

**GUNNISON COUNTY PLANNING COMMISSION**  
**PRELIMINARY AGENDA: Friday, June 7, 2013**

- 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. Gunnison Valley Properties, LLC,** work session/no action, presentation of Preliminary/Final Plan; request for a year-round sand and gravel operation on 109-acres of a 220-acre parcel; 62-acres of which will be excavated. The operation will include the extraction, crushing, screening, washing and stockpiling of approximately 200,000 tons of sand and gravel per year. Asphalt and concrete batching is also proposed to be conducted at the facility. The property is located approximately ½ mile east of the City of Gunnison, south of Highway 50 to Tomichi Creek, legally described as a being located in the NE/4 SE/4 NW/4 Section 4 and the NE/4NE/4 Section 5, Township 49 North, Range 1 East, N.M.P.M., 43188 Highway 50

**10:30 a.m. Cross Bar Ranch,** work session/no action, request for a 12,500 square foot single-family residence, in excess of the thresholds identified in *Section 13-105: D.2 Maximum Building Size and Maximum Aggregate of All Structures.* The property is located east of the City of Gunnison and north of Sargents on County Road 888 (Whitepine) and is legally described as the S1/2E1/2NE1/4, Section 4 and the N1/2N1/2S1/2SE1/4, Section 9, Township 48 North, Range 5 East, and portions of Section 8, 16, 17, 20, 21, 27, 28 and 33, Township 49 North, Range 5 East, N.M.P.M., 3535 County Road 888

- End of Meeting**
- Report of actions taken by BOCC.
  - A brief period in which Commission debriefs on the day's processes, etc. No discussion or action on any specific Land Use Change Permit applications will take place at this time.

**Adjourn**

**GUNNISON COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**June 7, 2013**  
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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- Kent Fulton	
Vice-Chairman- Jim Seitz	Assistant Director of Community Development- Neal Starkebaum
Commissioner- AJ Cattles	Planner-Cathie Pagano
Commissioner-Susan Eskew	Community Development Department Services Manager-Beth Baker
Commissioner-Warren Wilcox	
Alternate Commissioner-- Tom Venard	

**Absent-** Commissioner Jeremy Rubingh

**Others present as listed in text**

**Moved;** by Seitz seconded by Wilcox to approve the minutes of the May 3, 2013 as amended. The motion passed unanimously.

**UNSCHEDULED CITIZEN;** Butch Clark gave a brief description of how drones could be used by the County. He noted that they could provide valuable data. He suggested possibly sharing the cost and use with Western State Colorado University.

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With a quorum present Chairman Kent Fulton opened the regular meeting of the Planning Commission.

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**TOMICHI PIT- GUNNISON VALLEY PROPERTIES;** The Gunnison County Planning Commission (Commission) conducted a work session to review the request for a year-round sand and gravel operation on 109-acres of a 220-acre parcel; 62-acres of which will be excavated. The operation will include the extraction, crushing, screening, washing and stockpiling of approximately 200,000 tons of sand and gravel per year. Asphalt and concrete batching is also proposed to be conducted at the facility. The property is located approximately ½ mile east of the City of Gunnison, south of Highway 50 to Tomichi Creek, legally described as a being located in the NE/4 SE/4 NW/4 Section 4 and the NE/4NE/4 Section 5, Township 49 North, Range 1 East, N.M.P.M., 43188 Highway 50

Commissioner Warren Wilcox recused himself.

With a quorum present Chairman Kent Fulton opened the work session.

Applicant Dick Bratton and applicant's representative Ben Langenfeld of Greg Lewicki and Associates were present for the discussion.

This was the first work session conducted concerning the combined preliminary/ final plan.

Lagenfeld said the processing will be done in the south east corner of the site. They will use berms and vegetation to mitigate visual impacts. When completed the site will become a wildlife habitat.

Commissioner Seitz asked if there were major changes from sketch plan to preliminary plan. Lagenfeld noted how the visual impacts are addressed has changed. They now will go with a longer term berm up along the highway; built at the very beginning of the project. It will help hide the pit from the cars driving by. He acknowledged the people to the north in the hills will still see the pit. They have included more details in the preliminary plan. He illustrated on a map where the berm would be placed. There will also be a large berm next to the processor. The berm along the highway will be 10 ft. in height and will flow with the terrain along the highway. The vegetation will have grown up by the time the pit is in full operation.

Bratton said he will clean up the area around the proposed berm and irrigate behind the berm. They will irrigate the berm in the beginning to start to the vegetation.

Seitz asked about the placement of the berm, relative to the office and scale locations: Lagenfeld said the berm should hide the scale and the office. Bratton said it is unrealistic to think this will be completely hidden.

The commissioners stated it is necessary to conduct an additional site visit.

Langenfeld acknowledged there are areas where there is no possibility to conceal everything. Langenfeld showed several slides of the site and the potential visual mitigations. The pit will expand and grow as the years go on. The material for the first berm will come from the first excavation. The stockpiles will be behind the 30 ft berm.

Setiz asked about the water usage; would it be used for dust control needs, and will the stockpiles be watered. Langenfeld said in the winter there will be very little done on site. They may contact a water truck to come in and spray the piles. They will be conducting the air quality tests only in the summer.

Seitz asked about the traffic analysis that was conducted in April. Langenfeld explained there are two parts to a traffic study; the baseline and when the operation is at its peak. The study takes into account the existing baseline and the numbers given to them for peak operation.

