GUNNISON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Memo

To: BOCC/ PC members

From: Beth Baker- Planning Services Manager

Date: 3/22/2012

Re: Joint BOCC/ PC meeting- March 30, 2012

I have attached;

- Draft agenda for the joint meeting, March 30, 2012
- Copy of minutes from the last joint meeting, October 21, 2011
- List of Land Use applications submitted in 2012
- List of Major and Minor applications for Planning Commission review to date in 2012
- List of PC meeting dates and approvals to date in 2012

See you Friday- March 30th,

Beth Baker
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Gunnison County Community Development Department
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GUNNISON COUNTY PLANNING COMMISSION
SPECIAL MEETING
PRELIMINARY AGENDA: Friday, March 30, 2012

9:00 a.m. • **Call to order; determine quorum**

Board of County Commissioners/Planning Commission Joint Meeting:

Items to be discussed by the Board and Planning Commission are in the following order:

A. Strategic Plan - Strategic Results updates:
   1. Identify by 2012 and designate by 2013 appropriate areas for habitat protection, agricultural production, and industrial, commercial and residential development.
      - Update from Mike Pelletier
   2. By 2013, the perception of at least 50% of respondents to the biennial Citizen Survey and the Community Development Department Satisfaction Survey will be that planning and permitting processes are efficient, fair, and proactive and that land use and planning services are good or excellent.
      - CD Department Satisfaction Survey Data/ Language - Update from Joanne Williams

B. Sage-grouse Subcommittee – Update from Jim Cochran

C. Update on Minex Exploration – Powderhorn Exploration project; development on federal lands

D. Marble Community Wildfire Protection Plan – wildfire mitigation in Upper Crystal River Valley

E. SDPR MOU's with municipalities update

F. Oil and Gas Update
   1. COGCC rules
   2. Litigation
   3. IGA with/ COGCC
   4. BOCC – Oil and Gas Amendments – process/timeline
   5. BLM Gas Leasing (Placeholder – if still applicable)

G. Carbon Policy Taskforce Report

H. Other Topics

Lunch

1:00 p.m. • **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 <u>not scheduled on the day's agenda.</u>

1:15 p.m. **Crested Butte South Metropolitan District,** work session/no action, request for expansion of non-residential use at the District shop/office. Expansion to include 2,556 square feet, comprised of a three bay equipment storage building, attached to the existing building. The proposed building does not meet the water body setbacks and will be reviewed for compliance with Section 11-107: Protection of Water Quality. Parcel is located at 280 Cement Creek Road, approximately ½ mile east of the intersection of Highway 135 and Cement Creek Road.

2:15 p.m. **Crested Butte South Metropolitan District,** site visit, request for expansion of non-residential use at the District shop/office. Expansion to include 2,556 square feet, comprised of a three bay equipment storage building, attached to the existing building. The proposed building does not meet the water body setbacks and will be reviewed for compliance with Section 11-107: Protection of Water Quality. Parcel is located at 280 Cement Creek Road, approximately ½ mile east of the intersection of Highway 135 and Cement Creek Road.

Adjourn

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.

DRAFT

GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
October 21 2011
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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
Vice-Chairman- David Owen
Commissioner- Jim Seitz
Commissioner-Susan Eskew
Commissioner-Kent Fulton
Alternate Commissioner- AJ Cattles
Alternate Commissioner-Warren Wilcox

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

Others present as listed in text
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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 Eskew to approve the minutes of October 7, 2011 Planning Commission meeting as amended. The motion passed unanimously.

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BOCC & PLANNING COMMISSION JOINT MEETING; The Planning Commission (Commission) and Board of County Commissioners (BOCC) conducted a joint meeting. Board Members (BOCC) Hap Channell, Paula Swenson, and Phil Chamberland, County Attorney David Baumgarten, County Manager Matthew Birnie, Director of GIS Mike Pelletier and Wildlife Coordinator Jim Cochran also attended the joint meeting.

They discussed:

A. Strategic Plan - Strategic Results updates:

1. Identify by 2012 and designate by 2013 appropriate areas for habitat protection, agricultural production, and industrial, commercial and residential development. Channell explained the intent was triggered by the anticipation the Sage grouse would be listed. The BOCC is being proactive and attempting to designate specific areas for different uses. Special Geographic areas have been considered. The BOCC has identified a team of County staff members; GIS Director Mike Pelletier is the leader of that group, which includes staff members of the Community Development Department, and Public Works, the Wildlife Coordinator, the GIS Manager, and the County Attorney.

