



**BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY
RESOLUTION NO. 25 - 7**

A RESOLUTION APPROVING LUC-24-00021, A LAND USE CHANGE PERMIT APPLICATION FOR SKETCH PLAN REVIEW OF A MAJOR IMPACT LAND USE CHANGE FOR AN EXPANSION OF COMMERCIAL USE AT HARMELS ON THE TAYLOR ON THE PARCEL OF LAND COMMONLY KNOWN AS PARCEL NO. 3433-000-00-026, 6748 COUNTY ROAD 742, TAYLOR RIVER CANYON, ALMONT, COLORADO; LEGALLY DESCRIBED AS 146.07 ACRES IN SECTIONS 21, 27 & 28, TOWNSHIP 15S, RANGE 84W AND MORE SPECIFICALLY DESCRIBED WITHIN THE WARRANTY DEED RECORDED AT RECEPTION NO. 678328, COUNTY OF GUNNISON, COLORADO.

WHEREAS, the Applicant, Harmels on the Taylor LLC, represented by Jacob With, Esq., of Law of the Rockies, request a Sketch Plan Review of a Major Impact Expansion of Commercial Use (Application) to expand existing commercial lodging and employee housing facilities at the 146.13-acre property at 6748 County Road 742, Almont; Parcel No. 3433-000-00-026; and,

WHEREAS, The existing Harmels infrastructure includes:

1. The restaurant building.
2. Approximately 39 cabin units.
3. Approximately 3 corrals and a stable.
4. Multiple septic systems and multiple drain fields.
5. 2 additional bunkhouses.
6. 2 wood sided buildings south of the restaurant building.
7. 1 shed.
8. Laundry facility.

WHEREAS, the proposed changes include:

1. Southwest Quadrant
 - a. Abandoning the septic systems and drain fields and replacing them with a new, state approved wastewater treatment plant.
 - b. Removing the 2 additional bunkhouses that currently exist.
 - c. Removing the 2 wood sided buildings.
 - d. Constructing 4 cabins.
 - e. Removing the existing laundry facility and bathhouse.
2. Northwest Quadrant
 - a. Converting bunkhouse M to an employee/workforce housing.
 - b. Constructing four employee/workforce housing lodges that can accommodate five to six employees each for a total of 22 more employee/workforce housing unit
 - c. Installing 35 RV sites.
 - d. Constructing a new bath/laundry facility.
 - e. Installing 19 storage units to accommodate the needs of homeowners in this area to improve aesthetics and reduce road traffic to storage facilities located in Gunnison.
 - f. Constructing 7 new cabins.
3. Southeast Quadrant
 - a. Constructing 1 cabin between other existing cabins.
4. Northeast Quadrant
 - a. Converting the lodge, which is units 20-27, into workforce housing.



- b. Constructing a new laundry facility.
- c. Installing a new steel shop and laundry facility.
- d. Installing a new horse corral.
- e. Installing a new recreational space/picnic area.

The net impact of the proposal is as follows:

1. 30 residential¹ housing units.
2. A new wastewater treatment plant to replace several existing septic systems.
3. Two new laundry facilities instead of the old laundry facility.
4. Renovated utilities for the cabins that improve health and safety protections for residents.
5. Increase the number of guest cabins from 25 to 33 guest cabins.
6. A new shop.
7. A new basketball court and a new soccer, baseball and volleyball court.
8. 35 new residential RV sites.
9. 19 storage units.

The estimated total new square footage of cabins and workforce housing is estimated to be 48,900 square feet. The total new square footage for the laundry facilities is estimated to be 3,300 square feet. The total new square footage of storage units is estimated to be 11,970 square feet. The total new square footage of recreational fields/picnic area is estimated to be 60,000 square feet. The recreational field/picnic area is currently an open lawn/field. The total proposed residential housing is 30 units. Harmels on the Taylor is willing to provide employee housing "not only for its only employees but also for the workforce housing needs of the community." The Applicant has stated the "overall operations would be year route for all new cabins and new employee housing units and May through October for the existing units."

