

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING MINUTES
January 20, 2026**

The January 20, 2026 meeting was held in the Board of County Commissioners' meeting room located at 200 E. Virginia Avenue, Gunnison, Colorado. Present, either in person or via Zoom, were:

Laura Puckett Daniels, Chairperson
Elizabeth Smith, Vice-Chairperson
Jonathan Houck, Commissioner
Matthew Hoyt, County Attorney

John Cattles, Assistant County Manager for
Operations and Sustainability
Holly Perry, Deputy County Clerk
Others Present as Listed in Text

GUNNISON COUNTY LOCAL LIQUOR LICENSING AUTHORITY MEETING:

CALL TO ORDER: Commissioner Puckett Daniels called the meeting to order at 8:30 am.

CONSENT AGENDA: **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve the consent agenda as presented this morning for the Alcohol Beverage Licenses for Burts LLC dba The Cabin and for Crested Butte LLC doing business as Paradise Restaurant as presented. Motion carried unanimously.

1. Alcohol Beverage License #03-25077; Burts LLC dba The Cabin; 1/5/2026 to 1/5/2027
2. Alcohol Beverage License #03-04246; Crested Butte LLC dba Paradise Restaurant; 2/4/2026 to 2/4/2027

ADJOURN: Commissioner Puckett Daniels adjourned the meeting of the Gunnison County Local Liquor Licensing Authority at 8:30 am.

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:

CALL TO ORDER: Commissioner Puckett Daniels called the meeting to order at 8:30 am.

AGENDA REVIEW: There were no changes made to the agenda.

MINUTES APPROVAL: **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve the minutes for December 16, 2025 and the January 6, 2026 as presented. Motion carried unanimously.

1. December 16, 2025 Regular Meeting
2. January 6, 2026 Regular Meeting

SCHEDULING: The Upcoming Meetings Schedule was discussed and updated.

CONSENT AGENDA: **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve the consent agenda as presented this morning. Motion carried unanimously.

1. Stop Loss Product Sold Quote Summary; HCC Life Insurance Company; Human Resources; 1/1/2026 to 12/31/2026; \$618,500
2. Acknowledgment of County Manager's Signature; Quote; Gunnison County – EERP – Payroll/HR; Tyler Technologies; Finance; 1/1/2026 to 12/31/2026; \$142,723
3. Acknowledgment of Appointment; Gunnison Basin Sage-grouse Strategic Committee; U.S. Forest Service; Regular and Alternate; Matt Vasquez and Dayle Funka
4. Acknowledgment of Appointment; Gunnison Basin Sage-grouse Strategic Committee; Saguache County; Regular and Alternate; Tom McCracken and Wendi Maez
5. Acknowledgment of Appointment; Gunnison Basin Sage-grouse Strategic Committee; U.S. Fish and Wildlife Service; Regular and Alternate; Nathan Darnall and Angela Trnka
6. Acknowledgment of County Manager's Signature; Amendment to Professional Services Agreement between Gunnison County and Sarah Elzay; Term Extension to 3/15/2026
7. Amendment No. 1 to the Administrative Services Agreement Dated January 1, 2025; Imagine360 Administrators, LLC; 1/1/2026; \$143,126
8. Grant Application; Rocky Mountain Health Foundation; Health and Human Services; \$15,000
9. Grant Application; The Auto Club Group Foundation (AAA); Juvenile Services; \$14,690
10. Intergovernmental Grant Agreement; Colorado Department of Health Care Policy & Financing; OeHI Innovation Grant Program; 2026*2507; 1/1/2026 to 6/30/2026; \$161,199
11. Ratification; Grant Application; Colorado Department of Early Childhood; Prevention of Child Abuse and Neglect Project; Health and Human Services; \$167,691

BOARD DELEGATION:

1. Water Quality & Quantity (QQ) – Commissioner Puckett Daniels commented she would like to stay involved with QQ.
2. Colorado Counties, Inc. Steering Committees (CCI) – Commissioner Puckett Daniels expressed a desire to be more involved. Commissioner Smith stated it would be helpful to have multiple commissioners involved. Commissioner Houck is interested in doing a delegation which would cause that delegated commissioner to have an active role on legislation and bring back the details of the

discussions regarding them. Discussion ensued regarding how Board positions would be handled if legislation came up quickly.

