

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING MINUTES
August 20, 2024**

The August 20, 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
Matt Hoyt, County Attorney
Matthew Birnie, County Manager
Holly Perry, Deputy County Clerk
Others Present as Listed in Text

GUNNISON COUNTY LOCAL LIQUOR LICENSING AUTHORITY:

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

CONSENT AGENDA: **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to approve. Motion carried unanimously.

- 1. Alcohol Beverage License #03-14906; Almont FBF Holdings LLC dba Almont Resort; 9/29/24 to 9/29/25
- 2. Special Event Liquor Permit #4-2024; CB South Property Owners Association; 8/24/2024 from 3:00 pm to 7:00 pm

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

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:

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

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

MINUTES APPROVAL: **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the August 6th Regular Meeting minutes as amended. Motion carried unanimously.

- 1. August 6, 2024
 - Under Commissioner Smith Commissioner Items #3 she would like to read "...have more business activity in unincorporated areas," and "...legislative session that would bring in more meaningful revenue to the County."
 - Under Commissioner Smith Commissioner Items #7 it should read "up to \$1,500."
 - Under the GBIP for H&H Commissioner Houck would like it to state "allow other towing business uses."

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. Small Dollar Grant Award; Colorado Division of Aeronautics Discretionary Aviation Grant Resolution; Gunnison – Crested Butte Regional Airport; \$16,052.40
- 2. Grant Award; Daniel’s Fund; Gunnison County Substance Abuse Prevention Project; Grant ID R-2405-26713; August 15, 2024 to August 14, 2025; \$50,000
- 3. Trade Contractor Agreement; K&K Concrete; Facilities; 8/19/2024 to 12/31/2024; \$772,115
- 4. Grant Application; Gary Community Venture Team; Gunnison-Hinsdale Early Childhood Council; 11/2/2024 to 10/31/2026; \$55,000
- 5. Internet Service; Visionary Broadband; Sawtooth Workforce Housing; Facilities; 3 years; \$31,128 per year
- 6. Annual Certification; Personal Identifying Information; Health and Human Services
- 7. Retention Letter re: McCloud Placer; SGR, LLC; County Attorney’s Office; Hourly fee based on work completed
- 8. Professional Services Agreement; Center for Energy and Environment; Community and Economic Development; 8/20/2024 to 12/31/2024; \$10,850
- 9. Road Project Agreement; 24-RO-11021500-059; USDA, Forest Service, White River National Forest; 8/20/2024 to 7/28/2026; \$15,000

COUNTY MANAGER’S REPORTS:

- 1. Quit Claim Deed; Gunnison County Housing Authority; Lots 1, 2, 3, 4, 5, and 6, Block 137, City of Gunnison – CM Birnie relayed that this is a transfer for Sawtooth Phase 1 and 2 to the Gunnison County Housing Authority which is different from the Gunnison Valley Regional Housing Authority. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to execute the Quit Claim Deed and authorize the full Board’s signature.

2. Intergovernmental Agreement; Sawtooth Workforce Housing; Gunnison County Housing Authority; \$5,000,000 – CM Birnie explained that this was approved in last year’s budget but wanted a discrete document separate from the budget. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the Intergovernmental Agreement between the County of Gunnison and Gunnison County Housing Authority and authorize the Chair’s signature.
3. Whetstone – CM Birnie noted that he will be coming back to the Board to transfer Whetstone to the Gunnison County Housing Authority as a future action. Commissioner Houck reiterated these are Gunnison County Housing Authority actions, not Gunnison Valley Regional Housing Authority.

Commissioner Smith stated that at the end of day, this a commitment to workforce housing within the community. Commissioner Puckett Daniels emphasized the need to use the people’s money for the people and likes being able to reinvest into community instead of a reserve. The staff was also thanked for their work on this.

TREASURER’S MONTHLY REPORT: County Treasurer Debbie Dunbar presented the July 2024 Treasurer’s report, and an investment report dated July 31, 2024 for discussion and acceptance. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to accept the Treasurer’s Report and authorize the Chair’s signature. Motion carried unanimously.

VOUCHERS AND TRANSFERS APPROVAL: Chief Financial Officer Perry Solheim presented the voucher approval report dated July 16, 2024 and the cash transfer authorization dated July 2024 for discussion and approval. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the voucher report in the amount of \$6,074,378.03. Motion carried unanimously. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to approve the cash transfer in the amount of \$9,039,971.46. Motion carried unanimously.

Commissioner Smith clarified with Chief Financial Officer Perry Solheim that the Sales and Local Marketing Tax report was not included due to issues in the State. CFO Solheim confirmed and relayed that he is hoping to get an update on that today.

HEARING; PETITION FOR ABATEMENT OR REFUND OF TAXES; PROPERTY TAX YEARS 2023; R013970; PARCEL NO. 2917-262-10-007; LOT 6, MARBLE SKI AREA SUBDIVISION, FILING NO. 4; LAURA PORAKOVA-DIMBERIO Appraiser II Charles McDonald from the Assessor’s Office was present for discussion. The petitioner was not present.

