GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, December 7, 2012

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. **SG Interests I, Ltd.**, continued public hearing/no action, request for the Federal 11-90-9 gas well project, including five gas wells, located in northwest Gunnison County, in Section 9, Township 11 South, Range 90 West, 6th P.M., west of Highway 133

9:15 a.m. **Coal Creek Watershed Coalition, Anthony Poponi, Director**, work session/no action, update on the Coalition's activities and the Slate River planning process

10:00 a.m. **Gunnison Valley Properties, LLC**, work session/no action, Sketch Plan, request for a year-round sand and gravel operation on 109-acres of a 220-acre parcel; 62-acres of which will be excavated. The operation will include the extraction, crushing, screening, washing and stockpiling of approximately 200,000 tons of sand and gravel per year. Asphalt and concrete batching is also proposed to be conducted at the facility. The property is located approximately ½ mile east of the City of Gunnison, south of Highway 50 to Tomichi Creek, legally described as a being located in the NE/4 SE/4 NW/4 Section 4 and the NE/4NE/4 Section 5, Township 49 North, Range 1 East, N.M.P.M., 43188 Highway 50

Lunch

1:00 p.m. **Carbon Policy Task Force Report**, work session/no action, Planning Commission review and discussion of the Carbon Policy Task Force Report. Development of recommendations to the Board of County Commissioners.

Adjourn

GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
DECEMBER 7, 2012
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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- Ramon Reed
Commissioner-Kent Fulton
Vice-Chairman- Jim Seitz
Commissioner-Susan Eskew
Commissioner-Warren Willcox
Alternate Commissioner-Jeremy Rubingh

Assistant Director of Community Development- Neal Starkebaum
Planner-Cathie Pagano
Department Services Manager-Beth Baker

Others present as listed in text

Absent- Commissioner A.J. Cattles

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With a quorum present Chairman Ramon Reed opened the regular meeting of the Commission.

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MOVED; by Fulton seconded by Wilcox to approve the minutes of October 19, 2012 as amended. The motion passed unanimously.

MOVED; by Seitz seconded by Fulton to approve the minutes of November 16, 2012 as amended. The motion passed unanimously.

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SG INTERESTS –FEDERAL 11-90-9: The Gunnison County Planning Commission (Commission) continued public hearing/no action, request for the Federal 11-90-9 gas well project, including five gas wells, located in northwest Gunnison County, in Section 9, Township 11 South, Range 90 West, 6th P.M., west of Highway 133.

Chairman Ramon Reed has recused himself from this review.

With a quorum present Vice Chairman Jim Seitz opened the continued public hearing.

SG representative Eric Sanford was present. SG representative Catherine Dickert participated by phone.

Assistant Director of Community Development Neal Starkebaum said he has not received any notification from the Forest Service.

Sanford noted the County had objected to the State's issuance of a permit; the COGCC case will be conducted January 7, 2013, in Denver.

Sanford reiterated his concerns with continuing the public hearing.

The continued public hearing was continued to January 18, 2013 @ 9:00 A.M.

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COAL CREEK WATERSHED COALITION: The Gunnison County Planning Commission (Commission) conducted a work session with Anthony Poponi, Director, for an update on the Coalition's activities and the Slate River planning process.

With a quorum present Chairman Ramon Reed opened the work session.

Outgoing Director of Coal Creek Watershed Coalition Anthony Poponi, new Director Cathy Fornaris, and intern Crystal Edmonds were present for the work session.

Poponi provided a submittal outlining the Coalition's past achievements and maps, as well as projections for 2013.

2010

- Stakeholder group organized in November to determine community interest in addressing water quality impairments in the Upper Slate River Watershed (Figure 6, Table 1).
- Grant application developed and submitted by the Coal Creek Watershed Coalition (CCWC) with funding support from the Colroado Division of Reclamation Mining and Safety (DRMS) and the U.S. Bureau of Land Management (BLM) in December.

2011

- Notice of award of grant from Colorado Nonpoint Source Program and Environmental Protection Agency in March.
- Data compilation report completed by Alpine Environmental Consulting with funding from the DRMS.
- BLM stabilized river banks, completed survey work and developed channel designs at Oh Be Joyful campground and also characterized road sediments and began instream flow measurements for Oh Be Joyful Creek and the Slate River.
- Basin-wide water monitoring in July and Septmeber including water quality and aquatic life (Figure 5).
- Smith Hill Mine reclamation completed by the DRMS and the Crested Butte Land Trust.

2012

Note: Project locations are shown in Figure 1.

