

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING MINUTES
November 18, 2025**

The November 18, 2025 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

Matthew Birnie, County Manager
Holly Perry, Deputy County Clerk
Others Present as Listed in Text

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.

BREAK: The meeting recessed from 8:30 until 8:44 am in order to hold the below Public Hearing.

PUBLIC HEARING; A RESOLUTION AMENDING THE GUNNISON COUNTY STANDARDS AND SPECIFICATIONS FOR NEW ROADS AND BRIDGES:

1. Open Public Hearing. Commissioner Puckett Daniels opened the Public Hearing at 8:30 am.
2. Public Notice Confirmation. Assistant County Manager for Public Works Martin Schmidt confirmed that the Public Hearing had been properly public noticed.
3. Staff Presentation. ACM Schmidt relayed that the standards were first adopted in 1991 and this is the largest revision it has undergone since then. The revisions updated the intent for the safety of the public and first responders in addition to being clearer to the public about the expectations. He stated the bulk of the changes from the staff level were to clear up definitions of when certain standards were applied and when they were not, including any confusion about what the term driveway meant. The Attorney's office was also brought in for their thoughts on the revisions in terms of aligning them with current law and harmonizing with the Land Use Resolution. Lastly, he relayed that since the two work sessions, staff did a change formatting but did not make any substantial changes and would like to adopt the changes and begin regulations on January 1, 2026.
4. Board Questions. Commissioner Smith asked if this document is on par with what the rest of the state is doing. ACM Schmidt replied that while it is important to level set, they wanted to make the document pertain to Gunnison County. Commissioner Puckett Daniels relayed that this document seems to be adaptive to the feedback from constituents that were seen in the Public Works Department.
5. Public Comments. Commissioner Puckett Daniels opened the Public Hearing to comments at 8:39 am. There were no public comments.
6. Acknowledge Correspondence Received. No additional correspondence was identified.
7. Close Public Hearing. Commissioner Puckett Daniels closed the Public Hearing at 8:44 am and immediately reconvened the Gunnison County Board of County Commissioners Meeting.

There was a discussion on whether it would be preferable to pass the Resolution today or modifying it to state it is effective January 1, 2026. Commissioner Smith verified that CA Hoyt did review the word changes. **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve Resolution 2025-29 a Resolution Amending the Gunnison County Standards and Specifications for New Roads and Bridges with the acknowledgment of the table change that in Section 4.4C, which will be moved to Section 4.2D, as referenced in this discussion today. Motion carried unanimously.

MINUTES APPROVAL: **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve the November 4, 2025 meeting minutes as presented. Motion carried unanimously.

1. November 4, 2025 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 today. Motion carried unanimously.

1. Grant Application; 2025-2026 Emergency Management Performance Grant; Colorado Division of Homeland Security & Emergency Management; Emergency Management; 10/1/2025; 6/30/2025; \$299,879.17

2. Delegation of Authority for Gunnison County Attorney Signature; Stipulation between Plaintiffs and the Board of County Commissioners of the County of Gunnison, State of Colorado; 2025CV30047
3. Amendment to Lexis+ Subscription Agreement with Agreement Addendum; LexisNexis; Attorney's Office; 1/1/2026 to 12/31/2026; \$4,776
4. Award Letter; Boettcher Catalyst Grant; Juvenile Services; \$5,000
5. Intergovernmental Agreement to Disburse Colorado Opioid Abatement Council Grant Funds; Board of County Commissioners of Ouray County; Juvenile Services; 11/18/2025 to 12/31/2026; \$26,000

FOOD BOXES UPDATE; REQUEST FOR FUNDS: Assistant County Manager for Health, Human and Safety Services Joni Reynolds was present for discussion.

ACM Reynolds explained they have emergency food boxes in Health and Human Services (HHS) that they distribute when the food pantry is closed. Historically, they receive them from the food pantry, but with the Supplemental Nutrition Assistance Program (SNAP) benefit pause, they are running low. HHS spent about \$600 developing 23 food boxes and noted the boxes are for families or individuals. To date, they have distributed all the boxes from the pantry and eight of their stock. Health and Human Services will be providing food boxes through the end of 2025 and requests \$2,000 to develop 70 more boxes.

The Board was supportive of the ask. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve the expenditure of \$2,000 from the discretionary funds of the Board of County Commissioners for the food box update as requested by Joni and her team at HHS. Motion carried unanimously.

