

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING MINUTES  
December 17, 2024**

The December 17, 2024 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:

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

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

**GUNNISON COUNTY HOUSING AUTHORITY MEETING:**

**PULLED: GUNNISON COUNTY HOUSING AUTHORITY RESOLUTION NO. 2024-004; A RESOLUTION AUTHORIZING THE ISSUANCE OF THE GUNNISON COUNTY HOUSING AUTHORITY GENERAL REVENUE BONDS (WHETSTONE HOUSING PROJECT), SERIES 2025, IN A MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$125,000,000; APPROVING AN INDENTURE OF TRUST, BOND PURCHASE AGREEMENT, CONTINUING DISCLOSURE AGREEMENT, DEED OF TRUST, AND PRELIMINARY OFFICIAL STATEMENT IN CONNECTION THEREWITH; AND AUTHORIZING ALL RELATED ACTIONS IN CONNECTION THEREWITH**

**PULLED: GUNNISON COUNTY HOUSING AUTHORITY RESOLUTION NO. 2024-005; RESOLUTION AMENDING THE GUNNISON COUNTY HOUSING AUTHORITY BUDGET FOR FISCAL YEAR 2024 AND AMENDING THE APPROPRIATION RESOLUTION**

Commissioner Houck pulled both items for the Gunnison County Housing Authority and stated there will not be a Gunnison County Housing Authority meeting in order to make sure everything is correct financially before proceeding.

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:**

**CALL TO ORDER:** Commissioner Houck called the meeting to order at 8:31 am.

**AGENDA REVIEW:** Commissioner Houck pulled the next item, otherwise, there were no changes.

**PULLED: A RESOLUTION AUTHORIZING AND DIRECTING ACTIONS BY THE COUNTY MANAGER WITH RESPECT TO THE PREPARATION OF REQUESTS TO THE BOARD OF COUNTY COMMISSIONERS FOR APPROPRIATION OF FUNDS FOR THE REPLENISHMENT OF A RESERVE FUND HELD BY UMB BANK, N.A. RELATING TO THE GUNNISON COUNTY HOUSING AUTHORITY GENERAL REVENUE BONDS (WHETSTONE PROJECT), SERIES 2024**

Commissioner Houck pulled this item because it is toggled to the Gunnison County Housing Authority items that were also pulled.

**MINUTES APPROVAL:** Moved by Commissioner Smith seconded by Commissioner Puckett Daniels to approve the November 19, 2024 Regular Meeting, December 10, 2024 Special Meeting and December 12, 2024 Special Meeting with the changes as recommended. Motion carried unanimously.

1. 11/19/2024 Regular Meeting
2. 12/10/2024 Special Meeting
3. 12/12/2024 Special Meeting

**SCHEDULING:** The Upcoming Meetings Schedule was discussed and updated.

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

1. Resolution Amending the Gunnison County Budget for Fiscal Year 2024 and Amending the Appropriation Resolution
2. Acknowledgment of County Manager Signature; Professional Services Agreement; Alpha Building Solutions, LLC; Installation of a Culvert and Repair of Water, Wastewater, and Electric Lines at Shady Island River Park; 11/18/24 thru 12/31/24; Not to Exceed \$30,000
3. Acknowledgment of County Manager Signature; Professional Services Agreement; Outbackjack, LLC, The Turd Herder; Replace Existing 2" Water Pipe at 275 S. Spruce Street, Gunnison; 11/19/24 thru 12/31/24; Not to Exceed \$14,000
4. Acknowledgment of County Manager Signature; Memorandum of Agreement Between the Board of County Commissioners of the County of Gunnison, Colorado, the Board of Trustees of Gunnison Valley Hospital, and the Regional Transportation Authority Regarding Senior Transportation; 1/1/25 thru 12/31/25; \$315,000
5. Airport Services Agreement; Jackalope Services, LLC, dba Bethany J Montlary; Janitorial Services at the Gunnison-Crested Butte Regional Airport; 1/1/25 thru 12/31/25; Not to Exceed \$80,000

6. Budget Justification Form; Gunnison County Substance Abuse Prevention Project; Colorado Department of Public Health and Environment; \$257,647.85
7. Commercial Account Right of Entry Agreement; Charter Communications Operating, LLC
8. Grant Award Letter, Summary of Grant Award Terms and Conditions; Colorado Energy Office; \$1,500,000 Grant; \$2,681,242 Local Match
9. Prescription Consulting Services Agreement; EPLS, LLC; Prescription Drug Coverage; 1/1/25 thru 12/31/25
10. Letter of Support; Colorado Department of Higher Education; Colorado Opportunity Scholarship Initiative (COSI) – County Matching Scholarships
11. Law Enforcement Agreement; Town of Mt. Crested Butte; \$168,405 First Year, then Increase Pursuant to the Consumer Price Index in Subsequent Years; \$20,000 Additional Annually for First Four Years
12. Resolution Amending Certain Charges and Fees for Integrated Solid Waste Services Effective January 1, 2025; This Resolution Supersedes Resolution 23-29
13. National Association of County and City Health Officials (NACCHO) Budget Narrative; Reimagining Health and Public Safety Overdose Initiatives (RHAPSODI); 1/1/24 thru 8/31/25; \$49,984
14. El Pomar Foundation General Grant Terms and Conditions; Gunnison County Substance Abuse Prevention Program; \$35,000
15. US Department of Energy Agreement for Installation and Maintenance of Wells and Well Equipment, Gunnison, Colorado, Processing Site; Agreement Number DE-RO01-25LM70343
16. Grant Application; National Environmental Health Association (NEHA) and US Food and Drug Administration (FDA); Gunnison County Retail Food Program Standards; \$70,500
17. Budget Justification for State of Colorado Department of Public Health and Environment Option Letters #1 and #2; Original Contract #2024\*0222; 7/1/23 thru 6/30/25