Commissioner Houck asked a procedural question to CA Hoyt regarding if the Board can just ask questions to the Assessor’s Report already given in the packet rather than have a presentation. CA Hoyt responded it is up to their discretion. Commissioner Puckett Daniels asked about sale the petitioner references in the packet. Appraiser McDonald explained the sale was not on the open market and cannot be used as well as the other 7 examples given due to being a vacant lot, sold between parties, or outside the time frame. This year it was also labeled as 75% complete on this assessment. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to deny application R013970 Petition for Abatement. Motion carried unanimously.

HEARING; PETITION FOR ABATEMENT OR REFUND OF TAXES; PROPERTY TAX YEARS 2023; R024620; PARCEL NO. 3177-242-10-035; LOT 32, GOLD LINK SUBDIVISION; KIRSTEN AND ROGER HERRSCHER Appraiser III Mary Mast from the Assessor’s Office was present for discussion. The petitioner was not present.

Commissioner Puckett Daniels asked for clarification on the appraisal discrepancy between the one given from the assessor’s and the one from the petitioner. Appraiser Mast explained the sale number 2 from the petitioner’s appraisal was outside of their window of time for the assessment and the values were not time adjusted. She then relayed that she did a physical inspection on August 8th that showed deferred maintenance on the house which adjusted the condition from very good to average. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to approve the petitioner’s abatement in part and deny it in part, and approve the assessor’s new recommended value of \$3,522,600 for the account R024620. Commissioner Houck clarified that upon further visible inspection, the Assessor’s Office noticed some things that changed the condition and allowed a partial reduction at their recommendation. Motion carried unanimously.

SCHEDULE CHANGE due to gap in the schedule Commissioner Houck decided to proceed with Commissioner Puckett Daniels’s commissioner items before the next Abatement Hearing.

Commissioner Puckett Daniels:

1. U.S. Forest Service Forest Health Team – Commissioner Puckett Daniels met with them and some foresters from Mongolian with Tom Egan on Saturday. She noted they were able to see bark beetles live and in action. However, her favorite part was how enthralled the Mongolian foresters were. She stated she was able to get a deeper insight into some of the conversations they have about how they partner with the Forest Service.
2. Gunnison Valley Regional Housing Authority – Commissioner Puckett Daniels relayed they had a great meeting on August 8th and they have a solidified strategic plan. Executive

Director Melissa LaMonica and staff are turning the strategic plan into work plans for the staff. Commissioner Puckett Daniels commented she is wanting Executive Director LaMonica to give an update to the Board on the work that they've been doing.

3. Sustainable Tourism and Outdoor Recreation Committee (STOR) – Commissioner Puckett Daniels stated that they are currently working on several items in strategic plan and there is a meeting next Thursday she plans to attend virtually. She then explained that the Communication Subcommittee is working on translations of signs throughout the community. There was also a good conversation on how ranching and recreation could work together better in the future. Commissioner Smith commented that regarding the ranching and agriculture, Hannah Cranor-Kersting is working on virtual fencing technology that may be beneficial. Commissioner Smith also expressed support for the translation signage and mentioned the City of Gunnison trying to do something similar with the Gunnison Cultural Connection and the Welcoming Initiative.
4. Gunnison Valley Regional Transport Authority (RTA) – Commissioner Puckett Daniels relayed that flights have been better than they have been in previous years. She also noted there were discussions regarding minimal revenue guarantees (MRGs) and are currently looking at one of up to \$500,000 for the Houston flight. They had really good load factors last season, but the expenses outran what was collected and still paid the full MRG last winter. Commissioner Puckett Daniels also discussed work to be done at the CB South bus stop where they will be rebuilding the road which will cause a disruption and reroute but should only add a few extra minutes to each trip with the schedule remaining unchanged. She then relayed they are also working to clean up their Organization Chart.

HEARING; PETITION FOR ABATEMENT OR REFUND OF TAXES; PROPERTY TAX YEARS 2023; R045174; PARCEL NO. 3257-211-07-002; UNIT EAST, ASPEN TREE TOWNHOMES, CRESTED BUTTE SOUTH; ZOE PRIEST Appraiser III Mary Mast from the Assessor's Office was present for discussion. The petitioner was not present.

Commissioner Smith asked for clarification on the petitioner's response and if they sent any additional information. Appraiser Mast confirmed that the petitioner didn't send anything to support her claim, but she believes she is referring to her sale price that she bought on April 26, 2023 which is outside the window for consideration which is July 1, 2020 to June 30, 2022. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to deny the petition for abatement for account R045174. Motion carried unanimously.

BREAK from 9:34 am to 9:55 am to hold the Gunnison County Board of Equalization Meeting.