Table 1. Existing and Proposed Uses Matrix

Project Reference Number	Assessor Structure Number	Assessor Description	Assessor Floor Area (SF)	Description on 3/29/24 "Overall Site Plan"	Quadrant	Proposed Change in Use/New Use in Project Description	New Floor Area (SF)
1	1	Residential	593	Not Shown	SW	Demo	-593
2	2	Residential	864	Not Shown	SW	Demo	-864
3	3	ADU residential and commercial	708	Bunkhouse M	NW	Workforce Housing (dorm style for up to 4 employees)	0
4	4	ADU Residential and Commercial	1260	Not Shown	SW	Demo	-1260
5	5	ADU Residential and Commercial	1568	Dining/Kitchen	SW	No Change	0
6	6	Restaurant	8270	Store/Office	SW	No change	0

¹ The Applicant has referred to this as "Employee/Workforce Housing"; however, because deed restriction was not submitted at Sketch plan, it does not meet the definition of Workforce Housing at this time. The Applicant has represented a deed restriction will be submitted in subsequent review phases.



Project Reference Number	Assessor Structure Number	Assessor Description	Assessor Floor Area (SF)	Description on 3/29/24 "Overall Site Plan"	Quadrant	Proposed Change in Use/New Use in Project Description	New Floor Area (SF)
		68% Retail/Store 17% Lodge 25%		Kitchen/Dining			
7	7	Commercial Cottage	596	Unit 10	NE	No Change	0
8	8	Commercial Cottage	399	Unit 3	NE	No Change	0
9	9	Commercial Cottage	301	Unit 4	NE	No Change	0
10	10	Commercial Cottage	406	Unit 5	NE	No Change	0
11	11	Commercial Cottage	285	Unit 6	NE	No Change	0
12	12	Commercial Cottage	575	Unit 7	NE	No Change	0
13	13	Commercial Cottage	405	Unit 8	NE	No Change	0
14	14	Commercial Cottage	668	Unit 15	SE	No Change	0
15	15	Commercial Cottage	648	Unit 19	SE	No Change	0
16	16	Commercial Cottage	669	Unit 14	SE	No Change	0
17	17	Commercial Cottage	897	Unit 12	SE	No Change	0
18	18	Commercial Cottage	471	Unit 2	SW	No Change	0
19	19	Commercial Cottage	640	Unit 9	NE	No Change	0
20	20	Commercial Cottage	668	Unit 13	SE	No Change	0
21	21	Commercial Cottage	305	Unit 11	SE	No Change	0
22	22	Commercial Cottage	1568	Units 36-39	SE	No Change	0
23	23	Commercial Cottage	674	Unit 18	SE	No Change	0
24	24	Commercial Cottage	555	Unit 16	SE	No Change	0
25	25	Commercial Cottage	1188	Unit 28 & 29	NE	No Change	0
26	26	Commercial Cottage	1022	Units 34 & 35	SE	No Change	0
27	27	Commercial Cottage	1274	Units 30 & 31	NE	No Change	0
28	28	Commercial Cottage	1073	Unit 17	SE	No Change	0
29	29	Commercial Cottage	576	Unit 32	SE	No Change	0
30	30	Commercial Cottage	576	Unit 33	SE	No Change	0
31	31	Commercial Cottage	2568	Lodge 20-27	NE	Workforce Housing (apartment)	0



