

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, January 4, 2019

- 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.** **Salisbury Subdivision, Mark Schumacher**, work session, request for subdivision of a 1.7-acre parcel and a 3.98-acre portion of the Three Rivers Subdivision Remainder tract (5.68-total acres) into two single-family lots; Lot 1 (2.97-acres) and Lot 2 (2.71-acres). An existing residence is located on the proposed Lot 2. Located on property legally described as being in the NE1/4 SE1/4SE1/4 Section 22, Range 51 North, Range 1 East, NMPM and a portion of the Three Rivers Subdivision Remainder Tract
LUC-18-00006
- 9:30 a.m.** **Land Use Resolution Amendments, Staff**, work session, proposed amendments to the Land Use Resolution
- 9:45 a.m.** **CRG Mining, LLC, Hills Gulch Exploration Project, represented by Jacob With, Law of the Rockies**, work session/site visit, request for mineral exploration, to include 40 exploratory drill holes on on approximately 150 acres, at twenty locations. Located on multiple patented mining claims in the Gold Brick and Quartz Creek Mining Districts, above Gold Creek, in the Hills Gulch area; approximately five miles north of Ohio City, east of County Road 771 (Gold Creek Road), above the Gold Links Mine, within Sections 30 & 31, Township 51 North, Range 3 East, NMPM
LUC-18-00049

Adjourn

The applications can be viewed on gunnisoncounty.org,
link to <http://204.132.78.100/citizenaccess/>

- Public access
- Projects
- Application #
- **LUC-18- 00006**
- **LUC-18-00049**
- Attachments

GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
January 4, 2019

The Gunnison County Planning Commission conducted a regular meeting in the Planning Commission Meeting Room in the Blackstock Government Center, 221 N. Wisconsin, Gunnison, Co. **Present:**

Chairperson- Kent Fulton Vice-Chairperson- Jack Diani Commissioner-Molly Mugglestone Commissioner- A. J. Cattles Commissioner- Vince Rogalski Alternate Commissioner- Daniel Spivey Alternate Commissioner-Diego Plata	Director of Community and Economic Development-Cathie Pagano Assistant Director of Community Development- Neal Starkebaum Planner – Rachel Sabbato Manager of Administrative Services- Beth Baker Others present as listed in text
--	--

Recused/Absent/Seated: none

With a quorum present Chairperson Fulton opened the January 4, 2019 regular meeting of the Planning Commission.

Moved by Plata seconded by Cattles to approve the Planning Commission meeting minutes of December 7, 2018, as amended, the motion passed unanimously.

Unscheduled Citizens: Mark Schumacher stated he was disappointed with the BoCC overturning of the Golden Eagle Trash land use decision. He said he is familiar with the *Gunnison County Land Use Resolution* (LUR) and said it is very subjective. He went on to question how Rocky Mountain Biological Lab (RMBL) has not been required to obtain a sewage discharge permit from the State.

Salisbury Subdivision (LUC-18-00006): The Gunnison County Planning Commission conducted a work session, to discuss a request for subdivision of a 1.7-acre parcel and a 3.98-acre portion of the Three Rivers Subdivision Remainder tract (5.68-total acres) into two single-family lots; Lot 1 (2.97-acres) and Lot 2 (2.71-acres). An existing residence is located on the proposed Lot 2. Located on property legally described as being in the NE1/4 SE1/4SE1/4 Section 22, Range 51 North, Range 1 East, NMPM and a portion of the Three Rivers Subdivision Remainder Tract.

With a quorum present Chairperson Fulton opened the work session.

Present representing Planning Commission: Commissioners Fulton, Rogalski, Diani, Mugglestone, Cattles, Spivey and Plata.

Present representing staff: Planner Rachel Sabbato, and Manager of Administrative Services Beth Baker.

Present representing the application: Owner/applicant Mark Schumacher.