3. **Counties & Commissioners Acting Together (CCAT)** – Commissioner Puckett Daniels recommended have one commissioner participate in both due to avoid disconnect between the two. Commissioner Houck agreed after relaying his experience with both approaches. Commissioner Smith stated she is chair of a committee at CCAT and has already planned her schedule for participating. After further discussion, a decision was reached. **Moved** by Commissioner Houck, seconded by Commissioner Smith that for this legislative season for CCI, appoint Commissioner Laura Puckett Daniels as our primary representative, for CCAT, Laura, you would be the primary designee, and then for QQ, for Water Quality and Quantity, it's not just for the legislative season, but you're our point contact for that recognizing that there's a heightened time during legislative water issues, but for all three of those, you would be our lead designee representing Gunnison County. Motion carried unanimously.

LOCAL GOVERNMENT DESIGNEE; COLORADO DEPARTMENT OF ENERGY AND CARBON MANAGEMENT COMMISSION: Assistant County Manager for Community and Economic Development Cathie Pagano and Planning Director Hillary Seminick were present for discussion.

ACM Pagano explained that Gunnison County has a Local Government Designee that she is currently serving as. She relayed the job responsibilities and how it ties to the work that the Community and Economic Development Department. She then recommended designating PD Seminick for the role. **Moved** by Commissioner Houck, seconded by Commissioner Smith to appoint Hillary Seminick from our Planning Department as a Local Government Designee for the Colorado Department of Energy and Carbon Management Commission, and to be on point for those issues as they come to Gunnison County. Motion carried unanimously.

GRANT AGREEMENT; GUNNISON VALLEY LAND PRESERVATION; CRESTED BUTTE LAND TRUST; KAPUSHION SPEHAR WETLAND ACQUISITION AND CONSERVATION EASEMENT PROJECT; \$350,000: Geographic Information Services Manager Mike Pelletier and Conservation Manager Rachel Sabbato were present for discussion.

GISM Pelletier stated this is a 90-acre project north of Crested Butte. Manager Sabbato relayed this is set to be purchased with a closing date of February 3rd and are acquiring the water rights. The Board expressed gratitude for the work done on this project and expressed excitement to see it coming together. **Moved** by Commissioner Houck, seconded by Commissioner Smith to enter into the grant agreement with the Gunnison Valley Land Preservation and Crested Butte Land Trust, and appropriate \$350,000 for the Kapushion Spehar Wetland Acquisition and Conversation Easement Project, as detailed in the information in the packet, and authorize the signature of the full Board to the agreement. Motion carried unanimously.

BOARD OF COUNTY COMMISSIONERS MEETING 1/6/26-DECISION DOCUMENT FOR AP-24-00154 WAIVER OF STANDARDS REQUEST; HUNTER FAMILY REAL ESTATE AND REWK PATTEN; PARCEL 3257-273-00-027: Assistant County Manager for Public Works Martin Schmidt and Permit Right of Way Manager Chris Hill were present for discussion.

ACM Schmidt relayed that staff created this document with the help of the Attorney's Office to relay the decision and intent of the Board. **Moved** by Commissioner Smith, seconded by Commissioner Houck to formally deny the waiver of standards request and accept the decision document as presented. Motion carried unanimously.

BREAK: The meeting recessed from 9:08 until 9:19 am in order to hold the below Public Hearing.

PUBLIC HEARING; STREET VACATION REQUEST FOR A PORTION OF 11TH STREET IN THE TOWNSITE OF IRWIN, COLORADO; LEE AND MATTHEW BERGLUND: Assistant County Manager for Public Works Martin Schmidt, Permit Right of Way Manager Chris Hill and applicants Lee and Matthew Berglund were present for discussion.

1. Resolution; Vacating a Certain Portion of a Certain Stret Lying Within the Townsite of Irwin, County of Gunnison, State of Colorado –
 - a. Open Public Hearing. Commissioner Puckett Daniels opened the Public Hearing at 9:08 am.
 - b. Public Notice Confirmation. Manager Hill confirmed that the Public Hearing had been properly public noticed.
 - c. Identify Ex Parte Communications. Commissioner Puckett Daniels stated she exchanged emails with Ms. Berglund that was simply stating this was happening, but nothing of substance.
 - d. Staff Presentation. ACM Schmidt explained the application and that it is not being used by the public in any way. It did come in before the adoption of the current Road and Bridge Standards, and the Berglunds have fulfilled the requirements needed.
 - e. Applicant Presentation. The applicant had no further comments.