EMPLOYEE DONATION MATCHING FUNDS REQUEST:

CM Birnie explained they discussed how to encourage employee contributions at the employee appreciation and is requesting a match up to \$2,000 from the Board to match employee donations. The Board was supportive and desired to match dollar per dollar rather than have a limit. **Moved** by Commissioner Smith, seconded by Commissioner Houck to commit money from the BOCC discretionary fund to the employee donation matching funds request for donations to the Food Pantry through the 17th. The motion was amended to include the ratio as a dollar-to-dollar match. Motion carried unanimously.

COMMISSIONER ITEMS:

Commissioner Houck:

1. Mayors and Managers – The Board attended the Mayor's and Manager's Meeting.
2. Metropolitan Recreation District (MetRec) – Commissioner Houck met with Dave Wiens to discuss items they are working on including the Crested Butte South to Crested Butte Trail.
3. Public Land Managers – Commissioner Houck has reached out to the public land managers and folks at the agencies to discuss the state of public lands.
4. HB 1177 Roundtable – Commissioner Houck will report updates with the other water updates.
5. State Land Board – Commissioner Houck continues to work with the land board regarding how to layer leases on state land boards or how to open or expand new leases.
6. Wolf Reintroduction – Commissioner Houck has been in touch with Area Wildlife Manager Brandon Diamon. The Colorado Parks and Wildlife (CPW) Commission met on the 13th and 14th in Stirling and Gunnison County Stockgrowers' Association President Andy Spann went personally to represent the Gunnison County Stockgrowers' Association. Commissioner Houck relayed that even though there were no wolf items on the agenda, there was a lengthy discussion regarding wolves due to public comment. He then explained that the State of Washington voted eight to one to not release wolves in the state of Colorado. Commissioner Houck reiterated he continues to have conversations to counter the conflict between producers and wolves.
7. Gunnison Valley Transportation Planning Region (GVTPR) – Commissioner Houck was unable to attend the meeting but stated Vince Rogalski did have a celebration for his retirement.
8. Western Colorado University (WCU) Foundation Banquet – Commissioner Houck attended the celebration and said it was remarkable to see the amount of private side philanthropy dedicated to programs and students at Western as well as the percentage of students who receive some kind of scholarship.

HEARING; PETITION FOR ABATEMENT OR REFUND OF TAXES; PROPERTY TAX YEARS 2024; R003030; PARCEL NO. 3255-031-25-011; LOTS 23 & 24, BLOCK 4, CRESTED BUTTE; HARRY MILLER IV: Appraiser I Charles McDonald and Petitioner's Agent Mills Ford were present for discussion.

1. Open Abatement Hearing. Commissioner Puckett Daniels opened the Abatement Hearing at 9:18 am.
2. Public Notice Confirmation. Clerk Perry confirmed that the Abatement Hearing had been properly noticed.
3. Identify Ex Parte Communications. There were no ex parte communications identified.

4. Staff Presentation. Appraiser McDonald relayed the property information including the properties he used for comparison. He explained that last year, this property went through an abatement appeal for the year 2023 and they are recommending using the same valuation given then for 2024. Commissioner Puckett Daniels confirmed the date range for 2024.
5. Applicant Presentation. Agent Ford introduced himself and also described the property. He relayed the actual value for 2023 was lowered and for the year 2024, the Assessor's office is agreeing to match the value for 2023. He stated that while he understands the March 13, 2023 sale occurred for \$3,550,000 after the sales period by nine months and therefore cannot be used a comparable sale, his opinion is that the sale from March 13, 2023 reflects a dramatic change. He then relayed his sales used for his own appraisal and valuation of the property.
6. Board Questions. Commissioner Puckett Daniels asked Agent Ford if he had evidence besides the sale to explain the dramatic change. Commissioner Smith confirmed the date range looked at for this and asked for explanation for his comparable properties compared to staff's comparable properties. Appraiser McDonald stated the rules regarding appraisers versus consultants representing property values. CA Hoyt suggested asking the applicant if he has a case law that supports a physical description change to which Agent Ford responded that he did not.
7. Public Comments. Commissioner Puckett Daniels opened the Abatement Hearing to comments at 9:42 am. There was no public comment.
8. Applicant Response. Agent Ford clarified that he is a certified appraiser and explained his capacity and asked the Board to disregard claims from the Assessor's Office.
9. Staff Response. Appraiser McDonald explained to the Board they what was provided by the agent is not a full appraisal report.
10. Close Public Hearing. Commissioner Puckett Daniels closed the Abatement Hearing at 9:45 am.

