

**GUNNISON COUNTY PLANNING COMMISSION**  
**PRELIMINARY AGENDA: Friday, December 21, 2012**

- 8:15 a.m.**
- **Call to order; determine quorum**
  - **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.

- 8:30 a.m. Carbon Policy Task Force Report**, work session/no action, Planning Commission review and discussion of the Carbon Policy Task Force Report. Development of recommendations to the Board of County Commissioners.
- Buildings and International Energy Conservation Code
    - Updating Code
    - Coordinating County, City, Towns
    - Performance based worksheet
    - Energy auditing and performance rating
    - Education, support and financing opportunities
    - Other

**10:15 a.m.** Break

- 10:30 a.m. Carbon Policy Task Force Report**, continued
- Land Use Resolution amendment proposals:
    - Small Alternative Energy Projects
    - Medium Alternative Energy Projects
    - Transportation planning and impact mitigation
    - Waste management, recycling, re-use
    - Other

**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.

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
December 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	Assistant Director of Community Development- Neal Starkebaum
Commissioner-Kent Fulton	Planner-Cathie Pagano
Vice-Chairman- Jim Seitz	Community Development Department Services Manager-Beth Baker
Commissioner-Susan Eskew	
Commissioner-Warren Wilcox	
Alternate Commissioner- AJ Cattles	
Alternate Commissioner-Jeremy Rubingh	

**Others present as listed in text**

\*\*\*\*

With a quorum present Chairman Ramon Reed opened the regular meeting of the Planning Commission.

\*\*\*\*

**CARBON POLICY:** The Gunnison County Planning Commission (Commission) conducted a work session/no action, Planning Commission review and discussion of the Carbon Policy Task Force Report development of recommendations to the Board of County Commissioners.

**Buildings and International Energy Conservation Code**

**Updating Building Codes-** Gunnison County Building Official Rich Wojdakowski explained the current building codes are the 2009 codes. The 2009 codes were adopted in May, 2011. It has been the County's and the surrounding municipalities practice to adopt every other three year code updates. Reed asked if the energy code could reasonably be updated without the other codes. Wojdakowski said the code writers would prefer updating them all together. Assistant Director of Community Development Neal Starkebaum noted there is a learning curve; the three year time frame is a tight time frame for contractors to become proficient. Cattles added the plumbing and electrical codes change frequently also; it is a lot of change in a short amount of time. He said the current process for code adoption works well.

Richard Karas said it could be approached by assuming each code will be more energy efficient, and provide an incentive to comply with the newest code, but not require it. Planner Cathie Pagano suggested encouraging the applicants to exceed the energy efficiency requirements contained in the building packet.

Steve Schechter said air sealing is also a concern and needs to be addressed. We need a higher standard in Gunnison County because of the extreme temperatures. The County should strive for a higher standard than the International Energy Code. Bart Laemmel agreed with Schechter; the County should strive to do better.

Fulton said the expectation is the house being built to code; a mortgage lender does advise clients to have the property inspected. There are energy efficient loans that can be attained.

Reed asked about energy auditing and performance, in the recommendation. Karas said nothing was adopted along those lines. The energy code does not address air sealing. Karas said the proposal from the Task Force is a very good standard for projecting the energy use of the house that should be incorporated into the code, and then an audit is needed, prior to the issuance of a certificate of occupancy. Laemmel said there is a process in a new home, which includes energy scoring and a thermal by pass check list; it should be verified that it works.

Rubingh agreed a performance based system would be beneficial. Cattles remained leery of those types of requirements.

The Commission requested staff work on a matrix for the next meeting. BOCC Swenson added the matrix should include where we are currently, what was adopted, and where are we anticipating looking forward. She suggested looking at the BOCC Strategic Plan to know what has been implemented so far.

**The Commission summarized suggestions:**

- Require energy audits for new construction
- Provide some type of incentive
- Housing authority to do a first time homebuyer class to include energy costs
- Coordinating County, City, and Towns code updates
- Performance based worksheet
- Energy auditing and performance rating- audit existing homes- rating new homes
- Education, support and financing opportunities- provide public, contractor education. Provide monetary incentives
- First time homebuyer classes

**Land Use Resolution amendment proposals:** The Commission discussed dealing with applications that are not covered in the LUR, for example small wind generators, and solar powered arrays.

**The Commission summarized suggestions:**

- **Small Alternative Energy Projects-** wind generators, residential solar arrays- could be an administrative review
- **Medium Alternative Energy Projects-** larger solar arrays which could serve property other than where it is located. A reduction in the application fees. Map the entire county and identify appropriate sites for alternative energy development. Planner Pagano suggested a comprehensive plan for the entire county. Advocate for the mining industry to capture methane.
- **Transportation planning and impact mitigation-** schedule a meeting with the RTA and County Public Works. Recommend to the BOCC expanded or readjusted mission of the RTA to include energy issues involved with transportation issues.

There will additional work sessions conducted by the Planning Commission.

\*\*\*\*

Reed adjourned the meeting at 12:30 P.M.

---

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