- f. Board Questions. Commissioner Houck is comfortable with the application and appreciated the input from the neighbors. Commissioner Smith asked for more explanation on the septic system. Ms. Berglund responded that best place with the least amount of impact is at the front of their property that borders 11th Street and without this vacation, it would make putting the new leach field extremely difficult if not impossible to do.
- g. Public Comments. Commissioner Puckett Daniels opened the Public Hearing to comments at 9:17 am.
 - a. Jim Starr – Mr. Starr stated he gives support for this street vacation.
- h. Acknowledge Correspondence Received. No additional correspondence was identified.
- i. Applicant Response. N/A
- j. Close Public Hearing. Commissioner Puckett Daniels closed the Public Hearing at 9:19 am and immediately reconvened the Gunnison County Board of County Commissioners Meeting.

Moved by Commissioner Houck, seconded by Commissioner Smith to approve Resolution 2026-1, a Resolution Vacating a Certain Portion of a Certain Street Lying Within the Town Site of Irwin, County of Gunnison, State of Colorado, as presented this morning in the documentation and authorize the signature of the full Board on the document. Motion carried unanimously.

LOT CLUSTER; LUC-25-00037; BERGLUND: Planning Technician Aidan McComas was present for discussion.

Commissioner Puckett Daniels gave a brief overview based on the memo provided and Planning Technician McComas elaborated that combining the lots allows the applicants to install the new septic system. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve Lot Cluster LUC-25-00037 and authorize the signature of the full Board on the documents presented this morning. Motion carried unanimously.

BREAK: The meeting recessed from 9:24 am until 9:36 am in order to hold the below Public Hearing.

PUBLIC HEARING; STREET VACATION REQUEST FOR AGATE DRIVE AND A PEDESTRIAN EASEMENT ADJACENT TO LOTS 3, 4, 5, 6, 9, AND 10, BLOCK 2, MARBLE SKI AREA FILING #5 IN THE TOWN OF MARBLE, COLORADO; WILLIAM AND JUDY PERRY, CINDY SUPLIZIO AND PETER MUELLER: Assistant County Manager for Public Works Martin Schmidt, Permit Right of Way Manager Chris Hill and applicants William and Judy Perry, Cindy Suplizio, and Peter Mueller were present for discussion.

- 1. Open Public Hearing. Commissioner Puckett Daniels opened the Public Hearing at 9:24 am.
- 2. Public Notice Confirmation. Manager Hill confirmed that the Public Hearing had been properly public noticed.
- 3. Identify Ex Parte Communications. There were no ex parte communications identified.
- 4. Staff Presentation. ACM Schmidt explained the application and how it would be split between the different applicants. After public notice was given, it was discovered that an installed lumen line goes in several 90-degree angles within the vacation, therefore an easement is needed. However, it was unable to be executed before this meeting. ACM Schmidt elaborated that it is up to the discretion of the Board whether they'd like to table this discussion or allow it on the condition of the easement being executed.
- 5. Applicant Presentation. Ms. Perry relayed they are actively trying to discover the phone line and Ms. Suplizio elaborated that she has been working with the locators to flag where the phone line is. Mr. Mueller expressed excitement over the prospect of clearing up the boundaries between each other to avoid potential future issues.
- 6. Board Questions. Commissioner Smith asked for more information on the public access portion and if there were any known public benefits.
- 7. Public Comments. Commissioner Puckett Daniels opened the Public Hearing to comments at 9:35 am. There were no public comments.
- 8. Acknowledge Correspondence Received. No additional correspondence was identified.
- 9. Applicant Response. N/A

10. Close Public Hearing. Commissioner Puckett Daniels closed the Public Hearing at 9:36 am and immediately reconvened the Gunnison County Board of County Commissioners Meeting.

Commissioner Houck is open to either direction of the Board for approval. Commissioner Smith and Commissioner Puckett Daniels both agree on approval based on the contingency of the easement, as required. **Moved** by Commissioner Houck, seconded by Commissioner Smith to direct staff to develop a resolution for approval for the Street Vacation Request for Agate Drive and the Pedestrian Easement Adjacent to Lots 3, 4, 5, 6, 9, 10, Block 2, Marble Ski Filing #5 in the Town of Marble, the applicants William and Judy Perry, Cindy Suplizio and Peter Mueller and to include the, as required, easement language in that resolution. Motion carried unanimously.

BREAK: The meeting recessed from 9:43 until 9:51 am for a short break.

RESOLUTION; DENYING THE SKETCH PLAN FOR LUC-22-00028 STARVIEW SUBDIVISION: Assistant County Manager for Community and Economic Development Cathie Pagano was present for discussion.