**CORRESPONDENCE; REQUEST FOR LETTER OF SUPPORT; STIRRUP BAR RANCH CONSERVATION EASEMENT NRCS-ACEP APPLICATION**

Commissioner Houck introduced this letter. Commissioner Smith and Commissioner Puckett Daniels are in support. Commissioner Smith clarified there is not any monetary ask to which Commissioner Houck confirmed he hadn't heard anything. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the request the letter of support for the Stirrup Bar Ranch Conservation Easement. Motion carried unanimously.

**COUNTY MANAGER'S REPORTS:**

1. Whetstone – CM Birnie relayed they are continuing to work on financing.
2. Sawtooth Phase 2 – CM Birnie noted there have been some weather delays, but the March target date is still holding.

**VOUCHERS AND TRANSFERS APPROVAL:** Interim Finance Director Ana Canada presented the voucher approval report dated November 17, 2024 and the cash transfer authorization dated November 2024 for discussion and approval. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the voucher report for \$3,518,973.72. Motion carried unanimously. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the cash transfer for \$7,961,161.69. Motion carried unanimously.

**TREASURER'S MONTHLY REPORT:** County Treasurer Debbie Dunbar presented the November 2024 Treasurer's report and an investment report dated November 30, 2024 for discussion and acceptance. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to accept the Treasurer's Report and authorize the Chair's signature on the report. Motion carried unanimously.

**REQUEST FOR MATCHING GRANT FUNDS; \$20,000**

CM Birnie introduced the ask of \$20,000 from Somerset to bring their water treatment plant within compliance. Commissioner Puckett Daniels expressed her appreciation for the work happening to help Somerset be more sustainable. Commissioner Smith asked about the history and CM Birnie relayed the mine managed the water but is currently looking to close processes and responsibilities it no longer needs. CM Birnie expressed this situation is unique and not something normally done. ACM Schmidt commented he is comfortable with this ask to be able to sustainably manage their own system. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the application from Somerset Domestic Waterworks District for \$20,000 as a match for the DOLA grant for their water treatment system. CM Birnie amended the motion to include the flexibility to use either 2024 or 2025 funds depending on what is timely for the grant. Motion carried unanimously.

**REQUEST FOR FUNDING; CSU EXTENSION; \$6,000** CSU Extension Director Hannah Cranor-Kersting was present for discussion.

Director Kersting stated they completed their third summer of virtual fencing studies, and discovered there are difficulties with terrain and finding a producer to which having a second tower would be beneficial. They had an intern for 2024 and have also applied to have an intern for 2025. Director Kersting stated that

CSU Extension can produce \$4,000 and is asking the County to come in with \$6,000 to get the tower. Commissioner Smith stated she is in support and thinks this can be a beneficial technology to Gunnison County. Commissioner Puckett Daniels echoed Commissioner Smith's thoughts. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve the request for funding through CSU Extension in the amount of \$6,000 to be taken from our discretionary funding to support the obtainment of another tower for the Venture Virtual Fencing Trials and program that they are leading on. Motion carried unanimously.

**GUNNISON COUNTY BOARDS AND COMMISSIONS APPOINTMENTS; GUNNISON VALLEY HEALTH BOARD OF TRUSTEES; TWO VACANCIES FOR FIVE-YEAR TERMS (2/1/2025 THRU 2/1/2030)**

- List of Applicants:
  1. Bruce Alpern
  2. Monica Carter
  3. Janet Farmer
  4. Tracey Haas
  5. Nancy Houston
  6. Emily McMahill
  7. Steve Ogden
  8. Frank Stichter
  9. Pamela Taylor
  10. Karl Zachar

Commissioner Puckett Daniels reiterated the strong characteristics of each applicant. She would like to nominate Bruce Alpern and either Karl Zachar or Emily McMahill. Commissioner Smith agrees with retaining Bruce Alpern and would like to nominate Karl Zachar or Emily McMahill as well. Commissioner Houck agrees with returning Bruce Alpern and nominating Emily McMahill. After some discussion, it was decided to reappoint Bruce Alpern and appoint Emily McMahill. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to reappoint Bruce Alpern to the Gunnison Valley Hospital Board of Trustees and also appoint Emily McMahill. Motion carried unanimously.

**RESOLUTION REPEALING RESOLUTION NO: 2021-28 AND ADOPTING THE 2024 GUNNISON COUNTY, COLORADO EMERGENCY OPERATIONS PLAN** Emergency Manager Scott Morrill, Deputy Emergency Manager Ryan White, and Deputy Emergency Manager Lisa Bickford were present for discussion.