- Notice to Proceed by Colorado Nonpoint Source Program on March 1st.
- Stakeholder meetings for watershed planning process begin with discussions giving a general overview of the planning process, watershed conditions, abandoned mines, fish survey results, and fire susceptibility.
- Slate River social event held on June 9th had fifty attendees.
- USRC hires Alpine Environmental Consulting and Aqua Ria, Inc. to draft the watershed plan.
- Geomorphic assessment completed and draft findings preseted by Alpine Ecological Resources and Ecometrics in November.
- The BLM collected additional aquatic life (macroinvertebrate) samples and completed aditional armoring and bank stabilization at Oh Be Joyful campground.
- U.S. Forest Service implements travel management plan actions to address user created campgrounds and roads in the watershed.
- USRC hosts Slate River Watershed public tour via mountain bikes on October 29th.
- Gunsight abandoned mine assessment and building decommision completed by private landowner, DRMS, BLM and U.S. Environmental Protection Agency.
- Redwell Basin artesian drill hole reclamation initiated by DRMS (will continue in 2013).

2013

- Additional stakeholder meetings will continue into 2013 with tentative topics of recreation and agricultural uses in the watershed.
- In the spring the USRC will host a training on best management practices and approaches for maintenance or construction of roads and trails.
- Additional water monitoring to be completed by USRC during the summer.
- Completion of watershed plan including the EPA's nine elements of a watershed plan tentatively in May.
- USRC and partners will begin to secure funding for priority watershed issues as determined by the watershed plan. Table 5.1 for the Coal Creek Watershed Plan is included as a reference.
- Completion of the Total Maximum Daily Load by the Colorado Water Quality Control Division.

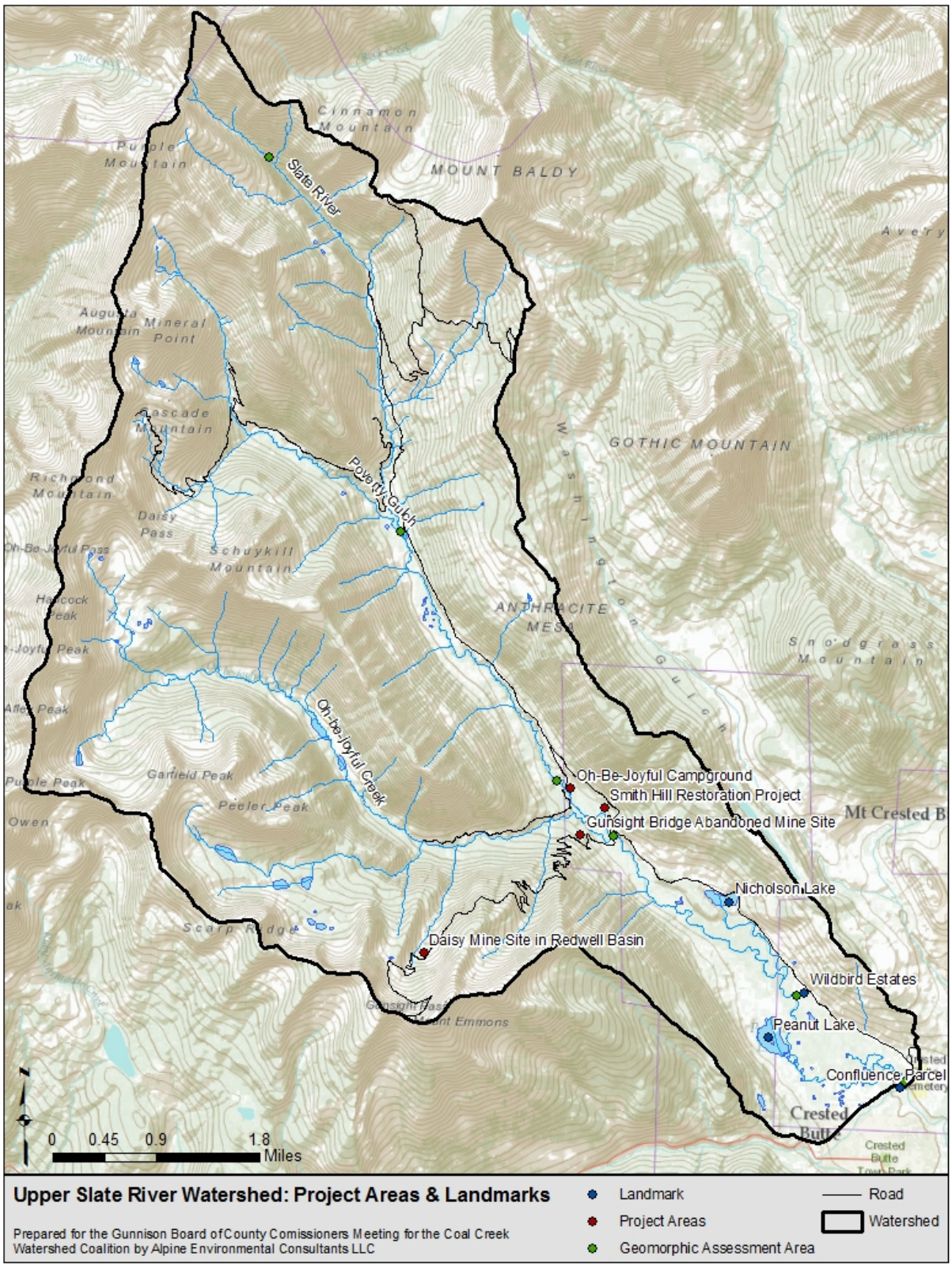

Figure 1 - Upper Slate River Watershed: Project Areas and Landmarks.