GUNNISON COUNTY BOARD OF EQUALIZATION MEETING:

CALL TO ORDER: Commissioner Houck called the meeting to order at 9:34 am.

APPEAL; SENIOR PROPERTY TAX EXEMPTION; CBOE #SR01; R026559; WILLIAM E. SWANSON JR. Deputy Assessor Vicki Hildreth from the Assessor's Office and Petitioner Bill Swanson were present for discussion.

Deputy Assessor Hildreth stated that the long form was completed due to being held in a trust. In April of 2024 the Assessor's Office denied the application due to the ten consecutive year primary residence criteria not being met because his voter registration showed registration in Pitkin County until 2022. The Assessor's Office then coordinated with the Colorado Division of Property Taxes who confirmed that a person can only have one residence at a time and if the person is registered to vote, that address is considered the primary residence.

Mr. Swanson stated this address has been his primary residence since 2004 and he has sent tax returns and his Experian report to prove his residency. He does not deny having been registered in Pitkin County to vote and may not have eagerly changed his address to vote in Gunnison County but has lived in his house in Marble for 20 years.

Commissioner Houck restated that there are a specific set of State statutes that must be followed with one being your primary residence is where you are registered to vote. Commissioner Smith commented that there is not much they can do on this level with the statutes connecting primary residence to voter registration. Commissioner Puckett Daniels reiterated the voter registration is the primary residence, and the County has the authority only to do things the State has given them authority to do, and they cannot override the State's rules. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to deny the senior property tax exemption R026559. Commissioner Smith encouraged Mr. Swanson to reach out to his State Senator or State Representative because those are the people who have the ability to change the rules. Motion carried unanimously.

ADJOURN: Commissioner Houck adjourned the meeting of the Gunnison County Board of Equalization at 9:55 am.

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

GUNNISON CHAMBER OF COMMERCE AND VISITOR CENTER; EXECUTIVE DIRECTOR CELESTE HELMINSKI; GUNNISON GREENBACK FOR WESTERN COLORADO UNIVERSITY STUDENTS; \$5,000 Executive Director Celeste Helminski from Gunnison Country Chamber of Commerce was present for discussion.

ED Helminski explained they are wanting to provide a \$10 Gunnison Greenback to Western Colorado University students as an introduction to the city and to say we are glad you are here. The Chamber will be using reserve money and Gunnison Bank and Trust has agreed to give \$500 towards it. Commissioner Houck asked what the expected total cost of the program is to which she replied it would be about \$17,000 total cost for students that are physically on campus and not remote. The idea is the City, County, and Chamber will split the cost after the \$500 contribution from Gunnison Bank and Trust. Commissioner Smith asked if she has spoken to the City yet or if Western Colorado University will help fund it as well. ED Helminski relayed she is had made a request to the City with no response and they have not asked Western to participate but just to get the notice out. These greenbacks will be in a certificate only, since electronically it was too cumbersome. ED Helminski also relayed that they will be on campus for two days to distribute using ID numbers. Commissioner Puckett Daniels would like to treat this as a reimbursement of a third up to \$5,000. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to appropriate up to \$5,000 from the Board of County Commissioners discretionary funds or a reimbursable actual amount used of one third of the total program based on our discussion here this morning. Motion carried unanimously.

TOWNHOME PLAT; LUC-24-00038; AFC DEVELOPMENT, LLC AND BASIN REAL ESTATE HOLDINGS, INC. Planner Rachael Blondy was present for discussion.

Planner Blondy explained this is two applicants applying together for a townhome plat for an approval for 4 three-unit townhome buildings that have already been constructed. It was reviewed by the County Attorney's Office and found to comply with the standards on the resolution. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to approve LUC-24-00038 the townhome plat for AFC Development, LLC and Basin Real Estate Holdings Incorporated and to authorize the Chair's signature on the plat. Motion carried unanimously.

LOT CLUSTER; LUC-24-00039; SUSAN AND MARK ELMENHORST Planner Rachael Blondy was present for discussion.

Planner Blondy relayed the applicants are asking for a lot cluster for their two properties in Crested Butte South in order to build a house where the lot line currently is. It was reviewed by the Community and Economic Development Department and the Attorney's Office and found it meets all the standards of the resolution. Commissioner Puckett Daniels commented that in Crested Butte South there is a policy that promotes development and lot clustering prevents developing the second lot which goes against policy. She then asked why this lot cluster should be an exception. Planner Blondy explained that this is high up in the Crested Butte South area which is away from transportation and in the Marshall District area and having it further up prevents more development. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve LUC-24-00039 the lot cluster for lots 29,30, and block 29 Crested Butte South. Motion carried unanimously.

RESOLUTION; CRESTED BUTTE SOUTH BLOCK 6 SUBDIVISION 2; LUC-23-00021; ADAGIO PROPERTIES, LLC Planning Director Hillary Seminick and Adagio Manager Clark Atkinson were present for discussion.