EM Morrill noted there were no major changes to the plan, but they didn't have a public meeting as usual. However, they did put it out for two weeks using various means such as social media and the newspaper. Deputy EM Bickford noted they received good feedback for updates to the plan. EM Morrill expressed they scored very high in the scoring matrix the State Office Management uses. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve Resolution 2024-51 repealing Resolution 2021-28 and adopting for Gunnison County Colorado Emergency Operations Plan. Motion carried unanimously. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the Chair's signature on the Colorado Emergency Operations Plan update for 2024. Motion carried unanimously.

**RESOLUTION OPTING OUT OF ADOPTING GRAYWATER REGULATIONS** Environmental Health Official Crystal Lambert and Assistant County Attorney Sammy Obaid were present for discussion.

EHO Lambert noted Counties are able to choose whether to allow Graywater Regulations or not. She relayed there were two bills effective January 1, 2025. The Environmental Health Board also put in their input and comments on it. Commissioner Houck confirmed this resolution is not final and it can be revisited if needed. Commissioner Smith asked if there has been community demand to which EHO Lambert clarified that once regulations are explained there has not been any requests. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve Resolution 2024-52 Opting Out of Graywater Regulations. Motion carried unanimously.

**SUBDIVISION EXEMPTION REQUEST; HOTCHKISS RANCHES, INC; LUC-24-00049** Planner Rachel Blondy was present for discussion.

Planner Blondy noted when the Colorado Department of Transportation (CDOT) put in Highway 133 it subdivided their parcel, however, it was not recorded through the County process. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the subdivision exemption request for LUC-24-00049 and authorize the Chair's signature on the plat. Motion carried unanimously.

**SKYLAND LOT S86 PLAT CORRECTION; LUC-24-00042; PLAT CORRECTION AND REAFFIRMATION** Planner Rachel Blondy and Attorney David Leinsdorf were present for discussion.

Planner Blondy noted this Boundary Line Adjustment came through previously and the name was incorrect. Attorney Leinsdorf confirms that nothing else has changed on the plat. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the plat correction and reaffirmation for LUC-24-00042 and authorize the Chair's signature on the plat. Motion carried unanimously.

**SUBDIVISION REQUEST; KUNES SUBDIVISION; LUC-24-00028; A RESOLUTION CONCERNING LUC-24-00028, A LAND USE CHANGE PERMIT APPLICATION FOR A MINOR IMPACT LAND USE CHANGE FOR A 3-LOT SUBDIVISION LOCATED AT THE PROPERTY COMMONLY DESCRIBED AS 127 EVELYN LANE, PARCEL NO. 3517-333-00-005 AND LEGALLY DESCRIBED AS A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 51 NORTH, RANGE 1 EAST OF THE N.M.P.M., GUNNISON COUNTY COLORADO. RECEPTION NO. 694245** Planner Rachel Blondy and James Kunes were present for discussion.

Planner Blondy relayed the Planning Commission's recommendation is to approve the subdivision request after having a public hearing. Commissioner Houck confirmed that an additional public hearing is not needed. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve Resolution 2024-53 for LUC-24-00028 and authorize the full Board's signature on that and also authorizing the Chair's signature on the plat. Motion carried unanimously.

**DISCOUNT STORAGE EXPANSION OF COMMERCIAL USE; LUC-23-00032; A RESOLUTION APPROVING LUC-23-00032, A LAND USE CHANGE PERMIT APPLICATION FOR SKETCH PLAN REVIEW OF A MAJOR IMPACT LAND USE CHANGE FOR AN EXPANSION OF COMMERCIAL USE AT DISCOUNT (AKA CENTENNIAL) STORAGE ON THE PARCEL OF LAND COMMONLY KNOWN AS PARCEL NO. 3701-250-06-008, 825 STATE HIGHWAY 135, GUNNISON, COLORADO; LEGALLY DESCRIBED AS LOT 3, FLYING RANCH SUBDIVISION, ACCORDING TO THE PLAT FILED SEPTEMBER 17, 2019 AT RECEPTION NO. 662373, COUNTY OF GUNNISON, COLORADO** Planning Director Hillary Seminick and Esquire Michael O'Laughlin were present for discussion.

PD Seminick noted this is major impact application review which is an expansion of commercial use for Centennial Storage. She also stated Planning Commission's recommendation was to approve after the Joint Public Hearing and there was not significant public comment. PD Seminick relayed that there was a redline change to better reflect what it stated in the resolution. Commissioner Houck confirmed that there is no additional public hearing needed. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve Resolution 2024-54 a Resolution Approving the Land Use Change Permit Application for LUC-23-00032. Motion carried unanimously.