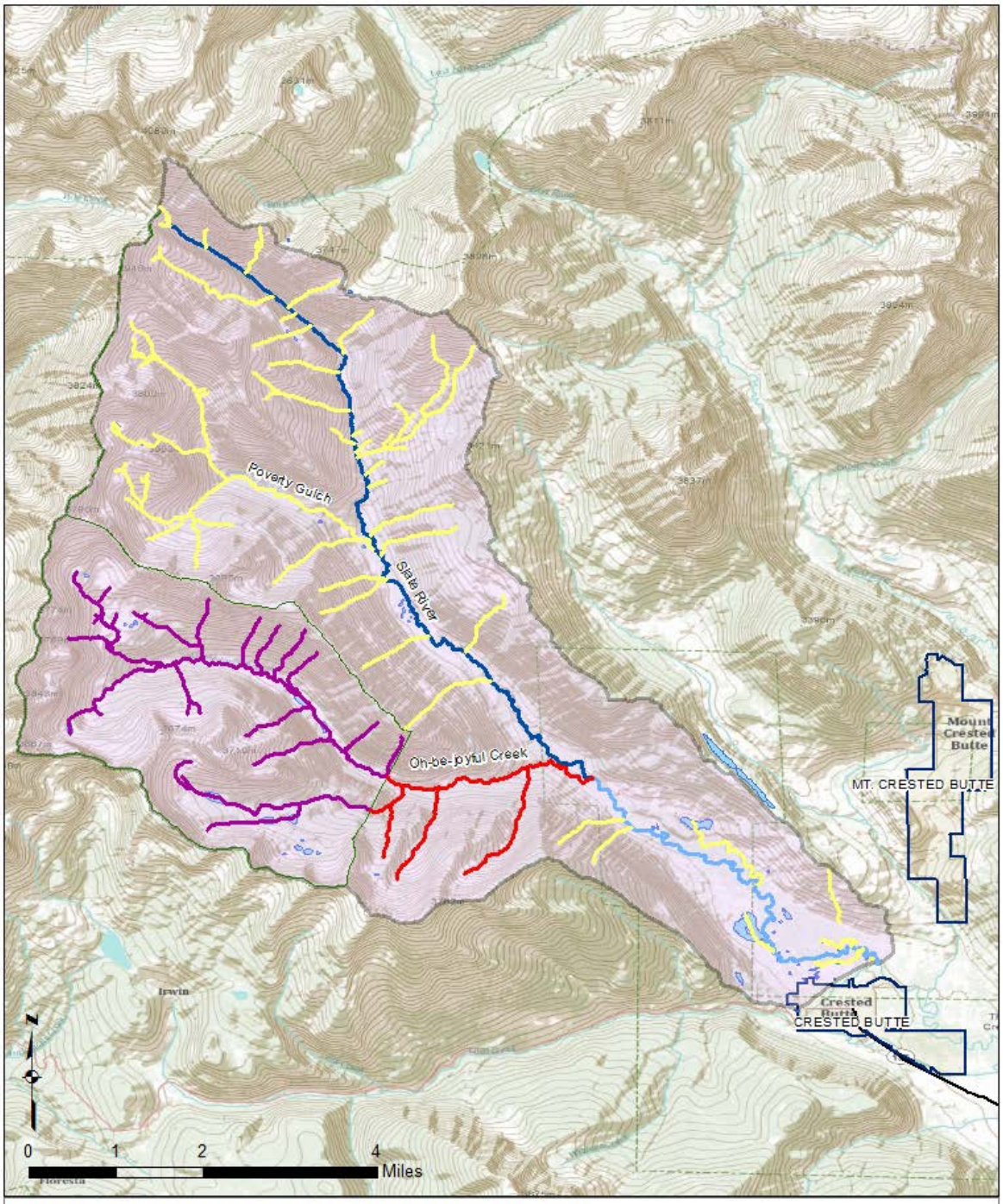

Figure 6. Regulatory Segments in the Upper Slate River Watershed.

USR Watershed
Raggeds Wilderness
COGUUG02: Wilderness Tributaries
COGUUG07: Slate River
COGUUG07: Slate River below Oh-Be-Joyful
COGUUG09: Slate River Tributaries
COGUUG10: Oh-Be-Joyful Creek

Map Created by Ashley Bembenek for the CCWC: Upper Slate River Committee. September 2011

Table 1. Numeric Water Quality Criteria in the Upper Slate River Watershed.