ACM Pagano relayed there is no new information since the last public hearing and one of the Board's decisions today is to decide if another public hearing is desired. She elaborated that staff do not recommend another public hearing due the application not meeting the requirements for an additional public hearing and the Board agreed. **Moved** by Commissioner Houck, seconded by Commissioner Smith to not have an additional public hearing for LUC-22-00028, based on the discussion of the Board here at the table, finding that we have adequate information to move forward. Motion carried unanimously.

ACM Pagano explained that the Board must take action on the recommendation of the Planning Commission within 35 days of receipt. In this case, the Planning Commission recommendation is to deny the application. The Board then chose to go through the findings of the Planning Commission's recommendation. ACM Pagano relayed the issues that were found during the process. Commissioner Houck commented that his concerns are actively reflected in the recommendation, Commissioner Smith stated her concerns regarding the housing needs, and Commissioner Puckett Daniels acknowledged that the application has too many negative cumulative impacts. Commissioner Houck expressed the importance of being involved in the process with the Planning Commission. **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve Resolution 2026-2, a Resolution Denying the Sketch Plan for LUC-22-00028 Starview Subdivision. The motion was amended to include the authorization of the signature of the full Board. Motion carried unanimously.

COMMISSIONER ITEMS: This discussion began earlier than scheduled due to a gap in the meeting.

Commissioner Puckett Daniels:

1. Letters – Commissioner Puckett Daniels has been involved in numerous different letters and reminded the Board to review the unfunded mandates letter and a letter regarding the Standardizing Permitting and Expediting Economic Development (SPEED) Act.
2. Legislative Discussion – Commissioner Puckett Daniels would like to have discussion regarding legislation for the next regular meeting and asked the Board to submit any other recommendations for the packet.
3. Recruitment – Commissioner Puckett Daniels has been recruiting for the vacancies on Boards and Commissions.
4. Road and Bridget Ballot Measure – Commissioner Puckett Daniels had a call with CM Birnie and Assistant County Manager for Public Works Martin Schmidt regarding how the Commissioners, separate from the County, can participate in communicating to the public information regarding the ballot measure.
5. Wildlife Crossings Subcommittee – Gunnison County Stewardship Coordinator Nick Catmur is helping Commissioner Puckett Daniels pull together a meeting in early February. Commissioner Puckett Daniels then expressed gratitude for the Colorado Outdoor Regional Partnership Initiative (RPI) grant funding to help hire staff to move this forward.
6. Agenda Topics – Commissioner Puckett Daniels relayed that Assistant County Manager for Health, Human and Safety Services Joni Reynolds has emailed them regarding agenda topics for Board of Health and Gunnison/Hinsdale Board of Human Services for this year and to get back to her with responses.

Commissioner Smith:

1. Health Coalition – Commissioner Smith attended a Health Coalition and GRASP Consortium meeting last week. A large takeaway was that many community members are going without insurance and the need is not meeting the demand.
2. Early Childhood Education – Commissioner Smith met with a couple folks at Western Colorado University (WCU) who have been instrumental in putting on a summer program for children and have since asked Commissioner Smith to join them in a cabinet meeting regarding reaching out to Gunnison Valley Health (GVH) to work on childcare.
3. Colorado Counties, Inc. Steering Committees (CCI) – Commissioner Smith relayed she will be attending and communicating with ACM Reynolds and Deputy Health and Human Services Director Brad Wheaton on what to advocate for.

4. Welcoming Committee – Commissioner Smith commented that the committee has expanded and added new members including WCU Dean of Students Gary Pierson.
5. Southwest Colorado Opioid Regional Council – Commissioner Smith attended a meeting and explained that historically, it has been each county gets one vote. At a recent meeting, Montrose asked for an additional vote to which Commissioner Smith is fundamentally against in terms of the greater population demands greater resources.
6. Juntos – Commissioner Smith elaborated that they have several events coming up, with a lot of them being food oriented.

BREAK: The meeting recessed from 10:32 am until 10:54 am in order to hold the Gunnison River Valley Local Marketing District meeting.

GUNNISON RIVER VALLEY LOCAL MARKETING DISTRICT MEETING:

CALL TO ORDER: Commissioner Puckett Daniels called the meeting to order at 10:32 am.

GUNNISON COUNTY BOARDS AND COMMISSIONS APPOINTMENTS: TAPP WCU Representative Gary Pierson and TAPP CBMR Representative Andrea Kulhem were present for discussion.