PD Seminick noted applicant applied back in May of 2023 to subdivide a portion of block 6 in Crested Butte South into 28 lots. There are 19 townhome lots in total that would be developed as residential with the remaining large lots to be referred to as the commercial component, but could have residential in the area so it's functionality would be developed as mixed use. PD Seminick relayed the applicant has provided draft covenants to regulate both components to which the County is not a party to either of the covenants.

PD Seminick discussed that for classifying impact, normally a project of this size would undergo a major impact review, however the staff has outlined the legal basis in reducing this classification of impact. The applicant originally submitted a minor impact review, and the Planning commission determined they met the criteria for classifying impact and the impact classification was reduced to an administrative review.

Commissioner Puckett Daniels asked about trail access, road access, and access to the lots. Mr. Atkinson relayed that the Commercial Area Master Plan (CAMP) is rigorous for snow removal and parking and they have confirmed all the driveway easements are in the envelope that will be recorded concurrently. Mr. Atkinson also relayed the plat building facing for Commissioner Puckett Daniels. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to approve Resolution 2024-30 a resolution approving LUC-23-00021 block 6 subdivision. Motion carried unanimously. There was an amended motion to include authorizing chair's signature on plat. Motion carried unanimously.

DEVELOPMENT IMPROVEMENTS AGREEMENT; ADAGIO PROPERTIES, LLC; COMMUNITY AND ECONOMIC AND DEVELOPMENT Planning Director Hillary Seminick and Adagio Manager Clark Atkinson were present for discussion.

PD Seminick explained this is secure any improvements that have been down on a development application such as utilities, water and sewer lines, improvements to Ford's Way, and the sidewalks. Mr. Atkinson also proposed temporary sidewalks for the public while the lots are vacant which will incrementally improve as lots are developed. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to approve the Development Improvement Agreement for Adagio in conjunction with LUC-23-00021 and authorize the Chair's signature. Motion carried unanimously.

BREAK 10:40 am to 10:45 am

HEARING; PETITION FOR ABATEMENT OR REFUND OF TAXES; PROPERTY TAX YEARS 2023; R013970; PARCEL NO. 2917-262-10-007; LOT 6, MARBLE SKI AREA SUBDIVISION, FILING NO. 4; LAURA PORAKOVA-DIMBERIO Appraiser II Charles McDonald from the Assessor's Office and Petitioner Laura Porakova-Dimberio were present for discussion.

Due to issues with connecting on zoom, the hearing was reopened to include the petitioner.

Commissioner Houck explained where they are currently at and what was decided but wanted to include her input. Ms. Porakova-Dimberio stated she found a property that sold October 29, 2021 for \$345,000 and with a building larger than her property. She believes it is unfair she has a 512 square foot property and is getting taxed the same as 1300 square foot property. Appraiser McDonald noted this was not included in the mass appraisal because it was not on the open market. Ms. Porakova-Dimberio asked for the examples used in the Assessor's Report and it was recommended to her to visit the Assessor's website or to look at the packet given for this meeting available on the Gunnison County website to fully look at those examples.

Commissioner Puckett Daniels also stated that often a small residence on a property causes the price per square foot to go up because there is less square footage over which to spread the amenities. Commissioner Houck explained that based on the examples given, he doesn't believe there is a desire to reverse the previous decision. **Moved** by Commissioner Houck, seconded by Commissioner Smith that based on the discussion we just had with the petitioner on R013970 and that we made a denial earlier that we reaffirm that decision based on the further discussion and input from the property owner. Motion carried unanimously.

UNSCHEDULED PUBLIC COMMENT:

1. Deena & Dan Buffington – Ms. Buffington stated they live on County Road 19 and they believe that traffic has gotten out of control and dust is becoming a problem. Commissioner Houck relayed that costs have gone up, but the revenue has not. Commissioner Smith stated the Board has talked about this issue for years and the County is underfunded in revenue for the roads, but there has been a discussion with consultants to look at all the roads in the County and prioritize them to make the limited resources go as far as they can and to support a potential ballot measure for increased funds. Mr. Buffington asked about a collaboration with paving. CM Birnie noted they can get in touch with him to discuss that option.
2. Country Meadows – Elizabeth McGee relayed County Meadows would like to be able to purchase the land. Commissioner Smith is planning on getting their attorney, Will Edwards, and Gunnison County Attorney Matt Hoyt connected. Commissioner Smith also relayed she would like to attend the ONE meeting. CA Hoyt noted that the State has sued the property owner and received an order from the Court that the State and property owner enforce the electrical code issues out at the property. Furthermore, he wondered what more the County can do that is more than the State actions. CM Birnie then relayed that this issue involves State regulations and they are able to do more than the County. Commissioner Smith empathized with them and ensured them that she is working on this issue. Commissioner Puckett Daniels noted she is working on this issue as well.

