BOCC/ PC Joint Meeting
June 1, 2012

Board of County Commissioners & Planning Commission Joint Meeting: The Planning Commission (Commission) and Board of County Commissioners (BOCC) conducted a joint meeting. Board Members (BOCC) Hap Channell, and Paula Swenson, County Attorney David Baumgarten, County Manager Matthew Birnie, and Director of GIS Mike Pelletier attended the meeting.

A. Strategic Plan - Strategic Results updates:
Identify by 2012 and designate by 2013 appropriate areas for habitat protection, agricultural production, and industrial, commercial and residential development.

- Update from Mike Pelletier

Pelletier noted two sites for heavy industrial used had been reviewed, Signal Peak and the Rozman property which is south of Riverland Industrial Park. Pelletier indicated there was no heavy demand for this type of classification. BOCC Swenson said the BOCC has looked at this designation type.

Commissioner Fulton asked about the road being moved in Riverland. Is their land that was to be conserved in this transaction? BOCC Phil Chamberland said there was a section being conserved.

BOCC Hap Channell asked if the definition of the classification of Industrial uses had been established. Assistant Director of Community Development Neal Starkebaum said different uses could dictate different classifications of industrial.

Swenson pointed out an area on Fairway Lane on which one part of this parcel is designated for residential development and there is a smaller industrial area. The industrial area is surrounded by residential parcels on three sides. Starkebaum noted there is 300 to 500 years of gravel on the parcel.

There was a brief discussion of the lower end valued parcels and the vacancy ratio; Commissioner Rubingh asked about recommendations on density areas. GIS Director Pelletier responded by encouraging conservation easements, with the current program the County has. Pelletier reviewed the current land preservation program. The Three Mile plans and the Ranch Land conservation process were also discussed. He also noted the Land Preservation process has had good activity in the last year; he cited the Rozman and Kochevar properties.

Pelletier said the goals for conservation acreage are in place; 8,500 acres by 2014 has been set as a goal. Wildlife Coordinator Jim Cochran said Sage grouse is also a significant issue in conservation.

B. Sage-grouse Subcommittee – Update from Jim Cochran

Cochran said the Fish and Wildlife agency will make a determination on the classification of the Gunnison Sage grouse by, September 30, 2012. The Gunnison Sage grouse will either be classified as threatened or endangered. He noted habitat fragmentation and loss of habitat are the greatest threats to this species.

Cochran pointed out the conservation goal is to conserve 90% of the priority habitat; Cochran said this was an attainable goal. He said there have been discussions concerning funds available for current land owners, for the easements needed for the project.

Cochran noted much of the critical habitat is on public land and not necessarily on private land. The commissioners discussed agricultural land and conservation easements; what is the tax rate? Pelletier indicated 58% of the priority habitat has already been conserved; but this is only if Fish and Wildlife will recognize the listing.

There will be a meeting conducted on June 14, 2012, at the Fred Field Multipurpose facility; the regional director and the Gunnison Sage Grouse strategic committee will discuss the listing of the Gunnison Sage Grouse. The public is welcome to attend.

Cochran said the BLM and strategic committee have been working together on a conservation easement on public land. The strategic committee has accepted the mitigation agreement; comments are due on June 15, 2012.

C. Oil and Gas

1. Governor's Taskforce – Letter of Recommendation

County Manager Matthew Birnie reviewed the outcome of the Governors Taskforce meeting. He pointed out the State has indicated they would prefer that the counties adopt the State regulations. He noted the COGCC is working well with our staff. The County needs an inspector for these regulations to be effective. He said the adoption of the regulations by the BOCC influence how the County will be governed by the State. He added that both Longmont County and Arapahoe County have tabled discussions of their regulations at this time due to threats of a lawsuit.

County Attorney David Baumgarten reviewed the Governor's executive order. He said the additional inspections were beneficial to our County. Boulder County is looking at a similar program.

Birnie said he preferred the County do reviews similar to the State; step by step including the inspection process.

Baumgarten said the new Local Government Designee position helps both the County and the State, with reviews and inspections. He added the State officials have been very responsive to the County's requests.

BOCC Phil Chamberland was very encouraged with the positive relationships being formulated with the regulatory agencies.

Birnie reviewed the steps being taken to hire an inspector. The County has set employment requirements and training with the COGCC will be done. All proposals will be reviewed by the end of the month. Wilcox was pleased, noting our inspections will be accomplished in a much shorter time than the State.

Baumgarten added our local process for an application and the County paying the inspector has been beneficial, in the talks with the State.

2. Oil and Gas Regulation Amendments

It was noted the BOCC will meet on the Oil and Gas regulation amendments, June 12, and July 10. Baumgarten will have a draft available which will be forwarded to the Planning Commission.

D. SDPR MOU's with municipalities update

Channell said the date for the Marble meeting is August 16, 2012.

E. Legislation Update –

Channell said the current legislative bills have been postponed indefinitely. He said there have some discussions concerning raising the required 35 acres, for an exempt subdivision, and the potential impacts of that. He noted many States use quarter sections for exempt subdivisions. He added it has been years since this issue has been raised.

F. Carbon Policy Taskforce

Channell informed the Commission the County had joined an organization to do an emissions inventory. He said CO2E is the indicator.

Channell would like the Commission to use the carbon taskforce policy as a reference when reviewing applications.

Birnie said the County uses Planet Foot Print to review our utility usage, etc. This report is used to analyze the County's energy use. The current review has shown an 18% net reduction in usage for the past year. The elimination of the old public works building has been beneficial. The energy usage in the Court House will soon decrease, because it will no longer be a 24 hour facility.

Channell and Birnie referred to the County's relationship with ORE, noting they share the Housing Authority offices with the County; there is good collaboration with the County and ORE. ORE has done an energy audit of the facility, and will be submitting recommendations.

Starkebaum said GCEA has applied to install a solar array, on the Towner site.

Steve Schechter said he would be interested in seeing performance based building codes for single family residences, and energy audits prior to issuance of a certificate of occupancy. Cattles said the building department is encouraging builders to use a blower door test. Cattles were concerned the initial cost of energy items will stop an owner from installing these items.

The commissioners questioned what the emissions from the oil and gas wells drilled would do to the air quality, and what can be done by the County.

G. Other Topics

The next joint meeting will be conducted October 18, 2012