from the pipeline; a gas line and water line are already in place. The produced water could be stored for reuse. This is a subsurface facility not a dam, so there will never be a dam failure.

The facility would be sited on 19 acres of private range land, with a slope of less than 5%. It is adjacent to existing pipelines and an existing access road. A geo tech study revealed minimal geo hazards, or seismic activity, rock or mud flow. The soils are similar to the Hotchkiss facility, clay soil which is advantage when impeding flow. A French drain will be used for any ground water.

There will be permanent monitoring in place, using a liner detection system- it is a key component. The cuts and fills will be balanced throughout the system to eliminate the spoil from the system. The berm elevations of the ponds will not exceed 10 ft. to adhere to state regulations for non-jurisdictional dams.

An eight ft. fence will surround the facility for wildlife protection. They will use HDP covers over the water rather than balls; it will be less effected by wind, minimize evaporation and birds will not see it as water.

Rubingh asked if there would be more wells in the future; Fyock said they are speculating and looking at that in the future.

Fulton asked if more pits would be needed in the future; Fyock said the three pit design gives them a lot of flexibility.

Rubingh asked if the County's private contractor has visited this site; Starkebaum did not know but will contact him. The county used a 3rd party consultant for oversight on the Hotchkiss and will do that on this pit. The state also goes to the well sites.

Fulton asked if the two permitted disposal wells could they handle all Hotchkiss water and this proposed one; Fyock said yes they could, the injection wells are approximately 8,000 ft. deep.

Rubingh asked if they had spoken to the neighbors concerning the noised from the generators and sump pumps; Fyock said they had notified them but not spoken to them, adding the generators are extremely quiet.

The commissioner discussed conducting a site visit; following the discussion there was a consensus; a site visit will not conducted. They would like to visit the site this summer.

Fulton asked if the water lines would be exposed; Fyock said they will be buried three to five ft. below the ground; steel lines are buried and poly lines are above ground.

Eskew asked how underground leaks are detected; Fyock said test the pressure, and drive by. You know what you are pumping and what you are receiving.

Eskew requested a more detailed map of the Bull Mountain region.

Fulton asked if they had learned anything in the last years; Fyock replied monitoring works. The pumps have gotten a bit better. Liner materials have not changed. Three pits will provide more flexibility.

10:51:18 AM

Sue Navy asked how often the pits are tested after the first year; Fyock said monthly for the first year and quarterly after that, leakage baselines are established before built.

Ramon Reed asked if the floaters on the water would reduce evaporation; Fyock said yes, up to 95 %.

Butch Clark was concerned with pathogenic activity; Fyock said they have conferred with the state, there is a baseline and it is being watched.

The Commission closed the work session. A public hearing will be conducted January 23rd at 1:00 P.M.

Fulton adjourned the meeting at 11:30 A.M.

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

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