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

**COMMISSIONER ITEMS:**

**Commissioner Puckett Daniels:**

1. Crested Butte South Metropolitan District – Commissioner Puckett Daniels relayed she had a productive meeting with the President of the CB South Metropolitan District about road maintenance. She noted they were in agreement on the goal, but there was some debate on how to get there. Commissioner Puckett Daniels is recommending a potential joint work session to get clear communication with each other. Commissioner Houck expressed possibly talking with CM Birnie and the other departments beforehand. Commissioner Smith stated some concerns about if a work session is the best course or just a discussion with staff if the Board will not be needing to make any decisions. Commissioner Puckett Daniels relayed there will potentially be an Intergovernmental Agreement coming. CA Hoyt clarified there is an agreement that will expire on December 31, 2025.
2. Sustainable Tourism and Outdoor Recreation Committee (STOR) – Commissioner Puckett Daniels has been doing some outreach into the community for their strategic plan moving forward and is currently engaged in conversation with Nick Catmur. She also relayed they are currently accepting letters of interest for the Stewardship Fund Grant.
3. Gunnison Valley Transportation Planning Region (GVTPR) – Commissioner Puckett Daniels met with Colleen Hannon and Assistant County Manager for Public Works Martin Schmidt. They would like to put together a luncheon in early January with TPR representatives from around the valley to discuss goals.
4. Marble – The Head of the Marble School came with a request of a County match of \$5,000 to help with a planning process to do construction improvements to the roof of the school to show local investment. Commissioner Houck expressed his questions regarding the property taxes they have access to as well as if there are other counties investing that also have kids in that school district. Commissioner Smith also expressed some concerns. Commissioner Puckett Daniels will bring these concerns back to Marble for more information.

**Commissioner Smith:**

1. Colorado Counties, Inc. Steering Committees (CCI) – Commissioner Smith attended a meeting last week on land use. There is some legislation around exemption of property taxes for religious institutions that have continuing conversations.
2. Colorado Opioid Abatement Council – Commissioner Smith will be meeting with the members to continue the requests and present a phased approach for the proposal for a statewide data infrastructure to enable analysis and modeling to different regions.

3. Gunnison Basin Sage-grouse Strategic Committee – Commissioner Smith relayed that tomorrow is their monthly meeting. Chair Nate Seward will be commuting in for his last meeting.
4. Cheatgrass Habitat Restoration Coordinator – Commissioner Smith noted they are finalizing the contract and the new coordinator is relocating here with family.
5. Bureau of Land Management (BLM) – Commissioner Smith stated that BLM Fire Management Specialist Brian Stevens is retiring.

**Commissioner Houck:**

1. Bureau of Land Management (BLM) – Commissioner Houck attended an outdoor recreation summit last Wednesday. He noted the relationship between BLM and Gunnison County.
2. Brandon Diamond – Commissioner Houck had a meeting with him to dive deeper into wildlife and habitat.

**ADJOURN:** Commissioner Houck adjourned the meeting at 10:23 am.

**GUNNISON RIVER VALLEY LOCAL MARKETING DISTRICT MEETING:**

**CALL TO ORDER:** Commissioner Houck called the meeting to order at 10:23 am.

**PROFESSIONAL SERVICES AGREEMENT; TOURISM AND PROSPERITY PARTNERSHIP; 2025 WORK PLAN; 1/1/2025-12/31/2025; \$3,300,000**

Commissioner Houck introduced this contract. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the Professional Services Agreement with the Tourism and Prosperity Partnership for the 2025 work plan and authorize the Chair's signature on the contract. Motion carried unanimously.

**ADJOURN:** Commissioner Houck adjourned the meeting at 10:25 am.

**GUNNISON COUNTY BOARD OF HEALTH REGULAR MEETING:**

**CALL TO ORDER:** Commissioner Houck called the meeting to order at 10:25 am.

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

1. Letter of Intent; Partnership between Delta County and Gunnison County; Women, Infants, and Children Program; Colorado Department of Public Health and Environment
2. Intergovernmental Agreement, Inter-Agency Partnership for the Women, Infants, and Children Program; Delta County Board of Health; Effective 10/1/24
3. Letter of Intent; Partnership between San Miguel County, Ouray County and Gunnison County; Women, Infants, and Children Program; Colorado Department of Public Health and Environment
4. Intergovernmental Agreement, Inter-Agency Partnership for the Women, Infants, and Children Program; San Miguel and Ouray County Boards of Health; Effective 10/1/24

**CLINICAL SERVICES AND PARENTING PROGRAMS PRESENTATION**

Clinical Services Manager Shonna Gray overviewed the clinical services offered including immunization services, family planning (Title X) and Women's wellness clinic, communicable disease, harm reduction and substance use prevention as well as parenting programs which include parents as teachers, and a child maltreatment prevention plan.

Commissioner Smith mentioned her concerns with the Child Welfare Allocation Committee and the issues they have run into as well. She requested to have a staff member attend the meetings besides her to bring the small county perspective in.

**VITAL RECORDS REVIEW**

Administrative Services Supervisor Blair Burgess relayed vital records are crucial for legal, administrative, and historical documentation. She stated in 2022 there was an update to the vital records office and they have maintained compliance in that office. She provided graphs from 2018-2022 to compare to 2023 and noted they are on track to get the 2024 performance award in which they received a five star rating in 2022 and 2023.

**CY 2025 MEETING PLANNING**

ACM Reynolds noted she drafted a meeting schedule with the first being in March and will connect with the Commissioners.

