



~ Minutes ~
Final
For a Regular Meeting of the
PLANNING COMMISSION

1101 East 2nd Ave
Durango, CO 81301
<http://co.laplata.co.us>

Thursday, October 8, 2015

6:00 PM

Board Room

These are abbreviated minutes. The official record of this meeting is the audio file, available via the La Plata County web site <http://co.laplata.co.us> . For a CD of the audio file for a specific meeting, please contact the Clerk to the Board, Wendy Klemm, at (970) 382.6263 or via e-mail at Wendy.Klemm@co.laplata.co.us. There may be a charge for the recording.

I. Call to Order

Attendee Name	Present	Absent	Late	Arrived
Tom Gorton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Jim Tencza	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lucy Baizel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Frank Lockwood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Charly Minkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. Approval of Agenda

III. Approval of Minutes

1. Planning Commission - Regular Meeting - Jul 23, 2015 6:00 PM

Public Hearing of the following requests:

IV. Consent

V. Decision

- F. *The property owner shall execute a general warranty deed prepared by the County Attorney's office dedicating fee simple title of the right-of-way for County Road 207 described on the plat as Tract A to La Plata County which shall be recorded with the plat (LPLUC 74-20);*

- 3. *After final plat approval and prior to construction of subdivision improvements, two complete sets of the signed and stamped engineered shared well construction drawings shall be submitted (LPLUC 74-114[5]);*

- 4. *The following revisions shall be included on the final plat:*
 - A. *Update the Project Number for the final plat (LPLUC 102-53[a][4]);*
 - B. *Add arrows to building envelope labels to more clearly designate location of building envelope boundaries on each lot (LPLUC 102-51[a]);*
 - C. *Revise the plat notice related to domestic water to include a reference to the shared water system agreement with a blank to include the reception number for the agreement (LPLUC 102-115, 102-54); and*

- 5. *Prior to scheduling the preliminary plat for BOCC consideration, the following items shall be submitted:*
 - A. *Written comments from San Juan Basin Health Department shall be obtained accepting the on site waste water treatment system application design and acknowledging that the system meets their criteria for approval (LPLUC 82-179);*
 - B. *Exhibit A and B of the Shared Well Agreement shall be submitted and the blanks stating the location of the easement shall be filled in (LPLUC 82-186, 102-107[e][2],102-115).*

Commissioner Gorton seconded the motion and the question was called.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charly Minkler, Commissioner
SECONDER:	Tom Gorton, Commissioner
AYES:	Gorton, Tencza, Baizel, Lockwood, Minkler

- 3. PROJECT #2012-0089, GCC ENERGY KING II COAL MINE CLASS II, CONTINUANCE

Owner/Applicant: Trent Peterson, GCC Energy, LLC
Agent: Brian Kimmel, Southwest Land Services

A request to Continue to the February 25, 2016 PC hearing consideration of the GCC Energy Class II land use permit for an existing coal mine operation comprised of surface facilities, underground mining, and coal hauling. Address is 6473 CR 120 located on APN 5653-362-00-077.

Staff: Daniel Murray

Mr. Peduto noted this is a quasi-judicial hearing and requested that the report recommendation and all background materials be accepted onto the record.

Mr. Daniel Murray, Planner, initiated his presentation of the staff report with a brief description of the project and its location in Hay Gulch. He noted that the property is State Land Board land. He utilized a visual slide show (Exhibit 1) in his presentation. Currently, he said, the request is for a continuance. Project specifics are not discussed in the staff report but if there are questions he can answer them. In 2007, GCC approached the County and was told they did not need a land use permit. In 2010, they were told they did need to come into compliance with land use code and in 2012 GCC submitted a Class II land use permit application. The project was analyzed and several neighborhood compatibility meetings were held. A series of analyses were done by consultants and about this time last year - 2014 - the project was also continued, based upon significant public input. GCC requested more time to analyze and consider that public input.