Project Reference Number	Assessor Structure Number	Assessor Description	Assessor Floor Area (SF)	Description on 3/29/24 "Overall Site Plan"	Quadrant	Proposed Change in Use/New Use in Project Description	New Floor Area (SF)
						style 8 employees)	
32	32	Commercial Cottage 69% Light Commercial Utility 31%	1530	Laundry & Storage (Not Shown)	SW	Demo	-1530
33	33	Fam Utility Shed	128	Stables Tack Room (not labeled)	NW	No Change	0
34	34	Stable	708	Stables /Barn	NW	No Change	0
35	n/a	n/a	n/a	4-BD Cabin (Northernmost)	SW	Cabin 1	2,000
36	n/a	n/a	n/a	4-BD Cabin (2 nd Northernmost)	SW	Cabin 2	2,000
37	n/a	n/a	n/a	4-BD Cabin (3 rd Northernmost)	SW	Cabin 3	2,000
38	n/a	n/a	n/a	4-BD Cabin (Southernmost)	SW	Cabin 4	2,000
39	n/a	n/a	n/a	Employee Housing (Northernmost Building)	NW	Employee Lodge 1 (5 apartments)	5477
40	n/a	n/a	n/a	Employee Housing (2 nd Northernmost Building)	NW	Employee Lodge 2 (6 apartments)	6573
41	n/a	n/a	n/a	Employee Housing (3 rd Northernmost Building)	NW	Employee Lodge 3 (6 apartments)	6573
42	n/a	n/a	n/a	Employee Housing (Southernmost Building)	NW	Employee Lodge 4 (5 apartments)	5477
43	n/a	n/a	n/a	New RV Site	NW	35 RV Sites (each site 60x30, total 63,000 sq ft)	63,000
44	n/a	n/a	n/a	Bath/Laundry Facility	NW	Bath + Laundry Facility	800
45	n/a	n/a	n/a	5-BDRM Cabin	NW	Cabin 5	3,000
46	n/a	n/a	n/a	5-BDRM Cabin	NW	Cabin 6	3,000
47	n/a	n/a	n/a	3-BD Cabin	NW	Cabin 7	1,800
48	n/a	n/a	n/a	3-BD Cabin	NW	Cabin 8	1,800
49	n/a	n/a	n/a	3-BD Cabin	NW	Cabin 9	1,800
50	n/a	n/a	n/a	3-BD Cabin	NW	Cabin 10	1,800
51	n/a	n/a	n/a	3-BD Cabin	NW	Cabin 11	1,800
52	n/a	n/a	n/a	3-BD Cabin	SE	Cabin 12	1,800
52	n/a	n/a	n/a	Storage Units	NW	19 Storage Units (available to	11970



Project Reference Number	Assessor Structure Number	Assessor Description	Assessor Floor Area (SF)	Description on 3/29/24 "Overall Site Plan"	Quadrant	Proposed Change in Use/New Use in Project Description	New Floor Area (SF)
						public)	
54	n/a	n/a	n/a	Laundry	NE	Laundry Facility	2,500
55	n/a	n/a	n/a	Shop	NE	Steel Shop (existing 2,400 square feet and no new shop will be constructed)	--
56	n/a	n/a	n/a	Improved Horse Corral	NE	Horse Corral (existing and will be updated without expanding size)	---
58	n/a	n/a	n/a	Wastewater Treatment Plant	SW	Wastewater Treatment Plant	400 (this is subject to change based on state requirements)

and,

WHEREAS, the Harmels on the Taylor Expansion of Commercial Use Major Impact Sketch Plan Application ("Application") was submitted on April 23, 2024 and determined a complete application on May 14, 2024; and,

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

- August 1, 2024 Planning Commission Work Session
- October 3, 2024 Planning Commission Work Session and Site Visit
- November 21, 2024 Planning Commission and BOCC Joint Public Hearing
- January 9, 2025 Continued Planning Commission and BOCC Joint Public Hearing

WHEREAS, joint public hearings were conducted on November 21, 2024 and January 9, 2025 by the Planning Commission and Board of County Commissioners, in which the Commission and BOCC received and considered both written and oral public comment; and

WHEREAS, at the January 9, 2025 joint public hearing; after a review of the application and all information, documentation, and testimony related to it, the Gunnison County Planning Commission tendered a Recommendation of Approval with findings and conditions to the Board of County Commissioners; and

NOW THEREFORE, the Board of County Commissioners hereby adopts in full the Planning Commission's recommendation and the findings of fact therein, and makes these findings of



fact:

