

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, April 21, 2017

- 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.** **Public Service Company of Colorado**, work session/no action, PSCo is proposing to construct a natural gas compressor station and associated compressor station facilities, east of the City of Gunnison, adjacent to Signal Peak Industrial Park to provide additional distribution capacity. In coordination with the Compressor Station Project PSCo is also proposing to replace a segment of the existing 6-inch Gunnison Upper Arkansas Lateral transmission pipeline located in the City of Gunnison and Gunnison County, located approximately one mile east of the City of Gunnison, south of Highway 50, and the upgraded pipeline will run along the south right of way on Highway 50, into the municipal limits of the City of Gunnison.
LUC-17-00009
- 10:00 a.m.** **Cottonwood Pass Road - Gravel Pit, Oldcastle SW Group, Inc. dba United Companies**, work session/no action, request for temporary road construction materials gravel pit solely for the reconstruction of the Cottonwood Pass Road. The location is 1 mile east of County Road 742, north of County Road 209, near the Taylor Park Ranger Station, within the SW1/4 Section 10, Range 14 South, Range 82 West, 6th PM
LUC-17-00010

Adjourn

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
April 21, 2017**

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

Vice-Chairman- Jack Diani Commissioner- AJ Cattles Commissioner-Tom Venard Commissioner-Molly Muggleston Alternate Commissioner- Sarah Coleman Alternate Commissioner- Vince Rogalski	Director of Community Development- Cathie Pagano Assistant Director- Neal Starkebaum Manager of Administrative Services- Beth Baker Planner- Rachel Sabato Others present as listed in text
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Absent; Commissioner Fulton

With a quorum present Vice-Chairman Diani opened the April 21, 2017, regular meeting of the Planning Commission.

Moved by Diani seconded by Rogalski to approve the Planning Commission meeting minutes dated April 7, 2017, as amended. The motion passed unanimously.

Public Service of Company of Co (PSCo) (LUC-17-00009) The Planning Commission conducted a work session with no action. They reviewed a request to construct a natural gas compressor station and associated compressor station facilities, east of the City of Gunnison, adjacent to Signal Peak Industrial Park to provide additional distribution capacity. In coordination with the Compressor Station Project PSCo is also proposing to replace a segment of the existing 6-inch Gunnison Upper Arkansas Lateral transmission pipeline located in the City of Gunnison and Gunnison County, located approximately one mile east of the City of Gunnison, south of Highway 50, and the upgraded pipeline will run along the south right of way on Highway 50, into the municipal limits of the City of Gunnison.

With a quorum present Vice Chairman Diani opened the work session.

Present representing Planning Commission: Commissioners Diani, Cattles, Venard, Mugglestone, Rogalski and Coleman.

Present representing Staff; Assistant Director of Community Development Neal Starkebaum and Manager of Administrative Services Beth Baker.

Present representing the application: Xcel Energy Project Manager Craig Miller, Excel Energy Project Manager Jason Mauch and Tetra Tech Environmental Program Manager Constance Farmer.

Mauch presented an overview of the compressor. The compressor facility will be located adjacent to Signal Peak Industrial Park. The local natural gas company is Atmos Energy, and PSCo will manage the compressor. He said there will be new pipeline sections near the airport and Pitkin. He described the site as near an existing industrial park, away from any residential area, and on predisturbed land not suitable for Gunnison Sage-grouse. There are existing underground electric and telecommunications lines located in close proximity to the site. He added there are no bridges or river crossings.

Mauch described the Compressor Station Major Components;

Main Compressor building-

- 20x30 ft. insulated steel building
- Contains one compressor unit
- Compressor engine lube oil and cooling system tanks within the building

Controls building-

- Smaller, prefabricated steel building containing electrical controls
- Small air compressor for supplying plant air

Station piping-

- Majority of piping is buried within the compressor station yard
- Some piping is above ground, near the valve set tie-in to the pipeline
- Station yard will also contain meters, valves and filter equipment

He said they would do their site excavation starting in July with an estimated completion in September 2017. They would install the compressor, erect buildings and install ancillary structures May 2018 through October 2018.

Starkebaum asked about the size of the compressor station; Mauch said it would be a one story building 15 ft. to 20 ft. in height, with a 20 sq. ft. X 30 sq. ft. footprint.

Starkebaum asked if they had considered visual buffering or landscaping; Mauch said no they generally install a chain link fence and gravel. Starkebaum suggested discussing berming with the land owner. He recommended considering visual buffering from Highway 50.

Cattles asked if there is odor or noise associated with a compressor station; Mauch said there is generally no odor, and the sound is similar to a diesel engine running.

Miller explained the pipeline route and noted the considerations for a new route as;

- Improve year-round accessibility for operations and maintenance
- Avoid Tomichi Creek drainage area
- Site outside of Airport property
- Compatible with proposed compressor station site
- Eliminate 1.25-inch Tomichi Lateral natural gas pipeline

Coleman asked how an existing pipeline is decommissioned; Miller said anything above ground will be taken out, and underground pipes would be purged and left in place. He added the new pipeline will be placed below ground.

Miller said the pipeline replacement timeline would be July through September 2017.

Starkebaum noted the wildlife biologist has concluded the project will not cause additional impacts to the Gunnison Sage-grouse. The Gunnison Fire Marshall did not have comments or concerns.

The commissioners agreed no site visit was necessary.

The public hearing has been scheduled for May 19, 2017 at 1:00 P.M. , the Blackstock Government Center, in Gunnison, Co.

Venard expressed concern from a long range county planning aspect. He said natural gas availability is crucial to affordable housing.

Diani closed the work session at 9:45 A.M.

Cottonwood Pass Rd. Gravel Pit (LUC-17-00010) The Planning Commission conducted a work session with no action. They reviewed a request for temporary road construction materials gravel pit solely for the reconstruction of the Cottonwood Pass Road. The location is 1 mile east of County Road 742, north of County Road 209, near the Taylor Park Ranger Station, within the SW1/4 Section 10, Range 14 South, Range 82 West, 6th PM

With a quorum present Vice Chairman Diani opened the work session.

Present representing Planning Commission: Commissioners Diani, Cattles, Venard, Mugglestone, Rogalski and Coleman.

Present representing Staff; Assistant Director of Community Development Neal Starkebaum and Manager of Administrative Services Beth Baker.

Present representing the application: Ben Langenfeld engineer for Greg Lewicki and Associates, Greg Frazier United Co., and Chad Wellman Forest Service.

Langenfeld explained the project. He explained this gravel pit will supply material for a federal highway project. The pit will be on Forest Service land, and the material used for the paving of Cottonwood Pass. The pit will be close to the Taylor Park Reservoir. It will be 12.5 acres in size, which includes an acre buffer. The access already exists. The whole job has to be done in two years. The revegetation will take longer. All permits must be satisfied within five years. Road construction dates will be between April and end of November depending on the weather.

The commissioners agreed no site visit was necessary.

The public hearing has been scheduled for May 12, 2017, in Crested Butte Town Hall. The commissioners directed staff to prepare a draft recommendation for the meeting.

Diani closed the work session at 10:15 AM.

Diani adjourned the meeting at 10:20 A.M.

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