1. Tourism and Prosperity Partnership Board (Fill three Regular vacancies for three-year terms)
 - Applicants:
 1. Lindsay Beltchenko
 2. Noah Eckhouse
 3. Amy Stevens
 4. Leora Wallace

Commissioner Puckett Daniels expressed her gratitude to TAPP Board President Bill Ronai for his dedication to the Board and wanted to take his leaving next year into consideration for the applicants. The LMD Board and the TAPP Representatives each gave a brief summary on the candidates' qualifications and who they believe would best suit being appointed. Commissioner Puckett Daniels asked TAPP President Andrew Sandstrom if there are ways for an applicant not appointed to still be involved with TAPP which he confirmed they can. **Moved** by TAPP WCU Representative Gary Pierson, seconded by Commissioner Houck to appoint Lindsay Beltchenko, Noah Eckhouse, and Leora Wallace to the TAPP Board with the terms to be decided at a later date in consultation with the County. Motion carried unanimously.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting of the Gunnison River Valley Local Marketing District at 10:54 am.

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING (cont'd):

GUNNISON COUNTY BOARDS AND COMMISSIONS APPOINTMENTS:

1. Medical Health Officer (Fill one vacancy for a two-year term)
 - Applicant:
 1. Annamarie Meeuwsen

Moved by Commissioner Houck, seconded by Commissioner Smith to appoint Dr. Annamarie Meeuwsen to fill the two-year term as Gunnison County's Medical Health Officer. Motion carried unanimously.

2. Sustainable Tourism and Outdoor Recreation Committee (Fill four Regular vacancies for two-year terms)
 - Applicants:
 1. Sarah Elzay
 2. Jon Hare
 3. Bill MacFarlane
 4. Bruce (LB) Mullins Jr
 5. Hedda Peterson
 6. Domenic Policaro
 7. Beverly Troxtell

Commissioner Puckett Daniels relayed she would like to look at changing the charter to explain the want that an At-Large member represent a constituency. Commissioner Houck noted that they do not have to fill the Board if they don't feel the candidates were bringing what is needed. Assistant County Manager for Community and Economic Development Cathie Pagano relayed agreement with the comments made regarding the potential appointments. The Board each spoke about the candidates' qualifications and who they would like to appoint for STOR. **Moved** by Commissioner Smith, seconded by Commissioner Houck to appoint Jon Hare to a regular two-year term for STOR, and also reappoint LB Mullins and Hedda Peterson. Motion carried unanimously.

SCHEDULE CHANGE: Due to running behind in the meeting, the Board elected to discuss the Treasurer's Report while County Treasurer Teresa Brown was present.

TREASURER'S MONTHLY REPORT: County Treasurer Teresa Brown presented the December 2025 Treasurer's report and investment report for discussion and acceptance. **Moved** by Commissioner Smith,

seconded by Commissioner Houck to approve the Treasurer's Report as presented today and authorize the Chair's signature. Motion carried unanimously.

DEED OF DEDICATION AGREEMENT FOR PUBLIC ROAD RIGHT-OF-WAY; ROBERT G. SPEHAR: Assistant County Manager for Public Works Martin Schmidt was present for discussion.

CA Hoyt explained that Mr. Spehar and the County had an issue regarding the County's ownership of Slate River Road is. Mr. Spehar stated this was a right-of-way whereas the County shows it as a dedication back in the 1830s. Mr. Spehar had concerns about his parcel then falling below the 35-acre threshold for accounting purposes and after some discussion, they came up with this document as a compromise. This allows the County to agree to count the footprint of the road towards Mr. Spehar's 35-acres, but allows the County to resolve any dispute over who owns the road. Commissioner Smith asked if another property owner could contest if they were to approve. CA Hoyt confirmed that this document has no precedential value and it's based on the unique nature of Slate River Road. **Moved** by Commissioner Houck, seconded by Commissioner Smith to accept the Deed of Dedication Agreement for Public Right-of-Way with Robert Spehar and authorize the Chair's signature on the documentation. Motion carried unanimously.

VOUCHERS AND TRANSFERS APPROVAL: Chief Finance Officer Melissa LaMonica was present for discussion.

1. December 2025 Voucher Report – **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve the vouchers in the amount of \$4,636,781.11.
2. December 2025 Cash Transfer Report – **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve the cash transfer for \$11,076,866.89 as presented.
3. December 2025 Purchase Card Report – The Board did not pose any questions about this report.
4. November 2025 Sales and Local Marketing Tax Report – Commissioner Smith asked about an anomaly between October of 2024 and October of 2025. CFO LaMonica stated she would look into it.

UNSCHEDULED PUBLIC COMMENT: There were no persons present for discussion.