Segment	Classifications	Numeric Standards[1,2,3,4,5,6]					
		Physical and Biological	Inorganic (mg/l)		Metals (ug/l)		
COGUUG02: All tributaries to the Gunnison River, including lakes, reservoirs, and wetlands with the West Elk, Collegiate Peaks, Maroon Bells, Raggeds, and Fossil Ridge Wilderness Area.[7]	Aq Life Cold 1 Recreation E Water Supply Agriculture	D.O.= 6.0 mg/l D.O. (sp)= 7.0 mg/l pH= 6.5-9.0 s.u. E. Coli= 126 col/100ml	NH_3 (ac/ch)=TVS[8] CL_2(ac)= 0.019 Cl_2(ch)=0.011 CN=0.005	S= 0.002 B= 0.75 NO_2=0.02 NO_3= 10 Cl= 250 SO_4 (ch)= 250 (WS)	As(ac)= 340 As (ch)= 0.02 (Trec) Cd (ac)= 0.75 (tr) Cd (ch)= 0.21 Cr III (ac)= 50 (Trec) Cr VI (ac/ch)= 16, 11 Cu (ac/ch)= 5.53, 4.01	Fe (ch)= 300 (dis) (WS) Fe(ch)= 1000 (Trec) Pb (ac/ch)= 22.86, 0.89 Mn (ac/ch)= 2181.9, 1205.5 Mn (ch)= 50 (dis) (WS) Hg (ch)= 0.01 (tot) Al (ac/ch)= 942, 128.9 (Trec)	Ni (ac/ch)= 211.1, 23.45 Se (ac/ch)=18.4, 4.6 Ag (ac)= 0.40 Ag (ch)= 0.01 (tr) Zn (ac)= 64.2 Zn (ch)= 12.9 (sc)
COGUUG07: Mainstem of the Slate River from its source to a point immediately above the confluence with Coal Creek	Aq Life Cold 1 Recreation E Water Supply Agriculture	D.O.= 6.0 mg/l D.O. (sp)= 7.0 mg/l pH= 6.5-9.0 s.u. E. Coli= 126 col/100ml	NH_3 (ac/ch)=TVS[8] CL_2(ac)= 0.019 Cl_2(ch)=0.011 CN=0.005	S= 0.002 B= 0.75 NO_2=0.05 NO_3= 10 Cl= 250 SO_4 (ch)= 250 (WS)	As(ac)= 340 As (ch)= 0.02 (Trec) Cd (ac)= 1.00 (tr) Cd (ch)= 0.27 Cr III (ac)= 50 (Trec) Cr VI (ac/ch)= 16, 11 Cu (ac/ch)= 7.53, 5.30	Fe (ch)= 300 (dis) (WS) Fe(ch)= 1000 (Trec) Pb (ac/ch)= 32.9, 1.28 Mn (ac/ch)= 2433.2, 1344.3 Mn (ch)= 50 (dis) (WS) Hg (ch)= 0.01 (tot) Al (ac/ch)= 1474.8, 201.7 (Trec)	Ni (ac/ch)= 278.5, 30.93 Se (ac/ch)=18.4, 4.6 Ag (ac)= 0.71 Ag (ch)= 0.03 (tr) Zn (ac)= 84.9 Zn (ch)= 26.7 (sc)
COGUUG09: All tributaries, including lakes, reservoirs, and wetlands, to the Slate River except for specific listings in Segment 2, 10, 11, 12 and 13.	Aq Life Cold 1 Recreation E Water Supply Agriculture	D.O.= 6.0 mg/l D.O. (sp)= 7.0 mg/l pH= 6.5-9.0 s.u. E. Coli= 126 col/100ml	NH_3 (ac/ch)=TVS[8] CL_2(ac)= 0.019 Cl_2(ch)=0.011 CN=0.005	S= 0.002 B= 0.75 NO_2=0.05 NO_3= 10 Cl= 250 SO_4 (ch)= 250 (WS)	As(ac)= 340 As (ch)= 0.02 (Trec) Cd (ac)= 1.04 (tr) Cd (ch)= 0.28 Cr III (ac)= 50 (Trec) Cr VI (ac/ch)= 16, 11 Cu (ac/ch)= 7.88, 5.52	Fe (ch)= 300 (dis) (WS) Fe(ch)= 1000 (Trec) Pb (ac/ch)= 34.7, 1.35 Mn (ac/ch)= 2472.2, 1365.9 Mn (ch)= 50 (dis) (WS) Hg (ch)= 0.01 (tot) Al (ac/ch)=1574.4, 215.3 (Trec)	Ni (ac/ch)= 289.9, 32.2 Se (ac/ch)=18.4, 4.6 Ag (ac)= 0.77 Ag (ch)= 0.03 (tr) Zn (ac)= 88.4 Zn (ch)= 76.7
COGUUG10: Mainstem of Oh-Be-Joyful Creek from the boundary of the Raggeds Wilderness Area to the confluence with Slate River. All tributaries, including lakes and reservoirs, and wetlands within the Redwell Basin tributary to Oh-Be-Joyful Creek.	Aq Life Cold 1 Recreation E Agriculture	D.O.= 6.0 mg/l D.O. (sp)= 7.0 mg/l pH= 6.5-9.0 s.u. E. Coli= 126 col/100ml	NH_3 (ac/ch)=TVS[8] CL_2(ac)= 0.019 Cl_2(ch)=0.011 CN=0.005	S= 0.002 B= 0.75 NO_2=0.05 NO_3= 100	As(ac)= 340 As (ch)= 7.6 (Trec) Cd (ac)= 0.59 (tr) Cd (ch)= 0.17 Cr III (ac)= 50 (Trec) Cr VI (ac/ch)= 16, 11 Cu (ac/ch)= 4.26, 3.16	Fe(ch)= 1000 (Trec) Pb (ac)= 16.7 Pb (ch)= 8 Mn (ac/ch)= 1988.8, 1098.8 Hg (ch)= 0.01 (tot) Al (ac/ch)= 643.7, 88.0 (Trec)	Ni (ac/ch)= 166.9, 18.53 Se (ac/ch)=18.4, 4.6 Ag (ac)= 0.25 Ag (ch)= 0.01 (tr) Zn (ac)= 50.7 Zn (ch)= 43.9