Commissioner Smith explained the burden of evidence is on the property owner or agent and she does not see that evidence to support his valuation and agrees with the Assessor's Office reduction. Commissioner Houck and Commissioner Puckett Daniels agreed. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to approve the Assessor's recommendation of \$4,017,210 for the 2024 tax year, as stated in the petition for abatement documents. Motion carried unanimously.

HEARING; PETITION FOR ABATEMENT OR REFUND OF TAXES; PROPERTY TAX YEARS 2023; R040008; PARCEL NO. 3255-031-08-003; TRACT 3, SAYA SUBDIVISION; ROCKING B RETREAT LLC: County Assessor Alexandra Cohen and Petitioner's Agent Bruce Cartwright were present for discussion.

1. Open Abatement Hearing. Commissioner Puckett Daniels opened the Abatement Hearing at 9:49 am.
2. Public Notice Confirmation. Clerk Perry confirmed that the Abatement Hearing had been properly noticed.
3. Identify Ex Parte Communications. There were no ex parte communications identified.
4. Staff Presentation. Assessor Cohen relayed the property information, reasoning for their previous decisions, and appeal history. She reported that while they recommend approval of the 2023 abatement, it does not mean they agree with the Board of Assessment Appeals (BAA) decision from 2024.
5. Applicant Presentation. Agent Cartwright commented that the BAA decision was on August 11, 2025 and it was not appealed, thus he is asking to follow the decision of the BAA for 2023 as well.
6. Board Questions. Commissioner Smith clarified what their reasoning for determining the classification was. County Assessor Alexandra Cohen responded that they did not see the parking spaces as essential due to other areas for parking and there was a lot of gray area on what constitutes essential. Commissioner Smith asked Agent Cartwright if the parcel was used differently in 2023 compared to what was presented to the BAA for 2024. Agent Cartwright confirmed consistency.
7. Public Comments. Commissioner Puckett Daniels opened the Abatement Hearing to comments at 9:55 am.
8. Applicant Response. Agent Cartwright has no further comments.
9. Close Public Hearing. Commissioner Puckett Daniels closed the Abatement Hearing at 9:56 am.

Moved by Commissioner Puckett Daniels, seconded by Commissioner Houck to approve the Assessor's recommendation of assessed value for parcel number 3255-031-08-003 in the value of \$112,920 for the tax year 2023. Motion carried unanimously.

GUNNISON VALLEY LAND PRESERVATION FUND GRANT AGREEMENT; GUNNISON RANGLAND CONSERVATION LEGACY; BUCK CREEK RANCH CONSERVATION EASEMENT PROJECT; \$118,340: Gunnison Ranchland Conservation Legacy Executive Director Susan Lohr and Geographic Information Services Manager Mike Pelletier were present for discussion.

ED Lohr stated that Buck Creek Ranch 492-acre parcel, which includes seven Gunnison County tax assessor parcels, will be one conservation easement and described the property features. She then thanked the Board for the decades of the Land Preservation Fund which gave them over 400 projects. The Board was in full support of the project. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Houck to approve the Gunnison Valley Land Preservation Fund Grant Agreement in the amount of \$118,340 between Gunnison County and the Gunnison Ranchland Conservation Legacy. Motion carried unanimously.

BREAK: The meeting recessed from 10:05 until 10:13 am in order to call to order as the Gunnison County Board of Equalization and Gunnison River Valley Local Marketing District.

GUNNISON COUNTY BOARD OF EQUALIZATION MEETING:

CALL TO ORDER: Commissioner Puckett Daniels called the meeting to order at 10:05 am.

2025 ABSTRACT OF ASSESSMENT AFFIDAVIT: County Assessor Alexandra Cohen was present for discussion.

Assessor Cohen relayed they are reporting the value changes that reflect the CBOE appeal changes that include the stipulated agreements that went to the CBOE, the appeals that had recommendations from the hearing officer, and changes that were recommended by the Assessor to lower. **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve the 2025 Abstract of Assessment Affidavit as presented and authorize the Chair's signature. Motion carried unanimously.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting at 10:07 am.

GUNNISON RIVER VALLEY LOCAL MARKETING DISTRICT MEETING:

CALL TO ORDER: Commissioner Puckett Daniels called the meeting to order at 10:07 am.

