

# Table of Contents

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1 Agenda 8-13-2024	2
2 Kebler Pass Trailhead Permits	3
1 Agenda Item - Overnight Parking at Kebler Trailhead Discussion Completed Form	3
2 Parking Permit Memo 2024	4
2.1 MEMORANDUM	4
2.1.1 DATE: August 6, 2024	4
2.1.2 SUBJECT: Kebler Pass Trailhead Parking Permits	4

**GUNNISON COUNTY BOARD OF COMMISSIONERS**  
**WORK SESSION MEETING AGENDA**

**DATE:** Tuesday, August 13, 2024

**Page 1 of 1**

**PLACE:** Board of County Commissioners' Meeting Room at the Gunnison County Courthouse  
**(REMOTE OPTION BELOW)**

8:30 am

- Kebler Pass Trailhead Parking Permits Discussion

9:00 am

- Upper Gunnison River Water Conservation District Update

9:10 am

- Colorado River Water Conservation District Update

9:20 am

- HB 1177 Roundtable Update
- Adjourn

Please Note: Packet materials for the above discussions will be available on the Gunnison County website at <http://www.gunnisoncounty.org/meetings> prior to the meeting.

**ZOOM MEETING DETAILS:**

Join Zoom Meeting: <https://us02web.zoom.us/j/89798905619>

One tap mobile

+12532158782,,82753657556#,,,,\*471302# US (Tacoma)

+13462487799,,82753657556#,,,,\*471302# US (Houston)

Upper Gunnison River Water Conservation District

**AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM**

**Agenda Item:** Kebler Pass Trailhead Parking Permits Discussion

**Action Requested:** Motion

**Parties to the Agreement:**

**Term Begins:**

**Term Ends:**

**Grant Contract #:**

**Summary:**

This is the annual discussion with the BOCC is the discuss and get direction on the permitting of overnight parking at the Kebler East Trailhead.

**Fiscal Impact:**

**Submitted by:** MARTIN SCHMIDT

**Submitter's Email Address:** mschmidt@gunnisoncounty.org

**Finance Review:**

Required

Not Required

Comments:

Reviewed by: GUNCOUNTY1\psolheim

Discharge Date: 7/24/2024

**County Attorney Review:**

Required

Not Required

Comments:

Legally sufficient. SO 7/24/24

Reviewed by: GUNCOUNTY1\sobaid

Discharge Date: 7/24/2024

Certificate of Insurance Required

Yes  No

**County Manager Review:**

Comments:

Reviewed by: GUNCOUNTY1\mbirmie

Discharge Date: 8/2/2024

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 30

Agenda Date: 8/13/2024



195 Basin Park Drive

Gunnison, CO 81230

Phone: (970) 641-0044

publicworks@gunnisoncounty.org

## MEMORANDUM

**TO:** BOCC and Matthew Birnie  
**FROM:** Martin Schmidt, Assistant County Manager for Public Works  
**DATE:** August 6, 2024  
**SUBJECT:** Kebler Pass Trailhead Parking Permits  
**COMMENT:**

The issue on the agenda today is specifically about the structure of the permit system for the winter of 2024-2025. Staff does anticipate that future regulations will continue to be similar.

The County has long maintained multiple plowed parking lots on CR 12 for backcountry access that restrict overnight parking. The demand for parking at this trailhead and the increasing number of year-round residents living off grid and beyond the plowed road makes management of parking a regrettable necessity. Initially, overnight parking was allowed in order to make a few additional workforce housing units available and support the local workforce in Crested Butte. The overnight parking has continued, but the permittees have become more diverse and numerous. The amount of available space and nature of the Trailhead has not changed. This is the only trailhead managed in this way by the County and was only feasible due to our federal partners.

In 2020 a large stakeholder meeting was held to gather information and allow for input on the process. The subsequent seasons have been informed by this meeting and continue to shape staff recommendations. Public Works designates different areas for parking at the trailhead. There is a section for overnight vehicles, day-use vehicles, snowmobiles (all over the snow vehicles) and forest service commercial permittees. Over the last 6 years we have averaged \$329.75 per parking spot to provide this service.

The confirmation of septic and County code compliance will still be used to determine eligibility for a parking permit. This approach has been upheld by the courts. Permits are not issued to owners of vacant land or properties with pending enforcement actions. Additionally, State law requires current registrations on all vehicles that travel over the snow. There are 56 overnight parking spots available at the trailhead and the permitted residences are checked at the time of application with the assistance of Community Development.