Schumacher said he has been through several land use changes on this parcel. He is now applying to subdivide one 5.68 acre parcel into a 2.97 acre parcel and a 2.71 acre parcel. The lots will be tied into the Almont sewer plant, and they have applied to drill a well. They have had a geological study conducted on this parcel and the building envelope has been established. There will be no HOA, but the covenants will be similar the six adjacent lots, which he owns.

Fulton asked if there was a building envelope for the second residence; Schumacher said he has envisioned an apartment above the garage, duplex, or some type of attached unit. It would be one building and inside the proposed building envelope.

Sabbato asked if the height restriction would be 27 ft., as noted in the covenants or 30ft.; Schumacher said 30 ft.

Fulton suggested the covenants include the requirement for animal proof trashed containers; Schumacher agreed. Fulton asked what the capacity of the Almont sewer plant is; Schumacher said 80,000 gallons per day and it is currently peaking at 27,000 gallons per day, in the middle of July.

The commissioners were polled and decided a site visit was not necessary, they were each familiar with the area.

Fulton directed staff to schedule a public hearing and prepare a preliminary draft of recommendation of approval for the hearing.

Fulton closed the work session at 9:15 A.M.

Land Use Resolution Amendments: The Gunnison County Planning Commission conducted a work session, to discuss proposed amendments to the Land Use Resolution.

With a quorum present Chairperson Fulton opened the work session.

Present representing Planning Commission: Commissioners Fulton, Rogalski, Diani, Mugglestone, Cattles, Spivey and Plata.

Present representing staff: Community Development Director Cathie Pagano, Assistant Director of Community Development Neal Starkebaum, Planner Rachel Sabbato, and Manager of Administrative Services Beth Baker.

The land use resolution amendments proposed included: increasing the storage shed size, built without a building permit, from 120 sq. ft. to 200 sq. ft., but if the shed is on a vacant parcel a building permit is required. The appeals section amendment will clarify what the record entails, as well as the payment of a transcript will be paid for by the BoCC, if they request a transcript.

There will be a formal recommendation at the next meeting.

CRG Mining (LUC-18-00049): The Gunnison County Planning Commission conducted a work session and a site visit to discuss the request for mineral exploration, to include 40 exploratory drill holes on approximately 150 acres, at twenty locations. Located on multiple patented mining claims in the Gold Brick and Quartz Creek Mining Districts, above Gold Creek, in the Hills Gulch area; approximately five miles north of Ohio City, east of County Road 771 (Gold Creek Road), above the Gold Links Mine, within Sections 30 & 31, Township 51 North, Range 3 East, NMPM.

Present representing Planning Commission: Commissioners Fulton, Rogalski, Diani, Mugglestone, Cattles, Spivey and Plata.

Present representing Planning Commission at the site visit: Commissioners Fulton, Rogalski and Diani.

Present representing staff: Community Development Director Cathie Pagano, Assistant Director of Community Development Neal Starkebaum, and Manager of Administrative Services Beth Baker.

Present representing the application: attorney Jacob With., and applicant Jacob Wilkinson.

With explained they are requesting permission to drill 40 exploratory drill holes on multiple pads, to improve the résumé of the mine. It would help determine the potential for profitability. The targeted drillings will result in minimal disturbance. This would be done in June or July, 2019. The noise created would be similar to a backhoe. The traffic will be similar to what there is currently. There will be no perceivable vibrations, or large volume of water injected into the ground. Drilling will be conducted during normal business hours. Wilkinson said the holes will not be more than 300ft. in depth, and would be reclaimed and sealed.

Starkebaum noted the Fire District had no concerns, Public Works verbally said they had no concerns and CPW has not submitted any comments yet.

Fulton asked how long this would take to complete; Wilkinson said approximately two days per hole, and the probably won't start until June or July.

The commissioners directed staff to schedule a public hearing.

Starkebaum and planning commissioners Fulton, Diani and Rogalski conducted a site visit, no minutes were taken.

The commissioners adjourned the meeting at 10:30 A.M.

/S/ Beth Baker

Community and Economic Development Department
Gunnison County Community Development Department