During the past nine months there have been three more neighborhood compatibility meetings and extensive, additional analyses done by additional consultants. GCC has worked with the County to refine and revise their Class II permit. On July 31, 2015, GCC submitted their revised application and additional information on August 12th. Staff's analysis of the two submittals, in combination with their Class II, determined that GCC's application was incomplete. At this time the project doesn't meet the standards of the La Plata Land Use Code because we don't have all of the information we need to determine if code standards have been met. GCC was informed of their incomplete status and in correspondence dated September 11th they requested more time to complete their application. On September 30th they submitted a document addressing mitigation of impacts during the continuation period. GCC is operating today without a land use permit. The action before the PC tonight is narrowly focused on their request for continuance, how much time they should be allowed to complete their application, and if impacts are being adequately addressed. Public notice was provided within 500' of the site and we also utilized a pretty extensive adjacent landowner list consisting of approximately 188 people. Mr. Murray said a public comment letter received from an attorney was not received in time to be included in the meeting packet and will be distributed a little later.

Regarding public comment, Mr. Peduto noted that approximately 9 months ago GCC formed the Hay Gulch Citizens' Advisory Panel. It was their attempt to consolidate as many public comments as possible into one set of comments that are similar. There were several individuals outside of the panel, including a small citizens group, who also provided comments. GCC no longer has the Hay Gulch Advisory Panel since they have concluded a recommendation from that group.

Mr. Murray said, based upon the incomplete status of the application regarding water and access, Staff recommends the applicant provide the necessary information Staff needs regarding water, sewer and access to complete their application, consistent within the time frames they referenced in their Sept. 11, 2015 letter along with the mitigation measures referenced in their Sept. 30, 2015 letter. Staff recommends continuance of the project for a period of four months, to a date specific of February 25, 2016.

Commissioner Gorton asked about the advisory group's meetings - when they began and when they ended.

Mr. Murray said they formally began meeting in March and ended in June.

Commissioner Lockwood asked Mr. Murray to summarize the mitigation of existing impacts during this period.

Mr. Murray suggested the applicant be allowed to respond to this question, as it is information that will be included in their presentation. Staff can follow up after that, if the PC so desires.

Commissioner Baizel referred to page 52 of the staff report packet and questioned the traffic counts and projected average daily trips (ADTs) - 120 or 156?

Mr. Murray said their proposed ADT maximum was 156, and 120 was Staff's understanding of the project about a year ago.

Chairman Tencza reiterated the issue today is not the project, but simply the request for continuance and justification for that request.

Mr. Peduto said it is not only the continuance, but also consideration of how impacts associated with the existing use are being addressed, within the continuation period.

The applicant and their agent were called.

Doug Roark, 600 S. Cherry Street, Glendale, CO. He expressed his appreciation for the Planning Commission and Staff. He cited his professional experience and relationship with GCC. He stated he is proud of the operation and what it does. It is a point of pride that a tourism commercial shows the railroad, which is powered by coal produced by the mine. The mine has been recognized more than once as the safest small mining operation in the western United States, which is everything west of the Mississippi River. He noted the millions of dollars contributed each year in local, state and federal taxes and the jobs the mine brings to the county. He said it is a core value of the company to be very transparent and cooperative. He recommended support for this continuance, to allow them to work with the County in developing the final legal agreements regarding how they will operate.

Mr. Roark introduced Trent Peterson, Vice President of Mining Operations and Ms. Carolyn White, Legal Counsel and land use expert. The main reason for the continuance is to finalize the water supply agreements and the infrastructure needed to accomplish that, as well as the conceptual roadways and the road agreement. Mitigation measures to be taken during the continuance period and those undertaken to date, are also part of this continuance request. This process is the way we finalize those agreements as a basis for the ongoing operation.

Narrating a slide show presentation (Exhibit 2) Mr. Roark went through the history of the company, and Mr. Peterson discussed details of their operation.

Mr. Peterson, VP GCC Energy, 6473 CR 120. Also utilizing the slide show, he began a detailed narration of their operations and why they are here tonight: The need to change the water plan and request continuance of their project application until February 25, 2016. They must complete a substitute water supply plan, expansion of a surface reservoir, mapping of CR 120 ownership and right-of-way assessment, address comments by Public Works, and respond to a noise and vibration analysis from a consultant commissioned by the County. He noted that since 2010 they have completed or committed to a number of mitigation measures, such as noise and vibration studies, a geo-hydrological study to assess ground

water contamination (found none), implementation of an alternate system for equipment startup alarms to reduce / eliminate site noise, and instituted policies and equipment changes on the site to reduce back-up alarm noise, etc., etc.