With the expected completion of the MEMC land exchange before the upcoming winter, the land historically used for the Winter Trailhead will be given to the County. This allows the County to manage the lots more directly and ensure future accessibility. With this acquisition, there are additional opportunities for change, such as building out additional day use parking and turnarounds, instituting a pay parking structure, de-conflicting enforcement, solely using County property for this County initiative and other items directed by the Board.

In the winter of 2023-2024 we did not sell out of parking permits, but we are aware of at least 5 persons that willfully disregarded the regulations and were ticketed as a result. Additionally, the rising cost may have resulted in some persons making the distinction between wanting and needed parking permits. This also shows that our current overnight lot is capable of sustaining the current demand.

**2019-2020 Permit Protocol:**

\$100.00 per permit, 1 initially then 2<sup>nd</sup> after 12/2/19 / 1 Trailer tag issued / unlimited snowmobile tags

**2020-2021 Permit Protocol:**

\$125.00 per permit, 2 initially (max of 2) / 1 Trailer tag issued / 5 snowmobile tags

**2021-2022 Permit Protocol:**

\$125 per permit, 2 initially (max of 2) / No Trailer tags issued / 5 snowmobile tags

**2022-2023 Permit Protocol:**

\$125 per permit, 2 per property (max of 2) / 1 Trailer tag issued / 5 snowmobile tags

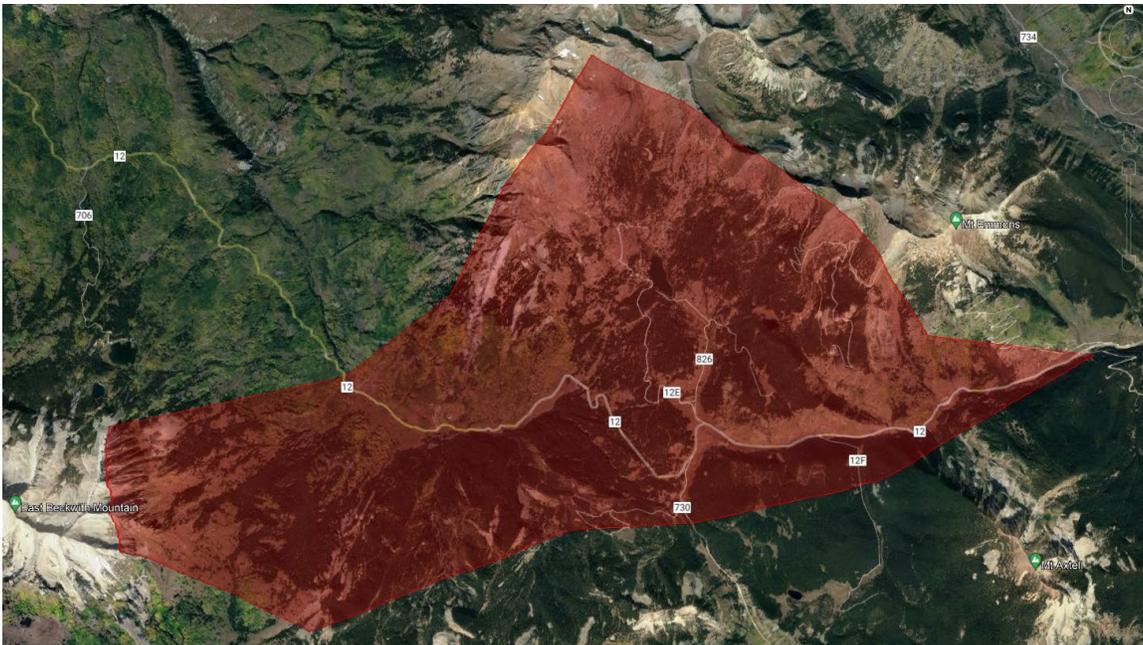
**2023-2024 Permit Protocol:**

\$200 per permit, 2 per property (max of 2) / 1 Trailer tag issued / 5 snowmobile tags