**ADJOURN:** Commissioner Houck adjourned the meeting at 10:47 am.

**GUNNISON/HINSDALE BOARD OF HUMAN SERVICES MEETING:**

- See Separate Minutes

\_\_\_\_\_  
Jonathan Houck, Chairperson

\_\_\_\_\_  
Elizabeth Smith, Vice-Chairperson

\_\_\_\_\_  
Laura Puckett Daniels, 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](http://gunnisoncounty.org)*

**BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY RESOLUTION NO. 2024-49**

**A RESOLUTION AMENDING THE GUNNISON COUNTY BUDGET FOR FISCAL YEAR 2024 AND AMENDING THE APPROPRIATION RESOLUTION.**

WHEREAS, at the time of the adoption of the budget for Gunnison County for fiscal year 2024 certain revenues were unassured and certain expenditures were not anticipated; and

WHEREAS, those revenues and expenditures can now be identified;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that a supplemental budget and appropriation resolution be adopted in the following respects:

1. General Fund. The revenues are increased in the amount of \$413,072 as detailed by account numbers on Appendix A attached. The expenditures are increased in the amount of \$482,156 as detailed by account numbers on Appendix A attached.
2. Public Works Fund. The revenues are decreased in the amount of \$100,000 as detailed by account numbers on Appendix A attached. The expenditures are increased in the amount of \$204,230 as detailed by account numbers on Appendix A attached.
3. Human Services Fund. The revenues are increased in the amount of \$64,179 as detailed by account numbers on Appendix A attached. The expenditures are increased in the amount of \$61,301 as detailed by account numbers on Appendix A attached.
4. Public Health Fund. The revenues are increased in the amount of \$254,820 as detailed by account numbers on Appendix A attached. The expenditures are increased in the amount of \$423,386 as detailed by account numbers on Appendix A attached.
5. Sales Tax Fund. The expenditures are increased in the amount of \$1,400,000 as detailed by account numbers on Appendix A attached.
6. Transportation Authority Fund. The revenues are increased in the amount of \$191,300 as detailed by account numbers on Appendix A attached. The expenditures are increased in the amount of \$932,256 as detailed by account numbers on Appendix A attached.

The above sums of money, or as much thereof as may be authorized by law and as may be deemed necessary to defray the expenses and liabilities of the County, are hereby appropriated. It is the intent of the Board to make the necessary amendments and supplements to the budget adoption and appropriation resolutions - Resolution Nos. 2023-27 and 2023-30 respectively - for Gunnison County for the fiscal year beginning January 1, 2024 and ending December 31, 2024; but except as specifically provided for herein,

to make no further changes in the budget adoption or appropriation resolutions adopted with respect to said fiscal year.

INTRODUCED by Commissioner Puckett Daniels, seconded by Smith, and adopted this 17th day of December 2024.

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. 24-50**

**A RESOLUTION AMENDING CERTAIN CHARGES AND FEES FOR INTEGRATED SOLID WASTE SERVICES EFFECTIVE JANUARY 1, 2025**

**THIS RESOLUTION SUPERSEDES RESOLUTION 23-29**

WHEREAS, the Gunnison County Landfill, also known as the Six Mile Lane Landfill ("Landfill") was established pursuant to Resolution No. 18, Series 1985; and

WHEREAS, the Solid Waste Fund is operated and funded through charges and fees for services at the Landfill site and sales of materials at the Gunnison County Recycling Center located at 195 Basin Park Drive; and

WHEREAS, the Board of County Commissioners of Gunnison County, Colorado, wants to adjust the charges and fees for the Landfill to better fund that operation and make it self-supporting; and

WHEREAS, a portion of the charges and fees shall be dedicated to offsetting any and all costs of a County administered recycling program; and

WHEREAS, a portion of the charges and fees shall be dedicated to offsetting any and all costs of future closure and post-closure of the Landfill site; and

WHEREAS, a portion of the charges and fees shall be dedicated to offsetting any and all costs of future Landfill expansion construction costs of the Landfill site; and

WHEREAS, a portion of the charges and fees shall be dedicated to offsetting costs associated with sage grouse mitigation; and

WHEREAS, a solid waste user fee shall be imposed in addition to all charges and fees specified herewith pursuant to Colorado Revised Statutes 25-16-104.5;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that the following charges and fees are hereby established, to be effective January 1, 2025:

Code	Charge	Rate		Fee Distribution Per Unit					
				State Fees	Recycling	Closure	Construction	Sage Grouse	Operations
52501	Compacted	62.00	ton	1.30	17.60	3.04	11.53	4.86	23.67
52502	Clean Wood	62.00	ton		17.98	3.10	11.78	4.96	24.18
52503	Concrete<12" Diameter	62.00	ton		17.98	3.10	11.78	4.96	24.80
52504	Ground Construction Debris	62.00	ton	1.30	17.60	3.04	11.53	4.86	23.67
52505	Loose	85.00	ton	1.30	17.58	3.35	11.72	5.02	46.04
52510	Discount Carcass Disposal	38.50	ton	1.30	7.81	1.49	4.84	-	23.06
52511	Biosolids	87.00	ton	1.30	18.00	2.57	11.14	4.29	49.71
52512	Appliance	16.00	ea		2.88	-	-	-	13.12