Mr. Peterson discussed the 2015 mitigation measures taken in response to County and citizen requests, such as installation of a fan silencing device on the main ventilation fan to reduce noise, the decision not to develop water wells in Hay Gulch in favor of using surface water sources, and committed to further water and acoustic studies. He discussed their numbering system for identification of their trucks and trailers, truck speed mitigation measures such as speeds in front of residences on unpaved road sections, stopped all coal hauling on Sundays, adopted written policies on truck speed and expected use of the road, conducted quarterly in-person driver training sessions, and more. They committed to twice-daily water applications on the dirt roads to mitigate dust but will do more at certain times of year because twice-daily is not enough. They have ceased staging their trucks along CR 120 near the 120/140 intersection, etc. Many more mitigation measures were cited, including abandonment of plans for an underground water storage reservoir.

Mr. Peterson provided a direct dial phone line number which can be used by citizens to report any concerns.

He noted that various studies and mitigation measures taken to date have cost the company approximately \$750,000.

Commissioner Gorton asked how confident GCC is that, should the continuance be approved, all tasks required for submittal of a complete application can be completed, so the PC is not faced with another request for continuance.

Mr. Peterson said they are on schedule according to the timeline established by Harris Water Engineering and proposed last August.

Commissioner Baizel asked about mitigation items that are currently without definition, regarding when the actual work will begin. She asked how they know they'll be able to meet the deadlines if they don't know when the work will actually begin.

Mr. Peterson said any of the "To Be Determined" start dates are dates that are waiting upon completion of some other portion of that item.

Commissioner Minkler asked for more detail regarding what roadway improvements are planned for CR 120, besides widening, and extending culverts.

Mr. Peterson said a big one is use of the recycled asphalt to stabilize the dirt portions of the road and attempt to reduce dust.

Chairman Tencza referred to their Sept. 30th letter, assuming that some of the comments in that letter will supercede the Sept. 11th letter. He asked if a silencing device has been installed on the ventilation fan.

Mr. Peterson confirmed that one was installed in April and they plan to upgrade that in 2016.

Chairman Tencza then asked if GCC has people on staff who will monitor their truck drivers to ensure that they are complying with the requirements and regulations established.

Mr. Peterson acknowledged they do and are increasing them all the time by identifying people willing to go out at 2am or 4am, to use a speed-gun on the trucks and check on behaviors.

Regarding onsite waste treatment system Chairman Tencza asked, if the winter is a hard one, will those items GCC commits to completing before February 25th actually be completed. He asked about the design, bid and construction of the reservoir - any idea when that will actually be done before the ground freezes.

Mr. Peterson expressed his confidence that everything can be completed before February 25th.

Chairman Tencza then asked about widening of CR 120 at the 0.3 mile post, and if the County plans on reconfiguring the roadway, rather than just having a run-off area.

Mr. Peterson responded he believed the design calls for either moving the center line or painting a wider center area.

The meeting was opened to public comment. Chairman Tencza reminded everyone present that the meeting tonight is about the request for continuance, not about the merits of the project itself. He asked that people confine their comments to the continuance.

J.T. Coyne, 595 Sand Ridge Court, Hesperus. Noting the project number of 2012-0089, said they have been working on this since 2012. They should have been working with this since 2007. We have been putting up with this traffic since then. He said he was a member of the Hay Gulch Citizens Advisory panel and said they were told by County Staff not to worry about water and sewer because it isn't part of the Class II permit. So, why are you talking about it tonight? We were told the only thing you have jurisdiction over is the roadway. Mr. Coyne expressed concern about the requirement for a 24' wide paved road, plus shoulders, and a 60' right-of-way. Is this a new requirement in 2015? We didn't know about this before. Why is it a problem now?

Mr. Coyne said he thinks they should be given the extension, but feels it should be a short extension. He did stipulate that it is a very nice mine. They have a good crew. He has no problem with coal mining - he has a problem with the traffic. Fix this - and get the road up to standards. GCC has addressed a lot of our issues, but we wrote a lot of recommendations, most of which they have NOT done. He said the 90 degree turn they committed to paving since December of last year, has not been done. They are proposing to put used asphalt down to try to keep dust down. That is not adequate. That area should have been paved by now.

Julie McQue, 2145 CR 120, where pavement ends and gravel begins. Reflecting on comments that things have been taken care of, she displayed some pictures showing the dusty conditions (Exhibit 3). She noted the pictures were taken after the road had been watered, and dust still billows up. Mag lasts perhaps six weeks, with luck. She also showed a brief video clip depicting trucks passing her home, 24 hours a day, six days a week. She said they have been living with this since 1984. She recalled earlier times when she worked cooperatively with GCC, allowing drivers who became stuck to use their phone, trucks to be parked in her driveway and sometimes plugged into her power. We coexisted, but our quality of life has deteriorated over the past three years. We have none now. She said she feels things should already have been done, that they shouldn't have to wait any longer. We were told they would be paving in front of our house in May. It is October and we're still dealing with this. We need our life back.