TOURISM AND PROSPERITY PARTNERSHIP BOARD (TAPP); CRESTED BUTTE MOUNTAIN RESORT REPRESENTATIVE (CBMR) NOMINATION; ANDREA KULLHEM: Vice President and General Manager of CBMR JD Crichton, Resort Marketing Director Andrea Kullhem, TAPP Marketing Director Andrew Sandstrom, TAPP President Bill Ronai and Western Colorado University (WCU) Representative for TAPP Gary Pierson were present for discussion.

TAPP MD Sandstrom explained that the previous CBMR Representative Bill MacFarlane is no longer with Vail Resorts and they would like to appoint RMD Kullhem to the position. VP Crichton and TAPP President Ronai expressed excitement for RMD Kullhem to represent CBMR in the Gunnison Valley. **Moved** by Commissioner Houck, seconded by Commissioner Smith to vote, being the LMD Board and Western's Rep, the four of us will vote to ratify the appointment of Andrea Kullhem to the TAPP Board as the nominated representative for CBMR. Motion carried unanimously.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting at 10:13 am.

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING (CONT'D):

BREAK: The meeting recessed from 10:13 until 10:22 am.

LAND USE CHANGE APPLICATIONS: Planner I Caroline Danielson and Planning Director Hillary Seminick were present for discussion.

1. Townhome Plat; LUC-25-00023; Brush Creek Townhome Plat Phase 2 – Planner Danielson explained that this is for Brush Creek Townhome Plat Phase 2. **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve LUC-25-00023 for the Brush Creek Townhome Plat Phase 2 and authorize the Chair's signature on the plat. Motion carried unanimously.
2. Boundary Line Adjustment; LUC-25-00028; David Cook – Commissioner Puckett Daniels asked why they are doing a small revision. Planner Danielson relayed one applicant is hoping to purchase a portion of the lot. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve the boundary line adjustment for LUC-25-00028 as presented. The motion was amended to include to authorize the Chair's signature on the plat. Motion carried unanimously.
3. Boundary Line Adjustment; LUC-23-00032; Discount Storage – PD Seminick noted this is the last step to dedicate what is currently an access easement to the owner of the parcel in the center of the expansion of Discount Storage. **Moved** by Commissioner Houck, seconded by Commissioner

Smith to approve the boundary line adjustment for LUC-23-00032 for Discount Storage and authorize the Chair's signature. Motion carried unanimously.

RESOLUTION; DESIGNATING THE GUNNISON AREA AS A SPECIAL AREA AND ADOPTING THE GUNNISON AREA PLAN AND SPECIAL AREA REGULATIONS: Assistant County Manager for Community and Economic Development Cathie Pagano, Planning Director Hillary Seminick, and City of Gunnison Community Development Director Anton Sinkewich were present for discussion.

Commissioner Puckett Daniels expressed she was struck by the robust engagement with three years in the making and she wanted to take the time to acknowledge the work done. ACM Pagano relayed some background information, the Colorado Housing Shortfall where population is exceeding housing supply, and the results if they didn't do anything. She then went through the housing data that is currently known including the 2024 Housing Needs Assessment as well as the impacts of housing shortages.

ACM Pagano then relayed some of the area plan features including recommended revisions for net density. There were some questions regarding the density that was answered by ACM Pagano, PD Seminick, and CDD Sinkewich.

ACM Pagano explained the road standards and how proposals would be evaluated with the Special Area Regulations (SAR) and the Land Use Resolution (LUR) as well as being sent to Public Works and Colorado Department of Transportation for comments. She then relayed the application process through the Special Area Regulations and the Land Use Resolution.

ACM Pagano lastly explained some language in the SAR for building permit processes and phasing. The Board then each explained their position and level of comfort with what is before them right now. **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve Resolution 2025-30, a Resolution Designating the Gunnison Area as a Special Area and Adopting the Gunnison Area Plan and Special Area Regulations. Motion carried unanimously.

COORDINATED COMPREHENSIVE DEVELOPMENT INTERGOVERNMENTAL AGREEMENT FOR THE MUNICIPAL AREA OF INFLUENCE OF THE GUNNISON AREA PLAN; CITY OF GUNNISON: Assistant County Manager for Community and Economic Development Cathie Pagano, Planning Director Hillary Seminick, and City of Gunnison Community Development Director Anton Sinkewich were present for discussion.