52513	Refrigerator/Freezer	32.00	ea		5.76	-	-	-	26.24
52514	Concrete>12" Diameter	87.00	ton		17.40	2.61	11.31	4.35	51.33
52515	Special Waste	39.00	ton	1.30	-	3.02	11.31	4.90	18.47
52516	Beneficial Use	31.00	ton		-	-	-	-	31.00
52517	Asbestos	318.00	ton	1.30	19.00	3.17	12.67	6.33	275.53
52518	Administration Fee	231.00	ea		-	-	-	-	231.00
52519	Minimum Charge	16.00	ea		-	-	-	-	16.00
52520	Untarped Load Penalty	155.00	ton		-	-	-	-	155.00
52521	Weight Slip	13.00	ea		-	-	-	-	13.00
52522	Failed Inspection	77.00	ea		-	-	-	-	77.00
52523	Ticket Copies	8.00	ea		-	-	-	-	8.00
52525	Mattress or Box Spring	32.00	ea		-	-	-	-	32.00
52540	Carcass Disposal	85.00	ton	1.30	17.58	3.35	10.88	-	51.89
52551	Special Waste - PCS	37.00	ton	1.30	-	2.86	10.71	4.64	17.49
52560	Tires-Passenger	13.00	ea		2.47	0.39	1.56	0.52	8.06
52561	Tires-Passenger w/Rim	20.00	ea		3.60	-	-	-	16.40
52570	Tires-Truck	20.00	ea		3.80	0.60	2.40	1.20	12.00
52571	Tires-Truck w/Rim	39.00	ea		7.02	-	-	-	31.98
52580	Tires-Loader	39.00	ea		7.41	1.17	4.68	1.95	23.79
52581	Tires-Loader w/Rim	77.00	ea		13.86	-	-	-	63.14
52590	Tire Rim	0.00	ea		-	-	-	-	-
52999	Assistance Fee	70.00	1/2 hr		-	-	-	-	70.00

BE IT FURTHER RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that, in the event of impairment of the scale, the following charges and fees are hereby established:

Code	Charge	Rate		Fee Distribution Per Unit					Sage Grouse	Operations
				State Fees	Recycling	Closure	Construction			
52601	<b>Compacted</b>	<b>23.00</b>	<b>yd</b>	0.39	6.56	1.13	4.30	1.81	8.82	
52602	Clean Wood	19.00	yd		5.51	0.95	3.61	1.52	7.41	
52603	Concrete<12" Diameter	39.00	yd		11.31	1.95	7.41	3.12	15.60	
52604	Ground Construction Debris	114.00	yd	0.39	32.95	5.68	21.59	9.09	44.31	
52605	<b>Loose</b>	<b>23.00</b>	<b>yd</b>	0.39	4.75	0.90	3.17	1.36	12.44	
52610	Discount Carcass Disposal	23.00	yd	0.39	4.75	0.90	2.94	-	14.02	
52611	Biosolids	23.00	yd	0.39	4.75	0.68	2.94	1.13	13.11	
52614	Concrete>12" Diameter	45.00	yd		11.70	1.80	7.20	3.15	21.15	
52615	Special Waste	23.00	yd	0.39	-	1.81	6.78	2.94	11.08	
52616	Beneficial Use	23.00	yd		-	-	-	-	23.00	
52617	Asbestos	76.00	yd	0.39	4.54	0.76	3.02	1.51	65.78	

BE IT FURTHER RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that:

1. Local Tires and Asbestos. Tires and Asbestos will not be accepted from sources outside Gunnison or Hinsdale County.

- 2. Administration Fee. The Administration Fee shall be collected once per year per type of single source waste that requires a special waste characterization.

BE IT FURTHER RESOLVED that the above fees amend and supersede any previous conflicting fees and shall remain in full force and effect until changed by resolution of the Board of County Commissioners.

INTRODUCED by Commissioner Puckett Daniels, seconded by Commissioner Smith, and adopted this 17th day of December 2024.

BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF GUNNISON, COLORADO

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

**BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF GUNNISON, COLORADO**

**RESOLUTION NO. 2024-51**

**A RESOLUTION REPEALING RESOLUTION NO: 2021-28 AND ADOPTING  
THE 2024 GUNNISON COUNTY, COLORADO EMERGENCY OPERATIONS PLAN**

WHEREAS, in the best interest of public health, safety and welfare of the citizens and visitors of Gunnison County, Colorado, the Board of County Commissioners of the County of Gunnison, Colorado ("Board") adopted an emergency operations plan through Resolution No: 2021-28, A Resolution Adopting the Gunnison County Emergency Operations Plan; and

WHEREAS, in order to address current operations, the emergency operations plan adopted in 2021 has been amended and updated and a new emergency operations plan has been drafted which is titled: Gunnison County, Colorado Emergency Operations Plan, dated Dec 17, 2024 ("2024 Emergency Operations Plan"); and

WHEREAS, the 2024 Emergency Operations Plan provides general guidelines and principles for managing and coordinating the overall response and recovery activities before, during and after major emergencies and disasters that affect unincorporated areas of Gunnison County, including incorporated areas of Gunnison County which have agreements with and/or rely on Gunnison County for the provision of emergency management assistance; and

WHEREAS, the 2024 Emergency Operations Plan also provides clarification and guidance on the National Incident Management System, concept of operations, designated roles and responsibilities, continuity of government and plan maintenance, training and exercises; and

WHEREAS, to more specifically address emergency support functions and operations, define types of disasters and the appropriate response procedures, and to identify other emergency support resources, there are annexes associated with and incorporated within the 2024 Emergency Operations Plan. The annexes may be updated independently of the 2024 Emergency Operations Plan in order to reflect changes in information, procedure and techniques; and