BREAK from 11:41 am to 12:17 pm to hold the Gunnison/Hinsdale Board of Human Services Regular Meeting, from 12:17 pm to 12:19 pm to hold the Gunnison Valley Local Marketing District Meeting, and from 12:19 pm to 12:21 pm to hold the Gunnison County Housing Authority Meeting.

GUNNISON/HINSDALE BOARD OF HUMAN SERVICES REGULAR MEETING:

See Separate Minutes

GUNNISON RIVER VALLEY LOCAL MARKETING DISTRICT MEETING:

CALL TO ORDER: Commissioner Houck called the meeting to order at 12:17 pm.

ACKNOWLEDGEMENT; TRANSFER OF FUNDS; GUNNISON RIVER VALLEY LOCAL MARKETING DISTRICT TO GUNNISON COUNTY HOUSING AUTHORITY; \$1,000,000

Moved by Commissioner Houck, seconded by Commissioner Smith to acknowledge the transfer of funds from the Gunnison River Valley LMD to Gunnison County Housing Authority in the amount of \$1,000,000. Motion carried unanimously.

ADJOURN: Commissioner Houck adjourned the Gunnison River Valley Local Marketing District Meeting at 12:19 pm.

GUNNISON COUNTY HOUSING AUTHORITY MEETING:

CALL TO ORDER: Commissioner Houck called the meeting to order at 12:19 pm.

ACKNOWLEDGEMENT; TRANSFER OF FUNDS; GUNNISON RIVER VALLEY LOCAL MARKETING DISTRICT TO GUNNISON COUNTY HOUSING AUTHORITY; \$1,000,000

Moved by Commissioner Houck, seconded by Commissioner Puckett Daniels that the Gunnison County Housing Authority acknowledge the transfer of the LMD monies to the Gunnison County Housing Authority in the amount of \$1,000,000. Motion carried unanimously.

INTERGOVERNMENTAL AGREEMENT; SAWTOOTH WORKFORCE HOUSING; GUNNISON COUNTY HOUSING AUTHORITY; \$5,000,000

Moved by Commissioner Puckett Daniels, seconded by Commissioner Smith to approve the Intergovernmental Agreement for the Sawtooth Workforce Housing Project between Gunnison County and the Gunnison County Housing Authority and authorize the Manager's signature as Executive Secretary. Motion carried unanimously.

ADJOURN: Commissioner Houck adjourned the Gunnison County Housing Authority Meeting at 12:21 pm.

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

COMMISSIONER ITEMS:

Commissioner Houck:

1. No Updates

Commissioner Smith:

1. County Meadows – Commissioner Smith relayed that Attorney William Edwards wrote an article in the Gunnison Times regarding some misconceptions and misunderstandings that exist in relation to County Meadows.

Commissioner Houck has left the meeting to attend a Gunnison Outdoor Resource Protection Act (GORP)/Gunnison Public Land Initiative (GPLI) meeting. Commissioner Smith is Acting Chair.

2. Colorado Counties, Inc. Western District (CCI) – Commissioner Smith relayed that she will not be attending the meeting due to going to Denver for the CCAT lobbyist interviews. However, she will share comments from Assistant County Manager for Health, Human and Safety Services Joni Reynolds about a piece of legislation with Commissioner Puckett Daniels and Commissioner Houck who will be there.
3. Counties & Commissioners Acting Together (CCAT) – Commissioner Smith will be going to Denver to attend in person interviews for its lobbyist. She also relayed the Summer Retreat was here in Gunnison and there was an incredible response to the work with geothermal, compressed natural gas for the bus system, and housing in Gunnison County from the Commissioners. Fading West's Director of Development Services Scott Simmons stated he has not seen any prefabricated modular in the United States that incorporated geothermal infrastructure as part of the workforce housing development.
4. Child Welfare Allocation Committee (CWAC) – Commissioner Smith has been working with subgroup corresponding with the Health and Human Services Department to have a more informed perspective. There will be weekly meetings for the next few months.
5. Special Session on Property Taxes – Commissioner Smith stated there is a legislator reconvening for a special session next week to negotiate a resolution with the people who are running as well as Initiatives 50 and 108 which would decimate both state and local government budgets if passed.

ADJOURN: Commissioner Smith adjourned the meeting at 12:35 pm.

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

**BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY
RESOLUTION NO. 24 - 30**

A RESOLUTION APPROVING LUC-23-00021 BLOCK 6 SUBDIVISION TWO LOCATED AT THE PROPERTY LEGALLY DESCRIBED AS A PORTION OF BLOCK 6 CRESTED BUTTE SOUTH, SECOND FILING, LOCATED WITHIN NW ¼ SECTION 27, TOWNSHIP 14 S, RANGE 85 W OF THE 6TH PRINCIPAL MERIDIAN, GUNNISON COUNTY, COLORADO

WHEREAS, the Applicant, Adagio Properties, submitted an Application to Gunnison County Community Development on May 16, 2023 to subdivide a portion of Block 6 of the Crested Butte Subdivision into 28 lots (“Subdivision”) as described in *Table 1. CB South Block 6 Subdivision Dimensions*