COMMISSIONER ITEMS:

Commissioner Houck:

1. Mayors and Managers – Commissioner Houck attended and commented that the presentation from the Watershed Function Science Group was very informational.
2. Hartman Rocks Users Group – Commissioner Houck attended the annual meeting and they wanted to put forth some potential projects that were in line with Sustainable Tourism and Outdoor Recreation Committee (STOR) goals.
3. Colorado Counties, Inc. Steering Committees (CCI) – Commissioner Houck and Commissioner Puckett Daniels attended the call regarding the Outdoor Opportunities Act legislation that is coming forward. He stated he walked away with more questions.
4. Tourism and Prosperity Partnership Board (TAPP) – Commissioner Houck met a couple members from TAPP to assist with their gravel adventure field guide work.
5. HB 1177 Roundtable – Commissioner Houck will give updates with the other water reports.
6. Gunnison Outdoor Resource Protection (GORP) Act – Commissioner Houck met with the GORP group and is making sure they are staying nimble for opportunities. He has also been in conversation with Senators Bennett and Hickenlooper regarding the GORP Act and the provisions of the Standardizing Permitting and Expediting Economic Development (SPEED) Act that they are in support of.
7. Wolf Reintroduction – Commissioner Houck stated there have been no formal meetings, but he has met with CPW Wildlife Manager Brandon Diamond. They have confirmed one wolf's presence but there have been no confirmed depredations.
8. State Land Board – Commissioner Houck stated that they are doing outreach to counties for their perspective on other opportunities for layering leases on lands and recreational access. He is also trying to reach out to Public Lands Steering Committee to see if there are issues coming out of Colorado that could connect to the their strategic plan.
9. State of the State – Commissioner Houck listened to the State of the State and noted there was no mention of the huge economic gap and the shortfalls in the State budget.

EXECUTIVE SESSION PURSUANT TO C.R.S. § 24-6-402(4)(E)(I), FOR DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS RELATED TO PROPERTY INTEREST(S) LOCATED IN GUNNISON COUNTY, COLORADO, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND INSTRUCTING NEGOTIATORS, AND PURSUANT TO C.R.S. § 24-6-402(4)(B) CONFERENCES WITH THE COUNTY ATTORNEY, DEPUTY COUNTY ATTORNEY OR ASSISTANT COUNTY ATTORNEY FOR GUNNISON COUNTY FOR THE PURPOSE OF RECEIVING LEGAL ADVICE RELATED TO PROPERTY INTEREST(S) LOCATED IN GUNNISON COUNTY, COLORADO: **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to go into executive session pursuant to C.R.S. § 24-6-402(4)(e)(i), for determining positions relative to matters that may be subject to negotiations related to property interest(s) located in Gunnison County, Colorado, developing strategy for negotiations, and instructing negotiators, and pursuant to C.R.S. § 24-6-

402(4)(b) conferences with the county attorney, deputy county attorney or assistant county attorney for Gunnison County for the purpose of receiving legal advice related to property interest(s) located in Gunnison County, Colorado and the participants in the executive session will be the full Board of County Commissioners, County Attorney Matthew Hoyt, Assistant County Manager (for Operations and Sustainability) John Cattles, (Assistant County Manager for Community and Economic Development) Cathie Pagano, (Planning Director) Hillary Seminick, and Finance Director (Chief Financial Officer) Melissa LaMonica.

The board went into executive session at 11:46 am. *Executive sessions of the Board of County Commissioners are conducted as per C.R.S. 24-6-402(4). This specific session was conducted as per C.R.S. 24-6-402(4)(b)(e)(i).*

Attorney Statement Regarding Executive Session

Pursuant to C.R.S. 24-6-402(4), I attest that I am the Gunnison County Attorney, that I represent the Gunnison County Board of County Commissioners, that I attended all of the above referenced executive session, that all of the executive session was confined to the topic authorized for discussion pursuant to C.R.S. 24-6-402(4) and that, because in my opinion all of the discussion during the executive session constituted a privileged attorney-client communication, no record of the executive session was required to be kept and no such record was kept.

Date: _____

Matthew Hoyt
Gunnison County Attorney

Chairperson Statement Regarding Executive Session

Pursuant to C.R.S. 24-6-402(4), I attest that I am the Chairperson of the Gunnison County Board of Commissioners, that I attended all of the above referenced executive session, and that all of that executive session was confined to the topic authorized for discussion pursuant to C.R.S. 24-6-402(4).

Date: _____

Laura Puckett Daniels, Chairperson
Gunnison County Board of Commissioners

Moved by Commissioner Puckett Daniels, seconded by Commissioner Smith to come out of executive session. We stayed on topic during the executive session and everyone who participated in the executive session were those read into the record beforehand. Motion carried unanimously.

