

Grand County Planning Commission Minutes

February 24, 2010

A regular meeting of the Grand County Planning Commission convened on the above date at 6:00 PM in the Grand County Courthouse, Council Chambers.

Members Present: Chair Kalen Jones, Ed Bridges, Dave Tubbs, Dave Stolfa, Mike Duncan, and Pam Hackley. Dave Cozzens was absent
Council liaison – Gene Ciarus

Others Present: County staff Krissie Killooy, Mary Hoffine, and Mark Wright and other concerned citizens.

The Chair asked that cell phones be turned off.

The agenda has the Construction Standards and the Production Water ordinances listed as continued public hearings. The Chair moved the Construction Standards review to the end of the agenda.

Continued Public Hearing – Draft Production Water Disposal and Recycling Facilities Land Use Code Amendment: Staff gave a brief presentation on the previously reviewed sections of the amendment including;

p. 2 General Requirements Section 1.c

Operation

That a bullet point labeled number five be added to include for the fencing and signage requirements (currently found under section 2.c –specific to evaporation ponds).

p. 2. General Requirements Section 1.d.

Water, Sewer, and Fire

That language be added to clarify that this information must be supplied prior to approval.

p. 3 General Requirements Section 1.h

Reclamation Plan

That a bullet point labeled number six be added to include for the plugging of wells.

p. 5 General Requirements

A Section “t” be added for a Contingency Plan – as discussed at the meeting with the emergency responders.

Also that staff has been in communication with the County Attorney’s office since October regarding this ordinance and other production water related issues. A copy of the draft was provided to the Attorney’s office for legal review January 28th. A review by the Attorney’s office is not available at this time.

The Planning Commission had questions to the County Engineering regarding the maximum emissions. It was explained that the one plant (Danish Flats) has already surpassed the maximum HAP by his calculations.

This led to a discussion regarding the calculations and that there are errors and how to measure the amount of HAPS or if a measurement technique that satisfies both the county and the state Division of Air Quality is possible.

Mark Wright agreed to consult with the division and find out the best practices for calculation of Danish Flats for emissions.

The Chair opened the public hearing.

Sara Fields reported that congress is having hearings on requiring that fracking chemicals be transparent to all. Would like the County be ahead of the game and include the requirement in the amendment. There is no state law that would limit Grand County's authority over state regulations.

Laura Kamala – requests that there be adequate monitoring of air quality in the amendment and questioned the intention of burning of VOC's and is there a "no flare" requirement. If the draft does not work effectively for monitoring of the ponds then there should be a change to the amendment.

There was a lengthy discussion with the County Engineer and the Commission regarding the calculations of emissions and the process of obtaining the samples.

The Commission requested that the County Engineer clarify the data and review the numbers with Department of Air Quality to make sure the methodology is clear. Get comparisons for similar facilities. Also, ~~contact the ornithologist, although the study is no not conclusive yet since it's still in progress, is there something they could provide.~~ Request a copy of the interim bird study from Danish Flats.

The Engineer invited the Commission to his office if there are other questions or concerns they have prior to the meetings.

The Chair kept the public hearing open.

Continued Public hearing – Draft County Construction Standards and Land Use Code Amendment: The Chair called on the County Engineer to review the changes.

The County Engineer provided a power point and made changes as the Commission discussed the document.

The Commission asked for changes to the following sections:

Page 1 – review by Planning Commission and recommendation to Council.

Page 3 – Section A. 2.(a) addition of "physical" in front of impediment for clarification.

Addition of "alley" to the standards.

Page 9 – Section II B. clarification

Page 10 Section II E 2.(b) – remove "or slopes" and

Page 10 Section II E. 3. Remove grant and add recommend.

Page 11 Section III Fire Protection add Castle Valley Fire Department.

Approval of Minutes – The acceptance of minutes was postponed until the next meeting.

Community Development Update – Presentations by the top four firms for the Master Plan were scheduled for the end of the week.

County Council Update – The Council liaison had left the meeting at 8:30 PM

Adjournment: The meeting was adjourned at 9:00 P.M.