Table 1. CB South Block 6 Subdivision Dimensions

Lot Number	Lot Area (sq. ft.)	Lot Use	CAMP Zone
1	<i>Lot 1 subdivided Feb 20, 2019 (BOCC Resolution No. 2019-05, Reception No. 658764)</i>		
2	14,520	Commercial	Commercial Building Zone/Active Ground Floor Use Zone
3	24,000	Commercial	Commercial Building Zone
4	19,500	Commercial	Commercial Building Zone
5	13,879	Commercial	Commercial Building Zone
6	8,400	Commercial	Commercial Building Zone
7	26,666	Commercial	Commercial Building Zone
8	12,854	Commercial	Commercial Building Zone
9	14,520	Commercial	Active Ground Floor Use Zone
10	49,950	Commercial	Commercial Building Zone/Active Ground Floor Use Zone
11	11A 3,645 11B 1,995 11C 1,995 11D 2,550	Attached townhome	Village Core Residential Zone
12	12A 2,550 12B 1,955 12C 2,550	Attached townhome	Village Core Residential Zone
13	13A 2,550 13B 1,955 13C 1,995 13D 2,550	Attached townhome	Village Core Residential Zone
14	14A 2,550 14B 1,995 14C 1,995 14D 2,550	Attached townhome	Village Core Residential Zone
15	15A 2,720 15B 2,592	Attached townhome	Village Core Residential Zone

Lot Number	Lot Area (sq. ft.)	Lot Use	CAMP Zone
16	16A 2,640 16B 4,084	Attached townhome	Village Core Residential Zone

; and,

WHEREAS, the Subdivision is located in Crested Butte South, a designated Special Area and is governed by the Crested Butte South Special Area Regulations and Commercial Area Master Plan (CAMP), as amended; and,

WHEREAS, pursuant to CAMP Section 8.21.B *Remainder of Block 6*, the Applicant submitted the Application to Crested Butte South Property Owners Association approved the application with the following conditions on February 12, 2024:

1. *Infrastructure must be completed by a date set forth in the County's Development Improvement Agreement with Adagio (DIA).*
 - *CAMP 8.1 E Infrastructure*
2. *Ford's Way must be completed initially to construction grade and then later paved by a date set forth in the County's DIA.*
 - *CAMP 8.1 E. Infrastructure*
 - *CAMP 8.1 H. Transportation*
 - *CAMP 8.2 G.*
 - *CAMP 8.2 H.*
 - *CAMP 8.15 Street Design*
3. *Shared Driveway easements are shown on the Plan. Adagio shall contractually require adjacent lots with shared driveway access to share in the shared driveway costs, with the first developed lot responsible to complete the agreed upon driveway plan on both lots for two-way traffic ingress/egress, and a reimbursement agreement to be paid by the 2nd lot for its share of the driveway upon construction of the adjoining lot. The shared driveway easement shall be a total of 28 feet wide to accommodate 26 feet of driveway surface with 13 feet of driveway surface on each lot.*
 - *CAMP 8.1 E. Infrastructure*
 - *CAMP 8.16 C Driveway and Parking Area Design.*
 - *CAMP 17 B*
4. *Pedestrian Pathways and Sidewalks-The Plan includes a 6' pedestrian pathway easement that connects Ford's Way to Glacier Street. The Plan also shows a temporary pedestrian trail around the perimeter of the Property. These pathways shall be completed by a date set forth in the County's DIA concurrent with the Property's infrastructure. Adagio agrees to construct a temporary 6' wide trail on the perimeter of Block 6. The trail will be built from crushed gravel or crusher fines, approximately 3-4" thick, and will be installed at an APPROXIMATE location as noted on the attached Plan. The trail will be constructed at or close to existing grade with no retaining walls, rails or vehicular guardrails. It will be replaced over time with concrete sidewalks when each lot submits plans for a permit to construct their buildings. Adagio will contractually require each purchaser of these lots to complete construction of the sidewalks on each of their lots, as part of the development thereof. The final sidewalks shall be coordinated with the grade of the finished streets.*
 - *CAMP 8.1 H. Transportation*
 - *CAMP.2 G.*
 - *CAMP 8.16 Sidewalks*
5. *Management Plan of Ford's Way, ½ of Glacier Street and the proposed sidewalks/pedestrian easements and trails shall be outlined in a declaration of covenants for the Property. The declaration of covenants shall include but is not limited to long term maintenance, and snow removal for the roads, sidewalks/pedestrian easements, and trails. This will be the sole responsibility of the new HOA.*
 - *CAMP 8.15 Street Design H and I Plan.*
 - *CAMP 8.16 Sidewalks*
6. *Right of First Refusal the POA board conditioned that a right of first refusal be given on lots 5 and 6 under the terms outlined in Appendix 2.*
 - *CAMPS.1 B*
 - *CAMP 8.2 F*
7. *POA approval is expressly contingent upon performance and compliance of the above conditions. If the above conditions are met, the POA agrees that all requirements in the Commercial Area Master Plan (CAMP) and Special Use Area regulations for CB South have been met by Adagio.*

and,

WHEREAS, pursuant to CAMP Section 8.21.B.2 the Application resulted in a "Master Development