The Board came out of executive session at 12:15 pm. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to direct staff to do further due diligence regarding the property at issue and enter negotiations.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting at 12:16 pm.

Laura Puckett Daniels, Chairperson

Elizabeth Smith, Vice-Chairperson

Jonathan Houck, Commissioner

Minutes Prepared By:

Holly Perry, Deputy County Clerk

Attest:

Kathy Simillion, County Clerk

GUNNISON COUNTY BOARD OF COMMISSIONERS TEXT INCLUSION INTO MINUTES

Note: For all the details of each resolution including any exhibits, please refer to gunnisoncounty.org

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO

RESOLUTION NO: 2026-1

A RESOLUTION VACATING A CERTAIN PORTION OF A CERTAIN STREET LYING WITHIN THE TOWNSITE OF IRWIN, COUNTY OF GUNNISON, STATE OF COLORADO

WHEREAS, the Board of County Commissioners of the County of Gunnison, Colorado ("Board"), by virtue of Colorado law, has authority and is the owner of certain roads and alleys lying within the County of Gunnison; and

WHEREAS, the Board has determined that not all platted roads and alleys are necessary for public access to privately owned property; and

WHEREAS, the Board has received a request from Lee and Matthew Berglund to vacate a certain portion of a certain street lying within the Townsite of Irwin, County of Gunnison, State of Colorado described as follows:

All that portion of the north half of 11th Street adjacent to Lots 10, 11, 12, 13 and 14, Block 30 of the Townsite of Irwin, according to the plat recorded September 6, 1894 at Reception Number 70551 in the office of the Gunnison County Clerk & Recorder.; and

WHEREAS, the vacation of the above described portion of the street lying within the Townsite of Irwin, will not hinder any property owners of any lands from having access to their respective land nor disrupt existing travel modes or anticipated conditions in traffic or development patterns; and

WHEREAS, there will be no adverse impact to the natural environment, community needs or public health, safety and welfare from the vacation of the above described portion of the street lying within the Townsite of Irwin; and

WHEREAS, the notices required by Colorado law for such vacation have been given and a public hearing on such vacation has been conducted; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Gunnison, Colorado that the certain portion of a street lying within the Townsite of Irwin, County of Gunnison, State of Colorado described as follows shall be and hereby is vacated:

All that portion of the north half of 11th Street adjacent to Lots 10, 11, 12, 13 and 14, Block 30 of the Townsite of Irwin, according to the plat recorded September 6, 1894 at Reception Number 70551 in the office of the Gunnison County Clerk & Recorder.; and

It is the specific intent of the Board that the vacation of the above described portion of a street lying within the Townsite of Irwin shall accrue to and vest in the record owner(s) of adjacent real property pursuant to the provisions of C.R.S. § 43-2-302.

FURTHERMORE, this Resolution is contingent upon and shall not become effective until the recording in the records of the Office of the Clerk and Recorder of Gunnison County, Colorado of the following:

1. This Resolution.
2. Lot Cluster Agreement

INTRODUCED by Commissioner Houck, seconded by Commissioner Smith, and adopted this 20th day of January 2026.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

Houck – yes; Puckett Daniels – yes; Smith – yes.

BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY

RESOLUTION NO. 2026 -2

A RESOLUTION DENYING THE SKETCH PLAN FOR LUC-22-00028 STARVIEW SUBDIVISION

WHEREAS, the applicant Harrison Land Estates, LLC (formerly HGC Holding, LLC), proposes to subdivide a 96-acre parcel to include 83 single family residential lots and 24 essential housing units. Up to 25 accessory dwelling units (secondary residences) are allowed in the subdivision with a minimum size of 600 square feet. The maximum building size on Lots 1-10 is 5,000 square feet and 2,800 square feet on lots 11-83.

The minimum lot size for single family residences is 1,000 square feet. The multifamily residences have a maximum size of 1,200 square feet and minimum size of 800 square feet.

The applicant proposes that the 25 multifamily units will be restricted as workforce housing.

One lot is proposed to be dedicated to the Crested Butte South Metropolitan District. Lot sizes range from 0.12-1.25 acres. Short-term rentals are allowed on the single-family lots and shall be limited to 90 days per year.

The applicant proposes that 51% of the parcel is open space and proposes the following recreation amenities:

- Trail
- Ponds
- Bridge across East River for peds/bikes
- Recreation field space (w/ 20 parking spaces)
- Pavilion and play area

WHEREAS, the parcel that is the subject of this Resolution is located at 48 County Road 740. The parcel is legally described as a tract of land in Sections 27, 28, and 34, Township 14 South, Range 85 West, 6th pm. The parcel is at the southeast corner of the intersection of Highway 135 and Cement Creek Road (County Road 740).