Jack Llewellyn - 479 Wageman Road - Exec. Director of Durango Chamber of Commerce. The Chamber's mission is to support the local business community. He said he is here tonight to encourage the County to approve the continuance. He toured the mine personally, above and below ground and was impressed with the operation and attention to details and safety issues. The mine has been operating since 1938. It generates almost \$400,000 in taxes for the county. There are 140 jobs at the mine with another 130 supported through contracts, so 270 families in the County benefit from jobs the mine provides. The workforce benefits the economic vitality of Durango, as they come into Durango to spend their money. Regarding the Durango & Silverton Narrow Gauge Railroad, the high-quality coal produced by the mine is used by the train. If the mine were to shut down, the train would have to shut down also as it would not be able to afford trucking the coal in for their engines. He said he believes King Coal Mine will address the issues expressed, as long as the County does not change their regulations mid-way through. If the continuance is not granted, the Chamber fears the coal mine could possibly shut down. If the mine closes, the County will still have to maintain the roads but funds won't be there to continue the maintenance. Approve the continuance.

Paula Mathias, 788 Cougar Way. Acknowledging comments just made, she noted a letter to the editor that spoke to similar things. She said she and her neighbors agree that GCC is a great contributor to the County and good at trying to mitigate and make promises. However, all of the positive aspects that come from the coal mine such as tax dollars, the entire county enjoys that - every citizen benefits. But the neighbors along CR 120 north and surrounding areas are being asked to absorb all of the negative impacts. It is not all positive for everyone and we carry the burden. She cited health and safety concerns, loss of property values, etc. She thanked GCC for what they have done, but expressed concerns that in four months we will be right back where we are today. She said perhaps a year ago we should have been looking at easements and property, and what would be needed to widen the road. A continuance of four more months of ungoverned truck traffic with no stipulations regarding penalties. She said a 35-day continuance would be reasonable.

Cynthia Roebuck, 213 W. 26th Street. She said she is speaking on behalf of numerous property owners in the Hay Gulch area. From everything she has heard, there is a huge range of concerns. One comment that resounds again and again is the traffic on the road...the safety of the drivers and the public. There is a lot of confusion regarding the procedures and what is going on. Has CR 120 North been approved by the County? Is it the accepted, designated route now? Will improvements happen, or is that still in negotiation? By allowing the traffic to continue on roads that are not up to standards, what kind of message is the County sending to the public and GCC? While we support the continuance, the

County needs to be clear about whether the current use, and the escalation of use over the past four or five years, is okay. She asked that these questions be addressed along with the continuance.

Jean A. Graham, MD, CEO and President of Animas Medical, LLC, 1634 CR 120. She asked to be allowed to distribute some materials (Exhibit 4) entitled, "Alternative Approach to King Coal II Truck Traffic: Response to the HGCAP Unilateral Proposal". Speaking for the actual residents of Hay Gulch with this document, she noted they have been working on this for approximately a year, since the last continuance in November of 2014. They are supportive of a continuance as long as it uses the time to address some of the issues raised in this document. We would like the mine to adhere to existing State and County codes governing roads while they are addressing other things like water. They are running ADTs in excess of 400, which is a State and County mandated code for a gravel road. The mine alone runs up to 587 ADTs between transport trucks and mine employees. We ask that the mine be dialed back to no more than 400 ADTs on the gravel road, which needs to include approximately 100 resident trips. To do this, two or three different routes would have to be used. There are no reasons not to do this. There is no reason not to hold them accountable for upholding County codes that are in place and have been ignored for at least a decade. They should use the time they are being given in this continuance to evaluate different routes.

Public comment was closed as there was no one else wishing to speak.

Mr. Murray distributed the letter to which he referred earlier (Exhibit 5).

Commissioner Gorton asked Mr. Murray if he feels the outstanding issues can be addressed in an entire Class II permit by February 25th.