Notes

1. There are no temporary modifications in place in the Upper Slate River (USR) watershed.
2. For hardness dependent parameters (i.e. TVS parameters), an average hardness value was calculated for each segment from surface water samples found on that segment. Appendix A presents the standards calculated with the minimum, maximum and average hardness for each segment.
3. The Aluminum standard is found in Regulation 31. Chronic aluminum is a TVS parameter that is hardness dependent with a pH clause. If the sample pH is above 7, the hardness dependent equation applies, if pH is below 7, the more strigent of 87 ug/l or the hardness dependent equation value. For pH values below 7 in the USR watershed, 87 ug/l is the more strigent value and is used for chronic Al standard evaluations for those samples. For pH values above 7, the values listed in the table are used for the chronic Al standard evaluation.
4. Ac= Acute, Ch= Chronic, Dis= Dissolved, Sp= Spawning, Tr= Trout, Trec= Total Recoverable, WS= Water Supply, tot= total.
5. The following also apply: Mean Water Temperature for Aquatic Cold Life Class 1: 17 degrees C and Uranuim 30 ug/L.
6. Metal concentrations are dissolved, unless otherwise specified.
7. COGUUG02: Wilderness tributaries are designated as "Outstanding Waters".
8. NH_3= Unionized ammonia. The standard relies on both water pH and temperature. For each sample with measured NH_3 concentrations, the pH and temperature were used to establish the NH_3 criteria.