WHEREAS, the Planning Commission held work sessions and public hearings to discuss the Starview Subdivision application on the following dates:

- February 15, 2024 Work Session
- March 21, 2024 Work Session and Site Visit
- July 11, 2024 Work Session
- September 19, 2024 Work Session
- December 19, 2024 Joint Public Hearing
- February 6, 2025 Joint Public Hearing
- September 4, 2025 Work Session
- October 2, 2025 Site Visit
- November 6, 2025 Work Session
- December 18, 2025 Joint Public Hearing
- January 8, 2026 Joint Public Hearing
- An increase in height of 25% for two buildings
- An increase in maximum structure size
- A reduction in parking standards

WHEREAS, the Planning Commission and the Board of County Commissioners conducted joint public hearings on December 18, 2024, February 6, 2025, December 18, 2025, and January 8, 2026; in which the Commission and the Board received and considered both written and oral public comment; and

WHEREAS, after a review of the application and all information, documentation and testimony related to it, the Gunnison County Planning Commission did, at its regular meeting on January 8, 2026 tender to the Board of County Commissioners, a Recommendation of denial of that application with certain findings;

NOW, THEREFORE, the Board hereby adopts in full the Planning Commission's Recommendation and the findings of fact therein, and also makes these findings of fact:

1. This application is classified as a Major Impact per Section 7-101: More Than Four Units.
2. Pursuant to Section 7-102: Standards of Approval for Major Impact Projects, the Commission hereby finds and concludes:
 - a. This Sketch Plan application is inconsistent with the standards and requirements of the Resolution, pursuant to Section 7-103, i.e., compliance of the proposed land use change with the standards of the Resolution are required to be determined broadly and conceptually during Sketch Plan review. This Commission has evaluated this submittal for its integration of the standards of the Resolution within its conceptual presentation of the proposed development pursuant to the foregoing standard and finds that it does not meet the standards for approval.
 - b. The applicant has not submitted sufficient evidence at this stage of the process to demonstrate that the project concept is compatible with community character.
3. The following have been identified as potential issues related to this application during the Sketch Plan review process:
 - a. Insufficient workforce housing
 - b. Trail construction and public access
 - c. Recreation field construction and bathrooms
 - d. Wildlife and open space
 - e. Highway 135 roundabout

- f. View sheds from neighboring properties and highway
 - g. Adequate snow storage
 - h. Maintenance of irrigation ditches
 - i. Traffic impacts
 - j. The impact of the proposed southern access on wildlife
 - k. Overall design and layout of the development.
4. The applicant has failed to demonstrate that there will not be a significant net adverse impact to the neighborhood and wildlife.
 5. The proposed density is substantially similar to the neighborhood; however the proposed lot sizes are not substantially similar to the neighborhood lot sizes.
 6. The proposed development is not clustered sufficiently for smaller lots of greater density and therefore fails to meet standards for greater density.
 7. The proposed number of essential or workforce residences is not sufficient for the scale of the development or to mitigate the adverse impacts of the free market housing on community character and therefore fails to meet standards for greater density.
 8. The applicant has not sufficiently mitigated its impacts to wildlife habitat and that the proposed road alignment and location of lots 1, 2, 3, 4, 64, 65, and 66 interfere with wildlife migration as described in CPW comments.
 9. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Office file relative to this application; including all exhibits, references and documents as included therein.
 10. The proposed development area is a location that is generally appropriate for development, however the layout and site design of the proposed development is sprawling (not clustered) and creates adverse impacts to community character, the neighborhood, and wildlife habitat.
 11. The proposed development does not encourage housing diversity (Section 1-103: A.6).
 12. The proposed development does not promote a compact development pattern (Section 1-103: B.1).
 13. The proposed development does not ensure that it meets demonstrated housing needs (Section 1-103: B.7).
 14. The proposed development does not adequately preserve wildlife habitat (Section 1-103: D.3).
 15. This application is not consistent with the standards and requirements of this Resolution.

THIS RESOLUTION AND THE APPROVAL GRANTED HEREBY shall not be effective unless and until a copy is recorded in the Office of the Clerk and Recorder of Gunnison County.

INTRODUCED by Commissioner Smith, seconded by Commissioner Houck, and adopted this 20th day of January 2026.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

Houck – yes; Puckett Daniels – yes; Smith – yes.