WHEREAS, the personnel, departments, agencies and other entities that have designated roles and responsibilities identified in the 2024 Emergency Operations Plan have accepted or, it is reasonable to anticipate, will accept said roles and responsibilities in Section 8 of the 2024 Emergency Operations Plan titled Organization and Assignment of Roles and Responsibilities; and

WHEREAS, the 2024 Emergency Operations Plan, would be implemented in conjunction with Resolution 2008-15, A Resolution Establishing Gunnison County Emergency and Disaster Management and Procedures which has been recently amended through Resolution No: 2024-20, A Resolution Amending Gunnison County Emergency and Disaster Management and Procedures; and

WHEREAS, the Board has reviewed the 2024 Emergency Operations Plan and believes that it is a crucial and necessary guidance tool for emergency management and it is in the best interest of public health, safety and welfare of the citizens of Gunnison County, Colorado that is be utilized;

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Gunnison, Colorado that:

- 1. Resolution No: 2021-28, A Resolution Adopting the Gunnison County Emergency Operations Plan recorded in the records of the Office of the Clerk and Recorder of Gunnison County, Colorado on December 8, 2021, shall be and hereby is repealed; and

2. The "Gunnison County, Colorado Emergency Operations Plan", dated December 17, 2024, with associated annexes as they may be amended, shall be and hereby is adopted as the primary guidance tool for emergency management for Gunnison County, Colorado as of the date of execution of this resolution.

INTRODUCED by Commissioner Smith, seconded by Commissioner Puckett Daniels, and adopted this 17th day of December 2024.

BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF GUNNISON, COLORADO

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

**BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO  
RESOLUTION NO: 24-52**

**A RESOLUTION OPTING OUT OF ADOPTING GRAYWATER REGULATIONS**

WHEREAS, on May 16, 2024, the Colorado General Assembly passed House Bill 24-1362 which requires that a Board of County Commissioners either pass a Resolution authorizing the use of graywater in compliance Colorado Revised Statute Section 25-8-205 (1)(g) and rules adopted pursuant to Colorado Revised Statute Section 25-8-205 (1)(g) or pass a Resolution prohibiting the installation of graywater treatment works, as defined in Colorado Revised Statute Section 25-8-103 (8.4), and the use of all graywater or prohibiting one or more categories of graywater use that the Water Quality Control Commission establishes in rules adopted pursuant to Colorado Revised Statute Section 25-8-205 (1)(g); and

WHEREAS, the Colorado Governor signed House Bill 24-1362 into law on May 29, 2024; and

WHEREAS, the rules promulgated pursuant to Colorado Revised Statute Section 25-8-205 (1)(g) is Regulation No. 86 Graywater Control Regulation, 5 CCR 1002-86, which has an effective date of January 14, 2024; and

WHEREAS, Regulation No. 86 Graywater Control is complicated and limiting on the sources and uses of graywater and implementation would require the development of an oversight program including permitting, inspection, and enforcement; and

WHEREAS, pursuant to Colorado Revised Statute Section 30-11-17 (1)(kk), the Board has the authority to adopt a resolution prohibiting the installation of graywater treatment works, as defined in Colorado Revised Statute Section 25-8-103 (8.4), and the use of all graywater OR prohibiting one or more categories of graywater use that the water quality control commission establishes in rules adopted pursuant to Colorado Revised Statute Section 25-8-205 (1)(g) OR adopt a resolution regarding the use of graywater, as defined in Colorado Revised Statute Section 25-8-103 (8.3), in compliance with any regulation adopted pursuant to Colorado Revised Statute Section 25-8-205 (1)(g), and to enforce compliance with the board’s resolution; and

NOW THEREFORE, BE IT RESOLVED THAT:

1. The installation of graywater treatment works, as defined in Colorado Revised Statute Section 25-8-103, and the use of all graywater is prohibited.
2. This Resolution shall take effect immediately upon its passage and approval, and shall remain in effect unless and until repealed or amended by subsequent Resolution.

INTRODUCED by Commissioner Smith, seconded by Commissioner Puckett Daniels, and adopted this 17th day of December 2024.

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. 24 – 53**

**CONCERNING LUC-24-00028, A LAND USE CHANGE PERMIT APPLICATION FOR A MINOR  
IMPACT LAND USE CHANGE FOR A 3-LOT SUBDIVISION LOCATED AT THE PROPERTY  
COMMONLY DESCRIBED AS 127 EVELYN LANE, PARCEL NO.  
3517-333-00-005 AND LEGALLY DESCRIBED AS A PARCEL OF LAND LOCATED IN THE  
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 51  
NORTH, RANGE 1 EAST OF THE N.M.P.M., GUNNISON COUNTY COLORADO. RECEPTION NO.  
694245.**

WHEREAS, the Applicant, James Kunes, proposes a subdivision of 127 Evelyn Lane, subdividing a 4.1-acre undeveloped parcel into three parcels (Parcel A – 2.01 acre, Parcel B - 1.0 acre and Parcel C - 1.01 acres). A 33 foot access easement has been established through Parcel C to Parcel B. No public improvements have been proposed.