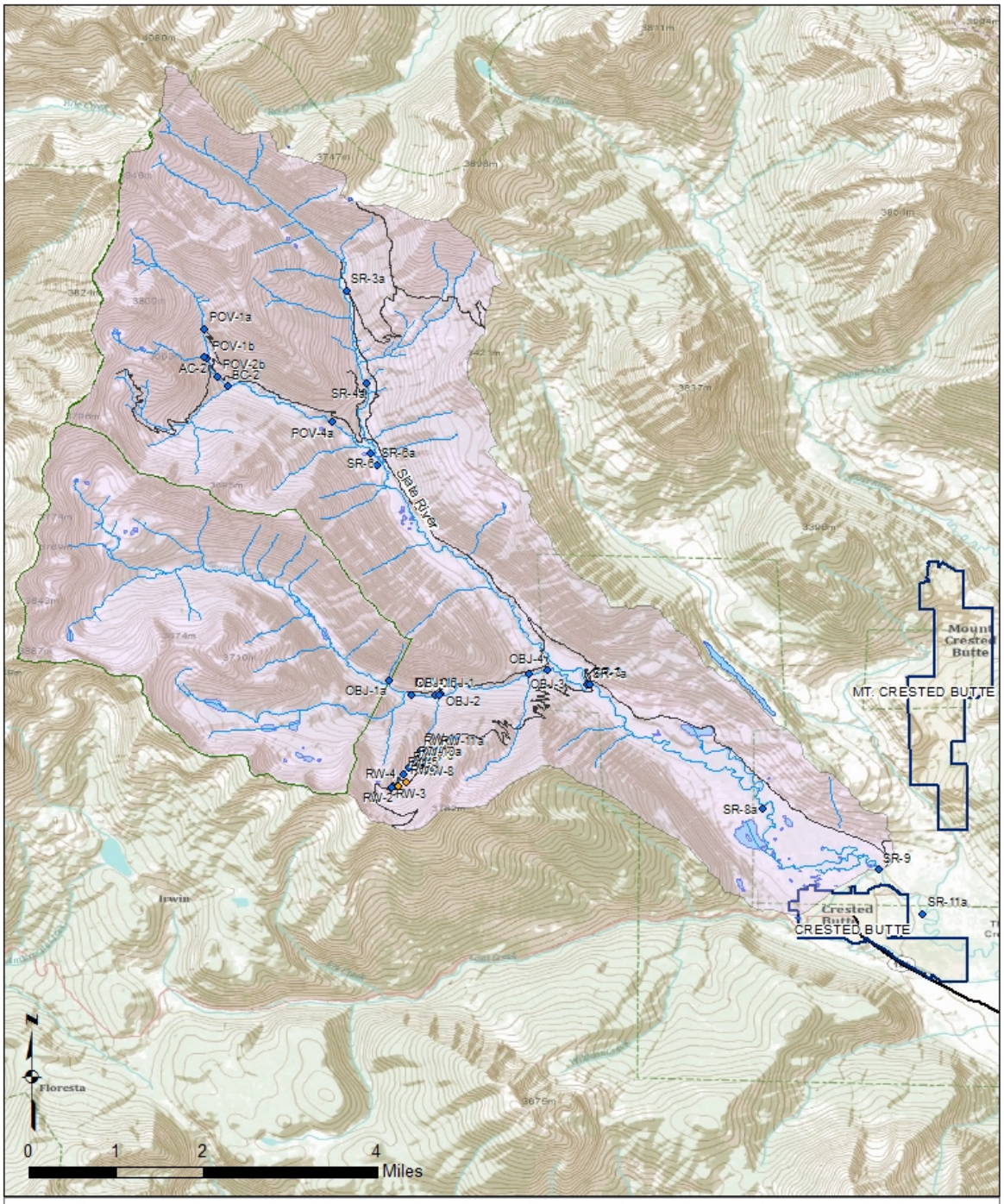

Figure 5. Water Quality Monitoring Locations in the Upper Slate River Watershed.

WQ Monitoring Locations
Site Type
- Mine Drainage
- Surface Water

- USR Watershed
- Raggeds Wilderness
- USFS Roads

Map Created by Ashley Bembenek for the CCWC: Upper Slate River Committee. September 2011

TABLE 5.1 Implementation Plan Management Measures

	Project Name	Location	Project Description	Purpose	5-year Estimated Cost	Category Subtotal	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	Construction Projects	Studies
ONGOING ANNUAL WATERSHED TASKS						$ 322,000	$ 78,000	$ 61,000	$ 61,000	$ 61,000	$ 61,000	$ -	$ 322,000
1	Water Quality Monitoring	Coal Creek Watershed	Develop and implement water quality sampling plan for instream flows	Gather and document stream water quality	$142,000		$38,000	$26,000	$26,000	$26,000	$26,000		$142,000
2	Information and Education	Coal Creek Watershed	Develop and implement Information & Education program (web site, media campaign, school)	Promote a clear identification and understanding of water quality issues, including practices that residents can implement to reduce pollutants to surface waters	$30,000		$10,000	$5,000	$5,000	$5,000	$5,000		$30,000
3	Watershed Coordinator	Coal Creek Watershed	Part-time watershed coordinator position to hold watershed meetings, coordinate projects and secure funding	Central position for development and implementation of watershed protection plan and reporting	$150,000		$30,000	$30,000	$30,000	$30,000	$30,000		$150,000
CONSTRUCTION						$ 14,000	$ 1,000	$ 8,500	$ 1,500	$ 1,500	$ 1,500	$ -	$ 14,000
1	Construction Site Permits	County/Town	Setup tracking method for construction site permits, inspections, enforcement actions for stormwater discharge permits	Identify locations of construction sites in watershed	$4,000			$2,500	$500	$500	$500		$4,000
2	Risk Assessment Tool	County/Town	Develop a method for evaluating construction sites based on potential risk	Prioritize construction sites for inspection and enforcement	$5,000			$5,000					$5,000
3	Municipal Training	County/Town	Plan reviewer & inspector training	Promote a clear identification and understanding of stormwater issues, including activities with the potential to pollute	$5,000		$1,000	$1,000	$1,000	$1,000	$1,000		$5,000
STREAM EVALUATION AND PROJECTS						$ 205,000	$ 40,000	$ 60,000	$ 25,000	$ 20,000	$ 60,000	$ 108,000	$ 97,000
1	Conduct SVAP	Coal Creek Watershed	Conduct Stream Visualization and Assessment Plan	Evaluate and Assess Coal Creek and Elk Creek for streambank improvements in accordance with NRCS protocols	$80,000		$40,000				$40,000		$80,000
2	Buffer Areas	Coal Creek Watershed	Construct and enhance new native buffer areas along stream alignment	Provide vegetative buffer areas for Coal Creek and Elk Creek	$120,000			$60,000	$20,000	$20,000	$20,000	$108,000	$12,000
3	Progress Reporting	County-wide	Brochure/newsletter for educating visitors and residents about projects underway	Promote a clear identification and understanding of impacts to water quality	$5,000				$5,000				$5,000
MINING/METAL SOURCES						$ 6,220,000	$ -	$ 7,000	$ 527,667	$ 3,027,667	$ 2,657,667	$ 677,000	$ 5,543,000
1	Map Mine Areas	Coal Creek Watershed	Create and update GIS mapping and field verify mine discharge areas	Increase awareness of where mine discharge areas are	$10,000			$7,000	$1,000	$1,000	$1,000		$10,000
2	Runon Controls	Standard Mine	Provide ditches to divert low surface flows around tailings areas and mine site	Reduce the exposure of tailings to stormwater/snowmelt runoff	$40,000				$13,333	$13,333	$13,333	$36,000	$4,000
3	Detention Pond Capacity	Standard Mine	Design and Construct off-line detention pond for Elk Creek, low flow detention	Construct pond capacity, for low flows to establish residence time and increase sedimentation for decrease of metals loading	$10,000						$10,000	$9,000	$1,000
4	Discharge Dispersal / Land Application	Standard Mine	Provide ditches/pipes to divert low surface flows away from Elk Creek	Reduce the exposure of drainage from tailings and mineralized areas to minimize effects on Elk Creek	$40,000				$13,333	$13,333	$13,333	$36,000	$4,000
5	Constructed Wetlands	Standard Mine	Design and Construct wetlands (grade and reveg 2 acres)	Construct wetlands to improve pollutant removal process through filtration	$120,000						$120,000	$96,000	$24,000
6	Active Water Treatment Plant	Standard Mine	Design and construct a collection and treatment system for mine drainages	Reduce the pollutant load from the site using an advanced treatment system	$6,000,000				$500,000	$3,000,000	$2,500,000	$500,000	$5,500,000
ROADWAY						$ 315,000	$ 12,500	$ 2,500	$ 100,000	$ 100,000	$ 100,000	$ 240,000	$ 75,000
1	Conduct Roadway Inventor	Coal Creek Watershed	Evaluate roadways, proximity to drainages and improvements	Identify erosion problems and transport of sediment	$10,000		$10,000						$10,000
2	Fill Slope & Revegetate	Coal Creek Watershed	Slope stabilization & revegetate to fix gully erosion at identified locations	Repair erosion problems to minimize sediment loading to Creek	$300,000				$100,000	$100,000	$100,000	$240,000	$60,000
3	Minimum Roadway Width	Coal Creek Watershed	Evaluate appropriate dirt roadway width requirements	Require minimum roadway widths to minimize impacts to runoff	$2,500		$2,500						$2,500
4	Roadway Maintenance	Coal Creek Watershed	Evaluate current maintenance requirements and practices	Require routine maintenance to ensure proper operation of BMPs	$2,500			$2,500					$2,500
				Total project costs		$ 7,076,000	$ 131,500	$ 139,000	$ 715,167	$ 3,210,167	$ 2,880,167	$ 1,025,000	$ 6,051,000