Moved by Commissioner Smith, seconded by Commissioner Houck to approve the Coordinated Comprehensive Development Intergovernmental Agreement for the Municipal Area of Influence of the Gunnison Area Plan and authorize the Chair's signature. Motion carried unanimously.

VOUCHERS AND TRANSFERS APPROVAL: Chief Finance Officer Melissa LaMonica presented the voucher approval report dated October 21, 2025 and the cash transfer authorization dated October 2025 for discussion and approval. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve the vouchers in the amount of \$2,553,852.69 as presented. Motion carried unanimously. **Moved** by Commissioner Houck, seconded by Commissioner Smith to authorize the cash transfer in the amount of \$11,485,238.06. Motion carried unanimously.

TREASURER'S MONTHLY REPORT: County Treasurer Teresa Brown presented the October 2025 Treasurer's report and investment report for discussion and acceptance. **Moved** by Commissioner Houck, seconded by Commissioner Smith to accept the Treasurer's Report as presented and authorize the Chair's signature. Motion carried unanimously.

UNSCHEDULED PUBLIC COMMENT:

1. John Mlakar – Commissioner Puckett Daniels gave some background information on the status of his request. Mr. Mlakar mentioned some additional potential usage of ATVs on the roads in Somerset.

COMMISSIONER ITEMS (CONT'D):

Commissioner Houck:

9. Matt Hoyt Request – CA Hoyt asked for the Board's permission to help Commissioner Houck in the State Land Board objectives regarding housing due to his previous experience being the general counsel for the New Mexico State Land Office. The Board agreed.

Commissioner Smith:

1. Counties & Commissioners Acting Together (CCAT) Retreat – Commissioner Smith attended the retreat to discuss level 1 and level 2 priorities.
2. Gunnison Valley Regional Transportation Authority (RTA) – Commissioner Smith and Commissioner Puckett Daniels attended the meeting. She commented they voted to approve the Brush Creek bus stop request. Commissioner Puckett Daniels added they adopted the budget and signed a contract with Executive Director Scott Truex for four years.
3. Turkey Donation – Commissioner Smith thanked HHS for hosting this event.

- 4. Wild and Scenic Feasibility – Commissioner Smith relayed that Wild and Scenic are gearing back up in Pitkin, Marble, and Carbondale area with meetings scheduled in December.
- 5. Child Welfare Allocation Committee – Commissioner Smith noted there are continued concerns regarding state consolidation of certain services based on the State’s ability and capacity to take on responsibilities that are suggested to be consolidated. Additionally, she stated the formula around allocation continues to disinvest from the system without elevating how that disinvestment is taking place.

Commissioner Puckett Daniels:

- 1. Gunnison Valley Regional Housing Authority (GVRHA) – Commissioner Puckett Daniels explained they were able to get several documents approved to keep the transition moving forward and did an allocation of physical assets. She is also engaging with other partners in the community regarding the transition.
- 2. Counties & Commissioners Acting Together (CCAT) – Commissioner Puckett Daniels also attended and did not have anything additional from Commissioner Smith’s update to add.
- 3. Colorado Counties, Inc. Steering Committees (CCI) Legislative – Commissioner Puckett Daniels relayed that Colorado Parks and Wildlife (CPW) is looking at a bill to increase funding for administrative purposes and is really leaning into regional partnership initiatives. They are requesting Gunnison County join in a multicounty partnership and Commissioner Puckett Daniels expressed hesitation from Sustainable Tourism and Outdoor Recreation Committee (STOR) due to the amount of work that needs to be done within Gunnison County itself.
- 4. Crested Butte Fire Protection District Ribbon Cutting – Commissioner Puckett Daniels attended the ribbon cutting and stated it was well attended.
- 5. Metropolitan Recreation District (MetRec) – Commissioner Puckett Daniels will be attending the meeting tomorrow regarding Sustainable Tourism and Outdoor Recreation Committee (STOR) projects.
- 6. Community Foundation’s Braver Conversations Event – Commissioner Puckett Daniels is planning on attending this event.
- 7. Crested Butte South Intergovernmental Agreement (IGA) – Commissioner Puckett Daniels stated that she, CA Hoyt, and Assistant County Manager for Public Works Martin Schmidt will be working on the IGA for road maintenance funding with the goals of clarifying authorities so more action can be clearly taken to address citizen concerns when appropriate.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting at 12:22 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. 2025-29**