WHEREAS, the application was sent for referral to the United States Forest Service, Colorado Parks and Wildlife, Gunnison Conservation District, Colorado Geological Survey, Gunnison County Public Works, Gunnison Watershed School District and Gunnison County Fire Protection District by email on April 30, 2024.

Responses were not received from the following departments/agencies: Gunnison County Public Works, Gunnison Watershed School District and Gunnison County Fire Protection District; and,

WHEREAS, a joint public hearing was conducted by the Planning Commission and Board of County Commissioners on November 21, 2024. The Gunnison County Planning Commission approved a Recommendation of conditional approval of the Subdivision and forwarded said Recommendation to the Board of County Commissioners for their review; and

WHEREAS, the Board of Commissioners did, on December 17, 2024, receive and review the Planning Commission's Recommendation and considered the Recommendation in evaluating the request and intends to approve the request by the adoption in full of the Planning Commission's September 19, 2024 recommendation, with the following Findings and Conditions of Approval:

**FINDINGS:**

The Board finds that:

1. The land use change complies with all applicable requirements of the Gunnison County and Use Resolution and Section 6-10: Standards of Approval for Minor Impact Projects.
2. This application is consistent with the standards and requirements of this Resolution.
3. The parcels will be accessed by Evelyn Lane. The Applicant has signed a road maintenance agreement with neighboring Mitzel's Green Acres Subdivision. Both will share access off Evelyn Lane.
4. The parcels will be served by Onsite Wastewater Treatment Systems.
5. The parcels will be served by individual wells.
6. Restrictive Covenants have been provided.
7. A sage grouse review dated May 29, 2024 has been completed. This proposal will not adversely impact the Gunnison Sage-grouse or their habitats.
8. 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.

**Conditions of Approval:**

1. A mylar subdivision plat, in compliance with Section 6-105, Gunnison County Land Use Resolution, shall be provided to the Community Development Department, for signature by the Board of County Commissioners. Approval shall not be effective until and unless the plat is recorded with the Office of the Gunnison County Clerk and Recorder.
2. The approval shall be memorialized by Board Resolution. Approval shall not be effective until the Resolution is recorded with the Office of the Gunnison County Clerk and Recorder.
3. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the Plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the Gunnison County Land Use Resolution.
4. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.
5. This permit 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.
6. 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 permit.
7. 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.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that Land Use Change Permit No. LUC-24-00028 is approved as a Minor Impact Project, subject to each and all conditions, as identified above.

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 Puckett Daniels, and adopted this 17th day of December 2024.

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. 24 - 54**

**A RESOLUTION APPROVING LUC-23-00032, A LAND USE CHANGE PERMIT APPLICATION FOR SKETCH PLAN REVIEW OF A MAJOR IMPACT LAND USE CHANGE FOR AN EXPANSION OF COMMERCIAL USE AT DISCOUNT (AKA CENTENNIAL) STORAGE ON THE PARCEL OF LAND COMMONLY KNOWN AS PARCEL NO. 3701-250- 06-008, 825 STATE HIGHWAY 135, GUNNISON, COLORADO; LEGALLY DESCRIBED AS LOT 3, FLYING RANCH SUBDIVISION, ACCORDING TO THE PLAT FILED SEPTEMBER 17, 2019 AT RECEPTION NO. 662373, COUNTY OF GUNNISON, COLORADO**

WHEREAS, the Applicant, Centennial Storage Partners, LLC, represented by Jennifer Barvitski and Schumacher & O’Loughlin, LLC, requests a 2.75-acre expansion of commercial use to allow for 115 additional outdoor fenced vehicular storage spaces adjacent to the existing Discount Storage (“Property”); and,

WHEREAS, the Discount Storage Expansion of Commercial Use Sketch Plan (“Application”) was submitted on July 10, 2023 and determined a complete application on May 20, 2024; and,

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

- August 1, 2024 Work Session
- October 3, 2024 Work Session and Site Visit
- November 21, 2024 Joint Public Hearing; and,

WHEREAS, a joint public hearing was conducted on November 21, 2024 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 November 21, 2024 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. It is unclear if the Applicant has permission from the ditch owners to have placed a culvert through the subject property and how the culvert will be maintained over time.
  - b. Proposed fencing at the site may cause wildlife conflicts.
  - c. How the project complies with the June 27, 2019 BOCC Policy Direction, which states "An applicant should assume that commercial, industrial and nonresidential uses outside of platted or zoned areas that allow these uses will be difficult and/or unlikely to be permitted," and further directing these uses to existing commercial/industrial parks.
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. A 25' maintenance easement must be maintained from either side of the ditch. The Applicant may obtain written notarized consent from the ditch owner(s), that distance may be decreased, and existing historical easements used to gain access to ditches, headgates, and fences for maintenance or operational purposes shall be preserved or replaced with reasonable alternate easements suitable for continuation of the historic use.
  - b. The applicant shall provide explanation on how the ditch culvert shall be maintained.
  - c. The applicant shall work with Colorado Parks and Wildlife to identify if fencing is appropriate and a design that will accommodate wildlife movement.
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 requirement finding and condition. Should the applicant successfully challenge, in a judicial proceeding, any such finding or requirement 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 Puckett Daniels, and adopted this 17th day of December 2024.

BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF GUNNISON, COLORADO

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