Plan that must be generally followed by each lot developer within the Remainder of Block 6 unless the DRC (Development Review Committee) approves an amendment to the Master Development Plan;” and,

WHEREAS, Crested Butte South Commercial Area Master Plan Section 6.5 *Gunnison County Land Use Change Permit and Building Permit* states that “A development that has obtained a Crested Butte South Special Area Permit in compliance with the CAMP shall be required to secure a Land Use Change Permit and, as applicable, a Building Permit from Gunnison County. Such development shall be classified, reviewed and permitted at no higher impact classification than as an Administrative Review Project That Requires a Land Use Change Permit, pursuant to the applicable sections of the Gunnison County Land Use Resolution, except that no additional Gunnison County noticing requirements are needed”. While potentially eligible for an Administrative Review Impact Classification, the Applicant requested a Minor Impact Review. Staff notes that *LUR* Section 3-111:B.1 requires the County to consider demand for public services, impacts on the impact area and environment, and impacts related to all existing and proposed development in the impact area. Staff noted that Section 8 of CAMP established CB South Village Center Design Standards. With these considerations taken into account, Staff did not object to Applicant’s request of Minor Impact Review; and,

WHEREAS, CAMP *Section 3.1 Uses Generally Exempt from the Land Use Resolution* states “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County;” and,

WHEREAS, Gunnison County Land Use Resolution (LUR) review pursuant to Section 9-101: E. and F.: *Secondary Residences Are Allowed, And Standards Are Addressed In Covenants* does not apply to the Application. While not proposed at this time, Section 5.2.B.3 of the Crested Butte South Commercial Area Master Plan (CAMP) permits Accessory Apartments in all residential area; and,

WHEREAS, Gunnison County review pursuant to LUR Section 9-102: *Home Occupations* does not apply to the Application. While not proposed at this time, Section 5.2.B.3 of the CAMP permits Home Occupations; and,

WHEREAS, Gunnison County review pursuant to LUR Section 9-103: *Bed And Breakfast* does not apply to the Application. While not proposed at this time, CAMP Section 5.2.A.8 permits for Accommodations, including Bed and Breakfasts, in the CB South Village Center; and,

WHEREAS, Gunnison County review pursuant to LUR Section 9-103: *Commercial and Industrial Uses* does not apply to the Application. CAMP Section 5.2.A 1-16 identifies the allowable commercial uses and prohibited uses, and Industrial uses are prohibited by CAMP Section 5.3.A. Manufacturing uses are generally prohibited in CAMP Section 5.3.B with exception of the following, provided retail is the primary use: breweries, vintner, distillery, coffee roasting, food and/or greenhouse production, mountain sports equipment, and others as approved by the Property Owner Association (POA) Board; and,

WHEREAS, Gunnison County review pursuant to LUR Section 9-304: *Adult-Oriented Uses* does not apply to the Application. While not proposed at this time, Farmer’s Markets are permitted by CAMP Section 5.2.10; and,

WHEREAS, Gunnison County review pursuant to LUR Section 9-506: *Child Care Center* does not apply to the Application. While none are proposed at this time, Daycares are permitted in CAMP Section 5.2.A.2; and,

WHEREAS, Gunnison County review pursuant to LUR 10-102: *Locational Standards For Residential Development* does not apply to the Application. Residential uses are permitted in the CB South Village Center under Section 5.2.A.13. More specifically, in the “Village Center Core: multi-family dwelling units and row houses subject to limitations set forth herein.” Block 6 is located in Filing 2, which permits multifamily residential structures; and,

WHEREAS, Gunnison County review pursuant to LUR 10-103: *Residential Density* does not apply to the Application. CAMP Section 5.2.A 13 defines allowed residential uses within the Village Commercial Core; and,

WHEREAS, Gunnison County review pursuant to LUR Section 10-104: *Locational Standards for Commercial, Industrial, or Other Non-Residential Uses* does not apply to the Application. CAMP Section 5.2.A defines allowed Commercial, Industrial, and Manufacturing uses within the Village Commercial Core; and,

WHEREAS, Gunnison County review pursuant to LUR Section 10-104: *Development in Geologic Hazard Areas* does apply pursuant to CAMP Section 7.2 Geologic Hazard Study which states "...development in areas subject to geologic hazards shall be subject to the applicable requirements of the LUR;" and,

WHEREAS, Gunnison County review pursuant to LUR Section 10-104: *Development in Wildfire Hazard Areas* does apply pursuant to CAMP Section 7.14 *Wildfire Hazard Areas* requires "Development shall be subject to the most current and applicable sections of the LUR;" and,