**A RESOLUTION AMENDING THE GUNNISON COUNTY STANDARDS AND SPECIFICATIONS
FOR NEW ROADS AND BRIDGES**

WHEREAS, pursuant to the *Gunnison County Standards And Specifications For New Roads And Bridges* ("the *Standards*"), Section 1.7, details the public hearing process for Board of County Commissioner action on proposed amendments to the *Standards*; and

WHEREAS, August 26th 2025 and September 2nd, 2025 the Board of County Commissioners met and discussed the proposed amendments; and

WHEREAS, pursuant to Section 1.7, the Assistant County Manager for Public Works has initiated and completed presentation of the proposed amendments to the Board; and

WHEREAS, the Board of County Commissioners has conducted a duly noticed public hearing on these proposed amendments on November 18th 2025;

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Gunnison County, Colorado that the Board hereby adopts the following amendments, as modified per the public hearing on November 18th, 2025 of the *Gunnison County Standards And Specifications For New Roads And Bridges* as included on the attached "Attachment A."

INTRODUCED by Commissioner Smith, seconded by Commissioner Houck, and adopted this 18th day of November 2025.

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. 2025 - 30**

**A RESOLUTION DESIGNATING THE GUNNISON AREA AS A SPECIAL AREA AND ADOPTING
THE GUNNISON AREA PLAN AND SPECIAL AREA REGULATIONS**

WHEREAS, pursuant to Section 1-110: *Process for Designating Special Areas* of the Gunnison County *Land Use Resolution*, as amended, the Board of County Commissioners of Gunnison County (herein the "Board") has the authority to designate special areas within Gunnison County, Colorado; and

WHEREAS, the purpose of designating the Gunnison Area Special Area are:

1. TO SIMPLIFY THE LUR REVIEW AND APPROVAL PROCESS. To simplify the Gunnison County *Land Use Resolution* ("LUR") review and approval process for real property wholly contained in the Gunnison Special Area.
2. TO CREATE A FRAMEWORK FOR COORDINATED DEVELOPMENT PATTERNS IN THE GUNNISON SPECIAL AREA. To coordinate development requirements between the City of Gunnison and Gunnison County.
3. TO PROVIDE ADDITIONAL OPPORTUNITIES FOR AFFORDABLE AND ATTAINABLE HOUSING. To encourage the development of affordable and attainable housing in the Gunnison Special Area in order to further the goals of the Gunnison County Strategic Plan and the Gunnison Valley Housing Needs Assessment.
4. TO PROVIDE OPPORTUNITIES FOR COMPATIBLE COMMERCIAL AND LIGHT INDUSTRIAL USES. To provide opportunities for neighborhood-scale commercial land uses and light industrial maker spaces, as defined in these Special Area Regulations.
5. TO ENSURE DEVELOPMENT IS SERVED BY ADEQUATE INFRASTRUCTURE. To locate development in areas where connection to existing and planned infrastructure, including water, sanitation, and roads is possible.
6. TO PROTECT THE ENVIRONMENT, PUBLIC HEALTH, SAFETY AND WELFARE; PUBLIC SERVICES, FACILITIES AND PROPERTY. To avoid or mitigate potential impacts caused by land development within the Gunnison Special Area, to the environment, to public services and facilities, property and public safety and welfare, and land use within the Gunnison Special Area, to the maximum extent feasible.
7. TO PROTECT LANDS WITH ENVIRONMENTAL VALUE AND NATURAL HAZARDS. To protect lands with high environmental value or natural hazards by limiting development in these areas.

WHEREAS, the Gunnison Area Plan is identified in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the Gunnison Area Special Area Regulations (SARs) are identified in the Exhibit "B" attached hereto and incorporated herein; and

WHEREAS, the geographic boundaries of the Special Area are described in the attached Gunnison Area Plan maps in the Exhibit "C" attached hereto and incorporated herein; and

WHEREAS, the Gunnison Area Plan and Special Area Regulations were developed in response to the Gunnison County Board of County Commissioners 2024 Strategic Plan result D.3.

WHEREAS, a joint public hearing was conducted on August 7, 2025, September 18, 2025, and October 23, 2025 by the Planning Commission and Board of County Commissioners, 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 November 6, 2025, tender to the Board of County Commissioners a recommendation of approval of the proposed special area designation with certain findings, including those set forth in Section 1-110 of the LUR;

NOW, THEREFORE, the Board hereby adopts in full the Planning Commission's recommendation and the findings of fact therein:

1. **DEVELOPMENT ACTIVITY.** The intensity and type of current and foreseeable development in the area.