Mr. Peduto responded that the applicant believes they can achieve what they need for a complete application and full hearing of their project by the February 25th date. He said Staff has the responsibility to analyze what has been submitted to our department in alignment with the adopted Code. What was submitted to us was incomplete. We identified what was incomplete, and did our best to identify what was non-compliant. We met with them several times to determine what would be needed in order for them to be considered compliant, based on what they want to do. Regarding the road, specifically, there was an analysis by the applicant of several alternative routes. In their application they indicate they will propose use of CR 120 North. We need to hear from them when they can get those done.

Commissioner Gorton observed that the biggest issue seems to center around traffic. He said he wished the County could process one aspect at a time, but that isn't how the system works. Referring to comments made earlier that treatment with mag chloride only lasts six weeks, he asked why GCC doesn't put down mag chloride every six weeks instead of spraying water twice a day. The big thing the neighbors are having to live with is the dust.

Commissioner Lockwood expressed his concern about the impacts upon neighbors during this time 4-month period and asked Mr. Murray to discuss what mitigation efforts have/will be imposed and whether he feels those will be adequate.

Mr. Murray referred to the last page of the Sept 30th letter from GCC. The need for increased application of mag chloride and when that will occur will be a direct communication between the County's Public Works Director and GCC. Application of water will be doubled. Regarding noise, GCC recognizes there needs to be more background analysis in addition to targeting where the noise comes from on the trucks. Work on the 90 degree turn and application of recycled asphalt has been a long time coming. Overall, what GCC represents on that last page is an improvement. Recommendation from staff is that these things are adequate.

The question was asked why they don't just reduce the number of trucks. Mr. Murray responded that it has been discussed, but is not an easy issue to address.

Mr. Peduto noted that the numbers have risen steadily until just recently when the volumes dropped. We don't know when those changes occurred, but they have a better idea of the volumes they have put on the road. What is lacking, and what we are still waiting for, is the actual design and construction for improvements.

Attorney Smith noted the difference between conversation over code sections for a complete and compliant application, versus discussions over mitigation measures occurring over the next four months. There are differences between what is being discussed and what will be required as a condition for obtaining a land use permit, and what is reasonable to ask for in the near term. Referring to comment by a neighbor that GCC is in violation because of the 400 ADTs, he recalled GCC was informed by the County in 2010 that they were in violation of our land use code because

they did not have a land use permit. Addressing all of these issues is part of the process of obtaining a land use permit. When we have an applicant who is operating without a land use permit, the County's standard is to assist them in coming into compliance with the code. The action on the County's part is to ensure that GCC comes into compliance.

Mr. Peduto said the applicant recognizes existing impacts that need to be mitigated.

Mr. Murray said based upon the information provided Staff recommends a continuance for four months.

Commissioner Baizel asked Staff if they have a means to ensure that another request for continuance is not sought in February.

Mr. Peduto responded that the PC is faced with a request of continuance in order that the applicant can submit a complete application in February. This is what they have expressed to us, and they have indicated they feel they can supply a complete application by then.

Commissioner Minkler asked if the PC can stipulate that the expectation is that the applicant will provide a complete application.

Chairman Tencza commented on the three big issues: noise, dust and volume of truck traffic. If we look at trying to resolve the issue of dust, he asked, is there a way we can fashion an approval of a continuance of four months with a provision stating that certain metrics will be met, specifically addressing road mitigation issues? Expressing confusion about how much road surface is to be paved, he asked if it is all the way to the mine? Are we using just water and mag chloride on certain sections and if so, how many miles? He questioned the use of recycled asphalt. Is there a way to have the continuance set some milestones for what must be accomplished by Feb. 25th, or if those aren't met, establishing another date certain?

Attorney Smith responded that what is before the PC tonight is the request for continuance. The PC should focus on whether or not the applicant has presented information to the PC regarding why they need the continuance. Where you are going with some of your questions necessitates going into project specifics. A lot of the issues you are

concerned about now will be appropriately before you at some point in the future.

Chairman Tencza said he is struggling with how long a continuance is necessary. He said the PC must rely upon GCC, in good faith, to do those things that will relieve the impacts upon the surrounding landowners.

Extensive discussion of what can be included in the continuance, if granted by the PC, followed. Discussion included concerns about any expansion of their scope of work during the period of continuance.

Chairman Tencza noted if, and when, this project comes before the PC, he requests that staff provide a checklist of those things GCC said they would do versus what they actually accomplished.

The Applicant was recalled to respond to concerns expressed by public and PC.