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GUNNISON VALLEY PROPERTIES- TOMICHI GRAVEL PIT; The Gunnison County Planning Commission (Commission) conducted a work session. They reviewed the Sketch Plan, request for a year-round sand and gravel operation on 109-acres of a 220-acre parcel; 62-acres of which will be excavated. The operation will include the extraction, crushing, screening, washing and stockpiling of approximately 200,000 tons of sand and gravel per year. Asphalt and concrete batching is also proposed to be conducted at the facility. The property is located approximately ½ mile east of the City of Gunnison, south of Highway 50 to Tomichi Creek, legally described as a being located in the NE/4 SE/4 NW/4 Section 4 and the NE/4NE/4 Section 5, Township 49 North, Range 1 East, N.M.P.M., 43188 Highway 50.

Commissioner Wilcox has recused himself from this review.

With a quorum present Chairman Ramon Reed opened the work session.

Gunnison Valley Properties representative Dick Bratton, and Ben Langenfeld, consulting engineer for Greg Lewicki and Associates, were present to discuss the application.

The Commission briefly reviewed the staff report; specifically issues related to the *Gunnison County Land Use Resolution* (LUR.,) to determine if there is agreement among the commissioiners that the application is in compliance, or if there are addtional issues to be considered.

While discussing the visual aspects, Bratton noted they will be using trees and aesthetic fencing to improve the visual aspects of Signal Peak Industrial Park too. He pointed out a lot of the mitigation ideas and plans go hand in hand and will benefit the neighbors. They will also be using dust mitigation methods.

Bratton said there is a correlation between the price for gravel and competition; contractor Bob Gydesen agreed. Bratton added there is a need for gravel and competition.

Bratton addressed the aesthetic issue; he spoke to the United Gravel, in Signal Peak, and has agreed to assist in upgrading the aesthetic of Signal Peak Industrial Park.

Reed said he is concerned with the life of the pit because it determines the length of the impact. In addition he was concerned with down periods; when there is little or no gravel needed. He asked the applicant to address this issue at the Preliminary Plan Phase. He requested they develop a proposal for a mitigation plan for temporary shutdowns- short term and intermittent.

Rubingh asked about the relocation of the processing site closer to the CPAW site; Langenfeld has requested additional comments from the CPAW.

Assistant Director of Community Development Neal Starkebaum clarified they had received referral comments from the County Wildlife Coordinator, the City of Gunnison, the Division of Water Resources, Colorado Parks and Wildlife, Colorado Division of Transportation, and the staff has met with the director of the County Natural Conservation District. They have not received comments from the County Fire Protection District, CDPHE, County Emergency Services, and County Public Works.

Eskew asked if the holder of the conservation easement had been contacted for comments; Starkebaum noted they are not a referral agency.