   - **Update from Mike Pelletier-** the group has met approximately twice a month since May, 2011. Pelletier is providing mapping, using both GIS and the Assessor's data, to determine the current land uses in the County. The team is attempting to determine what areas would be appropriate for what designation. The team is getting close to the completion of indentifying appropriate areas for habitat protection.

   - Pelletier said this will not be the Sage grouse designation; it is going on separately. The County Sage grouse efforts are combined with the BLM efforts. The BLM uses a Candidate Conservation Agreement (CCA) which defines the conservation methods that will take place on public lands, in certain situations. The CCA will address development, environment and conservation. The estimated completion date is December, 2011.

2. By 2013, the perception of at least 50% of respondents to the biennial Citizen Survey and the Community Development Department Satisfaction Survey will be that planning and permitting processes are efficient, fair, and proactive and that land use and planning services are good or excellent.

   - **Planning Commission input-** Board member Hap Channell said the BOCC uses the biennial Citizen Survey to gauge the public perception of the County services. The BOCC wants the public perception as positive as possible. The recent survey indicated a low perception of planning and permitting services. Reed said the Planning Commission has been taking time on their agendas for review of the Commission's handbook, because it addresses interaction with the public. County Manager Mathew Birnie explained the survey is conducted nationwide; it is a way to compare our jurisdiction to others of similar size and location. He noted that nationwide, Planning is generally at the bottom in many jurisdictions. The percentage of positive perception has come up several percentage points in the last two

years, but is still below most jurisdictions. He said because the survey asks very general questions to a mix of individuals who may or may not have ever had any interactions with the department, and individuals that live in the different city limits and in unincorporated county locations, the staff has implemented a local customer survey. The local survey has been used by staff for the past ten years; it has recently been updated to incorporate some of the Citizen Survey questions, and can now be completed with a web site application. The department has seen an increase in survey participation. Owen asked if the Citizen Survey gave any information that could be used to better our services; Birnie said the local survey would be more beneficial for a learning tool. Birnie noted the local survey has been added as a component of the County's strategic plan.

B. **Sage-grouse Subcommittee update-** Reed said the Sage grouse subcommittee which includes individuals from the various government agencies is making progress. He noted the new mapping tools will be very beneficial; a good foundation for what the County needs to do. The BLM's CCA will also provide good information for the management of specific habitat areas. The committee concentrates their efforts on development and recreation. Reed said the mapping design is primarily complete; the committee is coming close to determining habitat prioritization.

Wildlife Coordinator Jim Cochran said there are three elements needed; a comfort level locally, acceptance by the Fish and Wildlife agency, and legal dependability if challenged. He said that although moving slowly is frustrating, a product that doesn't meet expectations would be not beneficial. He added the BLM is using "Ground Truthing," to verify what a map shows is accurate on the ground.

C. **Master-planning vacated townsites update-** At a previous joint meeting of the Commission and BOCC the master-planning of vacated townsites was discussed. At that time the Commission put this issue on hold, until the BOCC decided what staff time and money they would allocate to this issue. Channell and Birnie noted that this issue had not been identified in the County's strategic plan and no funds had been budgeted for it, in this budget cycle.

D. **Upper Crystal River Valley Studies - Marble Community Wildfire Protection Plan & U. S. Geological Survey Post-Wildfire Debris Flows Report-** GIS Manager Mike Pelletier said the addressing in the Marble area is complete. They continue to work on the road realignment in Marble, to actually identify and reconcile the records.

Emergency Services Manager Scott Morrill noted the Upper Crystal River Valley is perhaps the most endangered area in County, for wildfire issues. He said there are significant ingress and egress problems. There are defensible space issues, which are primarily the property owners' responsibility. He has conducted four public meetings in Marble, to discuss the wildfire hazards and mitigation. He stated there are very serious fire related life safety issues for the residents of the area. There are mitigation methods available which include widening the road, to allow for more traffic in and out. If the road cannot be widened then reducing the amount of brush alongside the road would be beneficial.