1. The project is a Major Impact pursuant to Section 7-101:C. Expansion or Change of Commercial or Industrial Use Larger than 10,000 sq. ft. or More.
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 generally consistent 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 application has addressed, and the 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.
 - b. The applicant has submitted sufficient evidence at this stage of the process to demonstrate that the project concept is compatible with the community character, taking into account the appropriate modifications discussed above.
 - c. Phasing has not been proposed by the applicant within this Sketch Plan submittal.
 - d. All uses have been identified on lots within this proposed development.
3. The following have been identified as potential issues related to this application during the Sketch Plan review process:
 - a. Concerns regarding potential impacts to wildlife as described in Section 11-106: *Protection of Wildlife Habitat Areas.*
 - b. Concerns regarding development within a geological hazard area further described in Section 11-104: *Development in Geologic Hazard Areas.*
 - c. Concerns regarding whether there is sufficient demand for storage units.
 - d. Concerns regarding how the “employee housing” component would be managed.
 - e. Concerns regarding operation of the proposed dump station.
 - f. Concerns regarding potential ATV/UTV usage on the property.
 - g. Concerns regarding the proposed water supply impacting adjacent wells.
 - h. Concerns regarding the proposed wastewater treatment plant that is proposed to treat existing wastewater and wastewater generated by the expansion of use.
 - i. Concerns regarding the accuracy of a traffic study that does not consider the currently “closed” Spring Creek Reservoir and the bridge closures on Spring Creek Road impacting access to the Doctor Park trailhead.
 - j. Neighboring property owner concerns regarding compatibility with the current neighborhood character.
 - k. Concern regarding operation of the RV sites and potential wildfire hazard.
 - l. Concerns regarding traffic impacts from a public dump station.
 - m. Concerns regarding guest and visitor circulation during peak occupancy.
4. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Community Development file relative to this application; including all exhibits, references and documents as included therein.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that no additional public hearing on the Application need be conducted by the



BOCC, and further, the BOCC hereby approves the Application for LUC-23-00032 as recommended by the Planning Commission, with the following conditions:

1. Pursuant to Section 7-103: C., in the submittal of Preliminary Plan, the applicant shall formulate detailed, designed/engineered solutions to the issues and concerns identified during this Sketch Plan review, and shall address, in a site-specific manner, all other issues that are relevant to the Preliminary Plan.
2. The Preliminary Plan application shall address how the application and proposed development will address the following issues identified during the Sketch Plan review process:
 - A. The Applicant will include an ATV/UTV management plan with the following use limitations generally described:
 1. The applicant will prohibit guests from using ATV/UTVs to and through Harmels property; however, exceptions shall be granted for emergencies and/or guests with disabilities; who may be shuttled within the property by Harmels staff in ATV/UTVs.
 2. ATVs and UTVs stored in units by renters will not be permitted to be driven on the Harmels property except for purposes of loading and unloading the ATVs and UTVs from a trailer to the storage unit.
 3. Employees will continue to use ATV/UTVs for maintenance and general operations.
 4. Applicant will identify an enforcement policy.
 - B. The Applicant will include an RV management plan with the following use limitations generally described:
 1. Outdoor trash receptacles will be provided, like in the rest of the resort, proximate to RV sites. Harmels collects the trash twice a day and puts it into its trash compactor.
 2. A trash disposal location will be provided for RV users. This is anticipated to be the existing waste disposal location for the restaurant. This is in addition to the outdoor trash receptacles in Section b.a.
 3. Identify hours of operation.
 4. Outdoor fire and grill regulations.
 5. Occupancy of RVs will not be permitted during winter for either staff or guests. The Applicant will provide an operation range to ensure clarity for the applicant and for any potential enforcement. RVs will be removed during winter months.
 6. Applicant will identify an enforcement policy.
 - C. The Applicant will provide a needs assessment for the proposed storage units.
 - D. The Applicant will include a storage unit management plan with the following use limitations generally described subject to revisions based on the needs assessment:
 1. All storage unit renters or users must be one of the following (1) the landowner or the operator; or (2) an employee of the landowner or operator, or (3) a person residing, full or part-time, northeast of the intersection of Highway 135 and County Road 742.
 2. Identify proposed hours of operation.
 3. The storage units will not be illuminated after 8:00 p.m.
 4. ATVs and UTVs stored in units by renters will not be permitted to be driven on the Harmels property except for purposes of loading and unloading the ATVs and UTVs from a trailer to the storage unit.