Referring to issues with the road, Commissioner Baizel asked the applicant why the PC should let them have four more months when they have had since 2007, 2010 and 2014.

Discussion of comments by the County and what was required by the State followed, with Mr. Roark stating the date requested is the date by which they feel they can accomplish the required tasks.

Commissioner Minkler asked them if they would be willing to do more dust mitigation between now and February.

Mr. Roark responded that they will be willing to do that.

Commissioner Lockwood asked them if there are any plans to expand their business.

Mr. Roark said GCC is a niche market with small number of customers that are typically long-term contracts. We have no pending new contracts being considered. Truck traffic has decreased approximately 15%.

Commissioner Lockwood asked if they would be willing to commit that there would be no increase in truck traffic, or production which would result in more truck traffic.

Mr. Roark said there are no plans to increase production, and production has actually dropped.

Commissioner Lockwood continued to press for a verbal commitment from Mr. Roark that GCC would not increase production during the period of continuance.

Attorney Smith said if the PC is not comfortable with the mitigation as proposed and do not feel the continuance is reasonable, it should consider a shorter period of time. Project details will come before the PC at some point in the future.

Commissioner Gorton noted the complexity of this issue, on many fronts. When begun in 2007, there were some communications from the county that said they were not subject to land use regulations, so they began operating with that understanding. In listening to the people who live on the road today, he hasn't heard anyone say there shouldn't be a coal mine operation, and didn't hear anyone say they had not gotten along with the previous, smaller, coal mine. We have looked at issues and mitigation that GCC has agreed needs to take place during the period of the continuance. He said his concern is that the applicant will be rushed into submitting an application that is incomplete. It sounds like there have been additional requirements of the applicants. He recalled many projects that have come before the PC and requested continuances. He said GCC has gotten a clear picture that the PC will not look favorably on any delays. He said there will be a close look at what has been represented to the community tonight. He cautioned the applicants to look carefully at the dust issue.

Commissioner Minkler said it is wiser to allow this process to run its course, giving the applicant the time they have asked for in order to provide a complete application. The date of February 25th needs to be a final date.

Commissioner Baizel said they have had years. If the continuance goes forward, they had better have a complete application.

Chairman Tencza said enough insight has been provided regarding how the PC thinks, their representation of the community members, businesses and employees in the County.

Commissioner Gorton encouraged all parties involved to find creative ways to get an application ready to be accepted and presented. It seems there is a very cooperative working relationship. It is incumbent upon all parties involved to get the application ready for that date.

Commissioner Gorton moved to continue Project #2012-0089, GCC Energy King II Coal Mine Class II to a date certain of February 25, 2016, with the four findings presented by staff.

Findings:

1. *The project application has not met the minimum submittal requirements for a Class II land use permit pursuant to LPLUC Sec. 82-71, 82-82, 82-92;*
2. *Proof of adequate water and access has not been satisfied pursuant to LPLUC Sec. 82-76, 82-161, 82-183, and 82-186;*
3. *Upon compliance with the conditions below, the project will be analyzed to determine completeness pursuant to LPLUC Sec. 82-92; and*
4. *Based on the incomplete status of the project, the direction to the applicant is to provide the necessary water, access, and compatibility information to complete their application consistent with the timeframes put forth in GCC's September 11, 2015 and mitigation measures in the September 25, 2015 letters to achieve conformance with the required standards and purpose of the La Plata Land Use Code, LPLUC Sec. 82-92 and 82-94.*

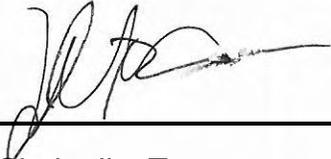
Commissioner Minkler seconded the motion and the question was called.

RESULT:	CONTINUED TO DATE CERTAIN [3 TO 2]
	Next: 2/25/2016 6:00 PM
MOVER:	Tom Gorton, Commissioner
SECONDER:	Charly Minkler, Commissioner
AYES:	Tom Gorton, Jim Tencza, Charly Minkler
NAYS:	Lucy Baizel, Frank Lockwood

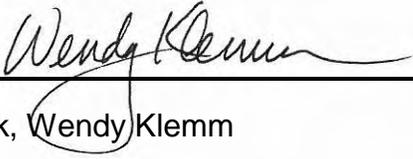
VI. Other Business

VII. Adjournment

The meeting was closed at 8:26 PM



Board Chair, Jim Tencza



Clerk, Wendy Klemm