The Commission reviewed compatibility. Bratton said even though he will shield as much as possible, you can't shield everything; the goal is to make it better than it is now. Langenfeld said it is Sketch Plan and landscaping will be more specifically addressed in the Preliminary Plan. Reed suggested calling out certain sections including those adjacent to the industrial park and all of Highway 50 not just the closest part. Bratton suggested cleaning up the ditch and using berms. Reed added it should address180 degrees surrounding the pit. The Commission will be looking for a comprehensive landscaping plan in the Preliminary Plan phase.

The Commission agreed the water body setback is applicable and it does meet the water body setbacks.

The Commission noted description of the location of the haul road during different periods of time will be necessary. Identify how it will be accessed and how things will change as the components are moved into the pit. Describe the adequacy of the dust control, and how the internal access is going to be handled.

Starkebaum said the air quality monitoring should include the methodology CDPHE approves, and he noted the applicant's methodology does not conflict with their monitoring.

Langenfeld said they have submitted their water augmentation plan, it has gone through the comment period, and it should be available in several months.

It was noted there is only one Cultural Historical and Archeological Resource, an old railroad grade passes directly through the site. The applicants have discussed some signage. The Commission said the applicants should define the signage specifically; what is or isn't there and what will be done about it.

The Commission asked the applicant to describe the moving berm, and how it will be seeded, etc.

Langenfeld clarified they are not suggesting phasing the development.

Langenfeld said the the batch plant is not in the 100 yr flood plain. The far west edge of the second pit towards the south is in the 100 yr flood plain, but there is no processing to be done there. The Commission asked if there is a contingency for a high water year.

The Commission noted there should be general clarification: the water in the Beibel ditch will be impacted.

The Commission requested the applicant specifically to address the internal roads, and haul routes, etc. It is a visual aspect, a part of the air quality, dust and dust control, which will be ever changing.

Lagenfeld explained the use of portable toilets is the typical way to deal with onsite waste. Contractor Gydeson agreed noting the State does not allow permanent septic systems under their permit.

Reed pointed out the City of Gunnison's Three Mile Plan is out of date. The City Planning and Zoning Commission has submitted comments. Reed suggested the applicants address the City's Three Mile Plan in their Preliminary Plan submittal.

The Commission noted reclamation and drainage will have to be in compliance with the LUR.

The Commission asked the applicants to address compatible uses. They should be addressed in the Preliminary Plan submittal. This will basically describe any adverse impacts. There should be a mitigation plan to address compatibility.

It was the consensus of the Commission to direct staff to prepare a draft recommendation of approval of the Sketch Plan.

The draft recommendation of Sketch Plan should include the :

- Preliminary Plan will provide a screening / landscaping plan
- Preliminary Plan will provide the details of the internal haul roads
- Preliminary Plan will address the crusher noise
- Preliminary Plan will address the water issues
- Preliminary Plan will specifically address the Cultural and Historical resources on site
- Preliminary Plan will note the agricultural water will not be affected
- Preliminary Plan will address Gunnison's Three Mile Plan
- Preliminary Plan will address compatibility

Reed and Rubingh remained concerned with the fishery, reiterating the Commission is concerned with the Tomichi Creek fishery and it should be addressed.

The Commission will meet to discuss the draft recommendation, January 18, 2012.

Commissioner Wilcox returned to Planning Commission meeting at 1:00 P.M.

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CARBON POLICY TASK FORCE REPORT: The Gunnison County Planning Commission (Commission) conducted a work session to review and discuss the Carbon Policy Task Force Report.

With a quorum present Chairman Ramon Reed opened the work session.

Reed noted there are quite a few recommendations which are more appropriate for the Board than the Planning Commission.

Planner Cathie Pagano had submitted a memo to County Manager Matthew Birnie which was distributed to the Commission. It outlined the smaller, easier, less expensive recommendations.

Assistant Director of Community Development Neal Starkebaum stated BOCC Chamberland specifically said any recommendations should include the cost. BOCC Channell noted there is a cost for implementation and cost for not acting. Carbon Policy Task Force member Steve Schechter pointed out costs associated with the recommendations also provide benefits.

Carbon Policy Task Force member Richard Karas briefly explained the report. The BOCC formed the task force to look at the municipalities and County, to determine what the County could do to reduce it's carbon foot print. The BOCC's strategic plan included reducing carbon in the County's own operations.

Reed outlined three catagories which could be used to address reduction in carbon: potential amendments to the LUR, potential amendments to SDPR, and the County building codes. The County does not generally adopt the most current building codes, they tend to adopt every other one. The Commission will discuss this with the County Building Official.

Schechter was concerned with the prescriptive energy codes, because they do not guarantee quality. He would rather work toward a performance based code.

Wilcox said the government is concerned with health and safety issues. He suggested informing the public how long it takes to recoup the investment, and begin reaping the benefits. Rubingh added we do need some regulations.

The Commission requested County Building Official Rich Wojdakowski be present at a future Carbon Policy meeting.

The Commission will conduct a work session, December 21, 2012.

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Reed adjourned the meeting at 12:30 P.M.

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