GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, September 21, 2012

Draft Minutes

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. **SG Interests I, Ltd.**, continued public hearing/no action, request for the Sperry/Clinger 11-90-1 gas well project, including five gas wells, located in northwest Gunnison County, legally described as HES 68 in Sections 11, 12 and HES 137 & lots 5, 6, 7 in Section 11, all in Township 11 South, Range 90 West, 6th P.M., west of Highway 133, possible direction to staff

10:00 a.m. **John Nichols**, work session/no action, request for a concrete batch plant and storage yard for heavy equipment, located on Lot 4, Riverland Industrial Park, F #1, south of the Town of Crested Butte, west of Highway 135

11:15 a.m. **John Nichols**, site visit/no action, request for a concrete batch plant and storage yard for heavy equipment, located on Lot 4, Riverland Industrial Park, F #1, south of the Town of Crested Butte, west of Highway 135

Adjourn

GUNNISON COUNTY PLANNING COMMISSION
Regular Meeting
September 21, 2012
****

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-Jim Seitz
Commissioner- Susan Eskew
Commissioner- Warren Wilcox
Commissioner-Kent Fulton

Assistant Director of Community Development- Neal Starkebaum

Absent- Commissioners A.J. Cattles and Jeremy Rubingh

Others present as listed in text

****

With a quorum present Chairman Ramon Reed opened the regular meeting of the Commission at 8:52 A.M. Due to the absence of Services Manager Beth Baker, review of the minutes was postponed till the next meeting. The meeting was recessed until 9:00 A.M.

****

SG INTERESTS- Federal 11-90-9; The Gunnison County Planning Commission (Commission) conducted a continued public hearing. They discussed SG's 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 Reed is recused from this agenda item.

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

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

Starkebaum noted the Commission had received the COGCC Permits from SG Interests.

Sanford said he has spoken with Forest Service representative Ryan Taylor and the Forest Service was close to making a decision on the NEPA review process.

Vice Chairman Seitz continued the public hearing to October 19, 2012 at 9:00 a.m.

****

The meeting was recessed until 9:15 a.m.

****

SG INTERESTS- SPERRY/CLINGER 11-90-1; The Gunnison County Planning Commission (Commission) conducted a continued public hearing. They discussed SG's request for the Sperry/Clinger 11-90-1 gas well project, including five gas wells, located in northwest Gunnison County, legally described as HES 68 in Sections 11, 12 and HES 137 & lots 5, 6, 7 in Section 11, all in Township 11 South, Range 90 West, 6th P.M., west of Highway 133.

With a quorum present Chairman Ramon Reed opened the continued public hearing.

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

Reed identified SG's email with comments and a map identifying the distances from the well pad to the delineated wetlands on Spring Creek, which was prepared by biologist Eric Petterson.

Starkebaum noted his conversation with State Water Commissioner Steve Tuck; Tuck had said the entire portion of Spring Creek flows more than 60 days per year and is considered an intermittent stream.

Wilcox noted based upon the topography the water would flow south of the pad.

Sanford stated SG could construct a berm on the western edge of the well pad.

Discussion ensued as to whether there is a natural topography separation between the pad site and the Spring Creek drainage.

No public was present and no comments were received.

Reed closed the continued public hearing.

Reed noted that two questions need to be answered:

1. Does the request meet the standard for water body setbacks?
2. Is the standard met for a technical infeasibility waiver?

Reed read the standards from the regulations.

Fulton was satisfied with the request; unsure if SG can relocate the pad anywhere else which meets the setback requirements.

Eskew noted water movement on the site would be from north to south, away from the drainage.

Reed stated the pad would be within the 500 foot setback; it would not meet the 500 foot setback requirement. The technical infeasibility waiver does not allow the landowner the option to decide the location. The standard places the burden on the applicant to demonstrate there is no economical technology available. The applicant has not met that standard.

Seitz said the location of the pad lends itself to additional containment measures and the slope of the pad is from north to southeast, away from Spring Creek. He is satisfied the standard has been met.

Wilcox asked about the timeframe for open pits; Sanford explained pits are kept open only as long as necessary. This associated with the time for drilling and then for testing the cuttings and testing below the liner. Pits are not allowed to be open for an unlimited time.

Wilcox noted if the well pad was on the west side of the water body, it would then drain to the east and towards the Spring Creek drainage.

Reed observed the site was not on the lease area. Reed and Eskew do not believe the standard is being met.

Seitz wanted this decision to be consistent with the previously granted tech infeasibility waivers.

Wilcox said the setbacks for septic systems allow for a 100 foot setback; this is farther away and there were filtration processes within the riparian area. There is sufficient room in the language within the regulations to allow the waiver.

Reed requested a motion for direction to staff.

Moved by Wilcox to direct staff to draft an approval document seconded by Seitz. The motion carried with a vote of three to two.

The commissioners directed staff to prepare a draft decision of approval to contain:

- Seitz - A containment berm on the western edge of the pad, adjacent to the Spring Creek drainage.
- Wilcox - An additional Secondary Tertiary containment berm off the pad, and the pad is designed to drain water away from the water body.

The Commission will conduct a work session on October 19, 2012. They will review the draft decision of approval at that time.

****

NICHOLS-RIVERLAND IND. PARK FILING # 1-LOT # 4; The Gunnison County Planning Commission (Commission) conducted a work session. They reviewed Nichol's request for a concrete batch plant and storage yard for heavy equipment, located on Lot 4, Riverland Industrial Park, F #1, south of the Town of Crested Butte, west of Highway 135.

Nichols representative Dena Hildreth was present for the work session.

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

Hildreth explained the request is for a concrete batching business, which could have five employees and operate approximately nine months per year.

Reed said Lot Four is the southernmost lot in Riverland. He questioned the existing access on Buckley Drive onto Highway 135; Hildreth said it is an approved use in Riverland Industrial Park.

The Commission directed staff to schedule a public hearing and added direction to draft an approval document.

****

NICHOLS-RIVERLAND IND. PARK FILING # 1-LOT # 4; The Gunnison County Planning Commission (Commission) conducted a site visit. The site for Nichol's request for a concrete batch plant and storage yard for heavy equipment, located on Lot 4, Riverland Industrial Park, F #1, south of the Town of Crested Butte, west of Highway 135.

No minutes were taken.

****

Reed adjourned the meeting at 10:30 A.M. and readjourned at the Nichol's site.

_____
/S/ Beth Baker
Community Development Department Services Manager
Gunnison County Community Development Department
/S/ Neal Starkebaum
Assistant Director of Community Development
Gunnison County Community Development