Seitz asked about the alternate routes to get material to a variety of sites. It was noted the alternate routes in the application are not viable. The only viable route is Highway 50 to Main St. and Highway 135 to Crested Butte.

Cattles asked what the Board of County Commissioners (BOCC) concerns were; Starkebaum stated the BOCC had adopted the Planning Commission sketch plan recommendation as presented.

There was a discussion concerning reducing the speed limit; it was noted CDOT is the agency in charge of the speed limits. CDOT will not reduce the speed limit without the traffic numbers to support it.

Bob Delahay commented that there is a low area when coming from the east or west and a certain point where the oncoming traffic cannot be seen; it is a very dangerous spot.

Fulton asked how much the berms will mitigate the sound and dust. Langenfeld noted berms are very good at mitigating sound, and will help with dust related to the process. Fulton asked if this will cut down the dust and sound for the neighbors on the hill; Langenfeld answered the further away the less impacts from the sound and dust.

Kevin MacLennan said sound is one of his primary concerns; with the wind he will hear the trucks and the activity in the pit, from his home. Langenfeld said the north side of the operation will have a noise monitor to ensure the State's sound levels will not be exceeded. MacLennan was concerned the monitoring device will not be placed so it captures the maximum sound. MacLennan's residence is directly to the east of the project. The wind patterns go west to east the majority of the time. Placing the monitor where proposed will not measure the sound accurately. MacLennan said the wind will carry everything the sound the dust, and the smell. He said in his house he can hear the noise from the soft ball fields; putting a mining operation in will increase the noise significantly. He is upset with the proposal, because of the impacts to his property; visually, sounds, and economically. He suggested placing the noise monitor more appropriately.

Mary Kay Fry asked what the resolution would be if the monitors went off: Langenfeld said they might have to reduce the amount of crushing done per hour. If the noise limits cannot be met they might have to limit the production. Timing could also be addressed.

MacLennan said the dust coming off the current piles is already significant at times. Langenfeld said they would water aggressively in the summer for dust. He noted dust is a growing issue with the State air pollution control agency.

MacLennan pointed out if this pit becomes operational it would seriously affect the value of his property maybe to the point that he could not sell it. What can be done for him and his home value?

Eskew asked if CPAW was aware of this operation when they obtained the property; Starkebaum said we have not received comments from CPAW, but comments have been requested.

Langenfeld explained an electronic monitor could be placed to measure the sound. Starkebaum noted distance and berming will address many of the concerns; berming attenuates the sound very well. The physical barrier is the most effective noise barrier. They would have to measure against the standard at the most critical point.

Bratton explained he has proposed this gravel pit operation to help the local economy. Langenfeld commented an active gravel pit will cause negative impacts and they intend to use best management practices to come up with the best plan for the most people.

Fulton suggested three sound sensors could be needed.

Seitz was concerned with the type of fencing that would be used; Langenfeld explained esthetics come into play, but the elk and deer need to be fenced out for safety. He said the pit's daily hours of operation would be 6 a.m. to 7 p.m.

Starkebaum said comments have been received from the Gunnison Fire District, and the Division of Water Resources has requested an extension to their comment period.

A site visit will be conducted June 21, 2013 and an additional work session will be conducted July 19, 2013.

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Commissioner Eskew said she had spoken with a representative of West Elk Mine concerning venting. He explained methane gas had not been defined as a renewable resource. If it was redefined as renewable it could be more easily addressed. They have been capturing approximately 30% of the gas but they need a buyer.

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**CROSS BAR RANCH- OVER SIZED RESIDENCE;** The Gunnison County Planning Commission (Commission) conducted a work session to review the request for a 12,500 square foot single-family residence, in excess of the thresholds identified in *Section 13-105: D.2 Maximum Building Size and Maximum Aggregate of All Structures*. The property is located east of the City of Gunnison and north of Sargents on County Road 888 (Whitepine) and is legally described as the S1/2E1/2NE1/4, Section 4 and the N1/2N1/2S1/2SE1/4, Section 9, Township 48 North, Range 5 East, and portions of Section 8, 16, 17, 20, 21, 27, 28 and 33, Township 49 North, Range 5 East, N.M.P.M., 3535 County Road 888.

With a quorum present Chairman Kent Fulton opened the work session.

Commissioner Wilcox returned to the meeting.

Chairman Fulton recused himself from the meeting.

The commissioners had received an application and staff report prior to this work session.

Planner Pagano clarified because this site is an agricultural operation the only issue being addressed is the oversized residence at a proposed 12,500 sq. ft. The proposed house and existing cabins would be approximately 13,500 sq. ft. The *Gunnison County Land Use Resolution* (LUR) standard to be considered is no obtrusive visibility.

Applicant representative Jennifer Barvitski was present to discuss the project.

Barvitski explained the current owner purchased the parcel about 10 years ago, when he immediately started to clean up the ranch. They took out old trailers and dilapidated homes. He has been continually investing financially in the ranch. The existing home is about 3,050 sq. ft. He would like to increase the home size. They are requesting a 9,165 sq. ft. addition to the home. The location is very remote. It is surrounded by trees, and blocked by a ridge on the east side. They will use natural materials, barn wood, and rusted metal roofing, etc.

Seitz was concerned with the potential fire danger because the design had called for a shake shingle roof. Barvitski said the roof would be predominately rusted metal with some shake shingles. She explained there will be a large water storage tank on site for fire protection.

Barvitski explained the existing driveway will be used and not moved.

The commissioners will conduct a site visit and public hearing on June 21, 2013.

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Seitz adjourned the meeting at 11:05 A.M.

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