5. Applicant will identify an enforcement policy.
 - E. The Applicant will address the following regarding employee housing component.
 1. The Applicant will provide a draft deed restriction for the employee housing.
 2. Identify ownership vs. rental units.
 3. Provide a management plan for the units.
 4. Describe the proposed occupancy and duration of occupancy of units.
 - F. The Applicant shall submit a water supply plan that considers impacts to neighboring wells in compliance with county, state, and any other applicable agency or industry standard.
 - G. The traffic study will consider trip demand generated by a fully operational Spring Creek Reservoir and full access to the Doctor Park trailhead.
 1. Identify how vehicles, pedestrians, domestic animals, guests, visitors, will circulate through the property, including access across county roads.
 - H. Demonstration of compliance with LUR Section 11-106: *Protection of Wildlife Habitat Areas*, including submitting a report addressing direct and cumulative impacts to wildlife and its habitats pursuant to Section 11-106:F.4 *Wildlife Habitat Analysis of Minor Impact or Major Impact Projects*.
3. Per LUR Section 7-202(O), approval of this Sketch Plan application constitutes a final decision of approval for the general development concept only but shall not constitute approval of any detailed design or engineering submittals or proposed solutions to specific problems revealed during the Sketch Plan review or later in the review process. Sketch Plan approval by the Board shall not constitute approval of the Major Impact project, or permission to proceed with construction of any aspect of the proposed land use change. Approval at this stage only authorizes the applicant to submit a Preliminary Plan application. If, during the Preliminary and Final Plan reviews, the applicants are unable to fulfill all the requirements of this Resolution or any requirements imposed as part of the Preliminary or Final Plan review, then the application shall be denied at the Preliminary or Final Plan review stage.
 4. The applicant shall be required to submit and actively pursue the completion of the Preliminary Plan application within twelve (12) months after the date of approval of the Sketch Plan. Per Section 7-202: Q. Extension of Submittal Deadline, the Board may extend the deadline to submit a Preliminary Plan application for no more than 12 months beyond the date of the 12-month expiration, and only one extension may be granted. Failure to submit a complete Preliminary Plan application within this time period shall render the Sketch Plan approval null and void and require the applicant to begin the Sketch Plan review process again.
 5. This approval is founded on each individual finding and condition. Should the applicant successfully challenge, in a judicial proceeding, any such finding or condition, this approval is null and void.
 6. This Sketch Plan approval may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.



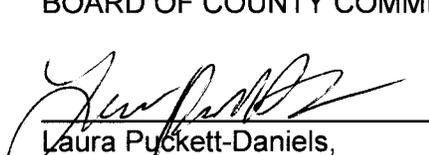
- 7. The removal or material alteration of any physical feature of the property (geological, topographical or vegetative) relied on herein to mitigate a possible conflict shall require a new or amended land use change application.
- 8. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.
- 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.

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.

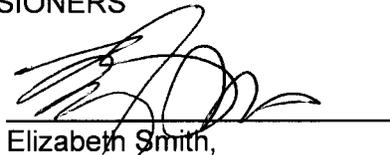
INTRODUCED by Commissioner Smith

seconded by Commissioner Houck, and passed on this 4th day of February, 2025.

BOARD OF COUNTY COMMISSIONERS



Laura Puckett-Daniels,
Chairperson

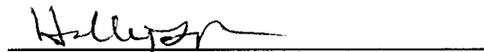


Elizabeth Smith,
Commissioner



Jonathan Houck
Commissioner

ATTEST:



Gunnison County Clerk and Recorder
Deputy County Clerk