E. **SDPR MOU's with municipalities update-** County Attorney David Baumgarten said the City of Gunnison, and the Town of Crested Butte have both come to an agreement with the County. The Town of Mt. Crested Butte has declined, and the Towns of Pitkin and Marble have not yet replied.

F. **Oil and Gas – State MOU update-** BOCC member Paula Swenson said the County and the COGCC has come to an agreement and it will be signed at a joint signature session, October 31, 2011. The agreement had been amended to allow ongoing inspections, but Gunnison County would pay for them, not the applicant. Inspections have been budgeted for, in the 2012 budget cycle.

G. **Timing of PC decision/recommendation documents** – It was noted at the March, 2010 joint PC/ BOCC meeting it had been decided that the Commission would no longer direct staff to have a draft decision/recommendation at a public hearing. Following a discussion of this issue, the Board requested whenever possible the Commission direct staff to have a draft decision prepared at the public hearing. If all the issues are not sufficiently addressed, then the draft decision would not be reviewed, but if the issues are satisfactorily addressed the draft decision could be reviewed at that time. This action could help reduce the time it takes an applicant to get through the process.

The BOCC/ PC will conduct three joint meetings in the 2012 calendar year.

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LUC APPLICATIONS-OIL &GAS PERMIT APPLICATIONS-LOT CLUSTERS & BOARD OF ADJUSTMENTS SPECIAL EVENTS-LAND USE AMENDMENTS-SPECIAL AREA REGULATIONS 2012

LUC #	Applicant	Project	Impact Classification	Date applied	Current Status Date	BOCC Action Date
02	Irwin Backcountry Guides	Year round activities	Major- Minor?	01/01/12	1st work session Feb. 3, 2012 Applicants amending application Withdrawn	
03	Ragged Mtn. Fire Prot. District	Fire- fighting equipment storage	Minor Impact	01/11/12	Application is not complete	
04	Bear Ranch	Sleeping quarters	Minor Impact	01/30/12	Public hearing April 6, 2012	
05	CB So. Metro District	Equipment storage addition	Minor Impact	02/06/12	1st work session March 30, 12 and site visit 3/30/12	
06	Stephens	Boundary Line Adj.	Administrative Review	02/07/12	Application is not complete	
07	Family Fishing LLC	Boundary Line Adj.	Administrative Review	02/15/12	Waiting for plat from applicant	
08	SBA-FAA	30' utility pole & 10 x 10 pad	Administrative Review	02/22/12	Application is not complete	
09	Cheshire, Connie	Boundary Line Adj.	Administrative Review	03/05/12	BOCC approved 3/20/12	
10	Tomichi Gravel Pit	Gravel Pit	Major Impact	03/12/12	Application is not complete	
11	Mooris, Michael	Boundary Line Adj.	Administrative Review	03/16/12	Application is not complete	
12	Braun Hut System	Fred's Hut	Minor Impact	03/21/12	Application is not complete	
13						
14						
15						
OG#	Applicant	Oil & Gas Permits	Oil & Gas Permits	Date applied	Current Status	BOCC Action
01	SG Interests	Hughes Well		01/10/12	Public hearing March 16, 2012	Minor Impact
02	SG Interests	Eck Well		01/20/12	Public hearing March 16, 2012	Minor Impact
03	Vessels Coal & Gas	Oxbow Mine well #1		02/08/12	Application complete	Admin Review
04	SG Interests	Federal 11-90-24 Well		02/27/12	Public Hearing March 16, 2012	Minor Impact
05	Vessels Coal & Gas	Elk Creek Fan Borehole#1		03/07/12	Application is not complete	Admin Review
06	SG Interests			03/16/12	Application in review	Minor Impact
07	SG Interests			03/16/12	Application in review	Minor Impact
GB #						
01						
BOA #						
01						
02						
03						
LC #						
01	Perry		Lots in Marble Ski Area #5	03/15/12		Application not compl
02						
03						
LUR		LUR Amendments	LUR	LUR		BOCC Action

12 March 22 Updated

SE#		Event	Location	Date Applied	Current Status	
01	Western State College	Bike Race		02/02/12	Application incomplete	
02						
03						
SGA		Applicants	Location		Current Status	BOCC Action