Gunnison County is experiencing increased demand for development within the proposed Special Area. The 2024 Gunnison Valley Housing Needs Assessment identifies a significant shortfall in attainable housing for the local workforce. The County has also seen a rise in Major Impact Land Use Change applications for residential projects. Without a comprehensive planning framework, the County must react to development proposals on a case-by-case basis, rather than proactively directing growth to appropriate locations. The Special Area designation allows the County to plan strategically for anticipated demand and manage development consistent with community goals.

2. **RATIONALE AND NEED FOR DESIGNATION.** The purpose and need of the proposed designation.

The Special Area designation is needed to create a more predictable and efficient framework for development, enabling additional housing opportunities while maintaining clear community safeguards. It directly implements the Board of County Commissioners' 2024 Strategic Plan priorities and aligns with state housing initiatives, including Proposition 123. The designation responds to the region's documented housing and service needs for essential workers such as law enforcement, educators, and healthcare providers.

The Special Area Regulations also substantially streamline the permitting process—an issue many community members have described as overly complex—by providing clear, consistent standards that improve both the timeliness and predictability of outcomes for property owners, developers, and neighboring residents.

3. **BOUNDARIES.** The proposed boundaries of the area proposed for designation.

The boundaries reflect areas that:

- Have existing or planned access to utilities and transportation networks;
- Are located outside of known hazard areas and high-value wildlife habitat; and
- Offer logical connectivity to the City of Gunnison and its services.

The boundary delineation was developed in coordination with the City of Gunnison and informed by adopted planning documents, utility analyses, and environmental mapping. This approach concentrates higher-intensity development near existing infrastructure while preserving agricultural lands, protecting wildlife corridors, and preventing the proliferation of wells, septic systems, and scattered rural development.

The boundaries are intended to guide coordinated City–County planning over time and may be refined through future updates as infrastructure capacity and community priorities evolve.

4. **COMMUNITY PLAN OR TECHNICAL STUDY.** Any community plan or technical study that may have been conducted regarding the proposed designation.

The Special Area designation is supported by multiple adopted or referenced plans and studies, including the One Valley Resiliency Roadmap, City of Gunnison Comprehensive Plan (2030), Gunnison Met Rec Regional Recreation Master Plan, City of Gunnison Utility Master Plan, CDOT Access Control Plan, and the 2024 Gunnison Valley Housing Needs Assessment.

- 5. ALTERNATIVES. Whether the particular purpose to be achieved by the designation can be best achieved by designating that geographic area for specialized land use regulation, or whether the purpose could better be achieved by an alternative method, including the adoption of regulations that would apply countywide.

The Special Area Regulations are a more precise tool than countywide Land Use Resolution amendments. They provide specific development and design standards that reflect the area’s proximity to the City of Gunnison and their access to a more urban level of service. These tailored standards are not appropriate for the entirety of Gunnison County, where much of the private land is extremely rural, lacks access to infrastructure, and where the County seeks to maintain the distinct character and function of its rural communities. The Special Area approach allows the County to establish clear, predictable standards for urban-transition areas while preserving the rural character of the County.

- 6. ADVERSE IMPACTS AND EXPECTED BENEFITS. Any adverse impacts that can reasonably be anticipated to result from development in the area if the designation were not to occur, and the expected benefits that can reasonably be anticipated to result from the review of that development in a specialized manner.

If the designation is not adopted, uncoordinated development will likely increase sprawl, resulting in higher traffic congestion, greater service delivery costs, additional pressure on agricultural lands, impacts to wildlife habitat, and a more dispersed development pattern that is fiscally and environmentally unsustainable.

The absence of a clear framework would also perpetuate the current reactive, case-by-case regulatory process—one that is often viewed as complex, unpredictable, and time-consuming. This lack of clarity has historically discouraged free-market interest in housing development, particularly for attainable and workforce housing projects.

In contrast, the Special Area Regulations provide a predictable, transparent framework that directs growth to appropriate locations, encourages coordinated infrastructure and service planning, protects agricultural and environmental resources, and fosters housing opportunities that support community and economic vitality.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that the Gunnison Area Plan, Gunnison Area Special Area Regulations, and Gunnison Area Plan maps are hereby adopted.

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 18th day of November 2025.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

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