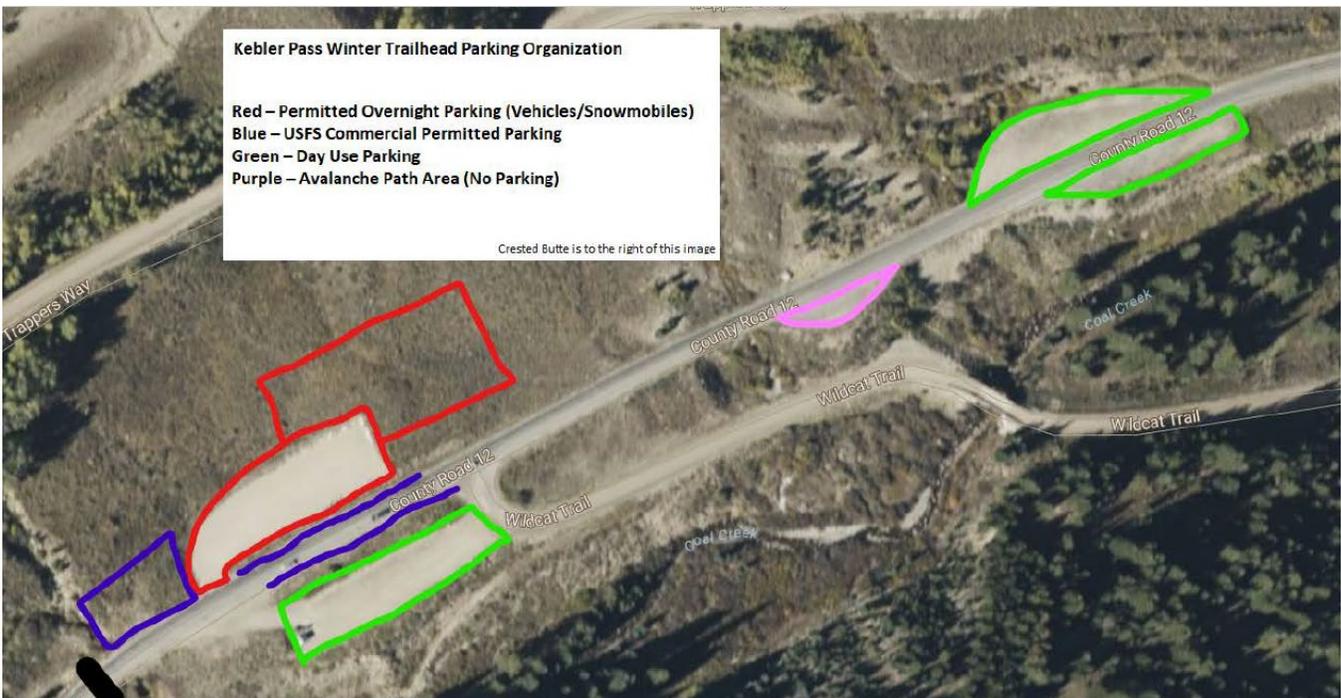
Winter Season	Vehicle Permits	Trailer Permits	Snowmobile Tags
2023-2024	51	15	94
2022-2023	56	30	134
2021-2022	56	0	128
2020-2021	55	38	138
2019-2020	49	26	172
2018-2019	44	23	108

**Staff Recommendation:**

For the 2024-2025 season the Public Works staff is recommending two (2) permits are offered per qualifying residential property until no spots are available. With a parking permit, the following will be made available: up to five (5) snowmobile tags per property. Staff is recommending no trailer tags be issued because the historically used lot lies outside of County property. This will also mitigate future increases in permit fees required to offset the costs of providing overnight trailer parking. Proof of valid registration for over the snow vehicles will be required in order to comply with state law. The average costs since 2018 directly associated with snow removal, signage, construction of a specific lot (mortgaged over 20 years) and administration is \$329.75 per spot. In order for the cost of the service to not be borne by the public at large, the permits will be \$300 each with an eye to reducing costs through efficiency and the removal of trailer storage. Permits will only be issued for the specific area from the Winter Trailhead, heading west to the Bracken Creek Drainage (near horse ranch Park) and including the Coal Creek Drainage, and allows for the maximum number of occupied residences in the area to be served (map attached). Plowing of the overnight lot will occur when all other County plowing has been accomplished and 2 days' notice via email has occurred. All vehicles will be required to park in the correctly designated areas. Permits will be issued on a first-come, first-served basis starting **October 29, 2024 at 8 am**. Ticketing and towing will begin on December 2<sup>nd</sup>, 2024.



Approximate boundary lines for permit eligibility.



Parking Lot Organization Plan.

Kebler East Trailhead Costs Fall 2018 to Spring 2024			
Total	Lot Construction (20 year mortgage)	Average	Price Per Spot
\$90,734.67	\$3,343.44	\$18,465.88	\$329.75