Reviews done in 2012 from 2011

- **Major Impact- 1 – Vista Business Center (11 lots near Signal Peak)- applied 12/20/21 – application incomplete**
- **Minor Impact-1-Bear Ranch parcel five- residence over 10,000 sq. ft. – application incomplete**

TOTALS- 2012

Land Use applications submitted in 2012 to date= 11

- **Administrative Reviews-5**
- **Minor Impact Reviews-5**
- **Major Impact Reviews-1**
- **Withdrawn applications-0**
- **Applications Reduced to Administrative Review-**
- **Voided #- 0**

Oil and Gas applications submitted in 2012 to date=7

- **Oil & Gas – Minor Impact -5**
- **Oil & Gas-Major Impact -0**
- **Oil and Gas-Administrative Review-2**
- **Oil and Gas Regulations amendments-BOCC reviewing PC recommendation**

Gold Basin Lease Holds-0

BOA reviews-0

Lot Clusters-1

LUR Amendments- 0

Transfer Development Rights-0

Special Development Project Regulations (SDPR-0

Special Events Permits-1

Special Geographic Area requests -0

Major and Minor LUC Applications in Process-2012

LUC #	Applicant	Impact	Project	Applied	Current Status
2007 -60	Schloesser	Minor	1,800 sq. ft. commercial building	10/1/07	Work session in Marble 4/27/12
2011 -32	Seaglass Holdings Minex	Minor	Drilling project in Powderhorn	11/29/11	PC Approved 2/3/12
2011 -35	Vista Business Center	Major	Business Park on Hwy 50 East of Gunnison	12/15/11	Application incomplete
2012 -02	Irwin Backcountry Guides	Major/ Minor	Year round outdoor recreation	01/04/12	2 work sessions Application withdrawn
2012 -03	Ragged Mtn. Fire Protection District	Minor	Storage for equipment	01/11/12	Application complete
2012 -04	Bear Ranch parcel 3	Minor	2 buildings for sleeping quarters	01/30/12	1st work session 3/16/12
2012 -05	CB South Metro District	Minor	Storage	02/06/12	1st work session 3/30/12
2012 -10	Tomichi Gravel Pit	Major	Gravel Pit	03/12/12	Application incomplete
2012 -12	Braun Hut System	Minor	Fred's Hut (In Taylor Park area)	03/21/12	Application in review
LUC #	**Applicant**	**Impact**	**Project**	**Applied**	**Current Status**
	Oil and Gas amendments		County		PC approved recommendation 05/06/11- BOCC reviewing
	5 acre pad & 2 wells	Minor	Gunnison Energy	10/12/11	PC Approved 1/20/12
	Hughes 11-90-12	Minor Impact	SG Interests	01/10/12	Work session to review recommendation 4/6/12
	Eck 12-90-1	Minor Impact	SG Interests		Work session to review recommendation 4/6/12
	Oxbow #1	Admin	Vessels Coal & Gas	02/08/12	Application complete
	Federal 11-90-24	Minor Impact	SG Interests	02/27/12	Public Hearing 4/6/12
	Elk Creek Fan Borehole	Admin	Vessels Coal & Gas	03/07/12	Application incomplete
	Federal 12-89-7	Minor Impact	SG Interests	03/21/12	Application in review
	Federal 11-90-9	Minor Impact	SG Interests	03/21/12	Application in review

PLANNING MEETINGS AND APPROVALS & DENIALS - 2012

Meeting Dates	Application	Date Applied
January 11	No approvals	
January 20	Gunnison Energy pad and 2 wells	10/12/11
February 3	Seaglass/ Minex mineral exploration activities in the Powderhorn area	11/29/11
February 17	No approvals	
March 16	No approvals- 2 oil and gas public hearings	
March 30	Joint BOCC/ PC meeting 1st of 2012	
April 6		
April 20		
April 27	Meeting in Marble and site visits	

PC approved-to date in 2012

- Gas Wells-1 pad and 2 wells
- Rare Earth Minerals Exploration-1 in Powderhorn

- BOCC/ PC 3 joint meetings- for 2012
- Meetings in Marble-1 April 27, 2012
- Meetings in Crested Butte

(6 meetings to date in 2012)

March 19, 2012 Updated