WHEREAS, Gunnison County review pursuant to LUR Section 11-107: *Protection of Water Quality* does not apply pursuant to "Irrigation Ditch Evaluation", SGM, May 25, 2023, assessing that the stormwater ditch on the property is not a Waters of the US. A Water Body as defined by the Land Use Resolution excludes stormwater and irrigation ditches; exempting the feature from the provisions of this section; and,

WHEREAS, Gunnison County review pursuant to LUR Section 12-103: *Protection of Water Quality* does apply pursuant to "Irrigation Ditch Evaluation", CAMP Section 8.15.A requires that "Streets shall be designed in accordance with the Gunnison County and Crested Butte Fire Protection District standards in effect at the time of development except as may be varied as specified and allowed herein"; and,

WHEREAS, Gunnison County review pursuant to LUR Section 10-104: *Development in Wildfire Hazard Areas* does apply pursuant to CAMP Section 7.14 *Wildfire Hazard Areas* requires "Development shall be subject to the most current and applicable sections of the LUR;" and,

WHEREAS, Gunnison County review pursuant to LUR Section 13-103: *General Site Plan Standards And Lot Measurements* does not apply pursuant to CAMP Section 8. *CB South Village Center Design Standards* and subsection 8.9 *Minimum Setbacks*; and,

WHEREAS, Gunnison County review pursuant to LUR Section 13-104: *Setbacks From Property Lines And Road Rights-Of-Way* does not apply pursuant to CAMP Section 8. *CB South Village Center Design Standards* and subsections 8.8 *Dimensional Standards* and 8.10 *Building Height*; and,

WHEREAS, Gunnison County review pursuant to LUR Section 13-105: *Residential Building Sizes And Lot Coverages* does not apply pursuant to CAMP Section 8. *CB South Village Center Design Standards* and subsections 8.8 *Dimensional Standards*, 8.9 *Minimum Setbacks*, and 8.10 *Building Height*; and,

WHEREAS, Gunnison County review pursuant to LUR Section 13-108: *Open Space and Recreation Areas* does not apply pursuant to CAMP Section 8.8.A *Dimensional Standards for the CB South Village Center*; and,

WHEREAS, Gunnison County review pursuant to LUR Section 13-109: *Signs* does not apply pursuant to CAMP Section 8.21, stating all signs shall be designed and installed per the *CB South Sign Regulations*; and,

WHEREAS, Gunnison County review pursuant to LUR Section 13-110: *Off-Road Parking And Loading* does not apply pursuant to CAMP Section 8.13 *Parking Regulations*; and,

WHEREAS, Gunnison County review pursuant to LUR Section 13-111: *Landscaping and Buffering* does not apply pursuant to CAMP Section 8.12 *Landscaping*; and,

WHEREAS, Gunnison County review pursuant to LUR Section 13-112: *Snow Storage* does not apply pursuant to CAMP Section 8.18 *Snow Storage and Staging in CB South Village Center*, which requires "All designs for snow storage shall be subject to review and approval by the CB South Metro District"; and,

WHEREAS, Gunnison County review pursuant to LUR Section 13-113: *Fencing* does not apply pursuant to CAMP Section 8.12.C *Walls, Fences, and Berms*; and,

WHEREAS, Gunnison County review pursuant to LUR Section 13-114: *Exterior Lighting* does not apply pursuant to CAMP Section 8.14 *Exterior Lighting Design*; and,

WHEREAS, a copy of the Application was sent to the following referral agencies by email on April 12, 2024:

- Gunnison Regional Transit Authority
- Gunnison County Public Works
- Gunnison County Environmental Health Official
- Crested Butte Fire Protection District
- Crested Butte South Metro District
- Gunnison Watershed School District
- Colorado Division of Water Resources
- Colorado Division of Natural Resources

Responses were not received from the following departments/agencies: Gunnison Regional Transit Authority, Gunnison County Environmental Health Official, Crested Butte South Metro District, Gunnison Watershed School District, the Colorado Division of Water Resources, or the Colorado Division of Natural Resources.

WHEREAS, pursuant to LUR Section 12-105 *Water Supply* and LUR Section 12-106 *Wastewater Treatment*; the Crested Butte South Metropolitan District provided a conditional will-serve letter on March 13, 2023 with the following conditions:

1. *Approval by the District of initial design and/or engineering plans that identify the water demands and the preferred locations of all taps and of all service lines requested.*
2. *Developer must pay all costs required to connect the Project to District services to include any main-line extensions or apparatuses needed to facilitate the operations of the Project. Once completed, the utilities will be conveyed to the District under a separate development improvement agreement. The agreement would include but not be limited to District engineering review of the plans, a warranty period of two years, minimum specifications on the design, construction and testing of the infrastructure including roads, pipelines, lift stations, testing inspection and acceptance procedures.*
3. *Any and all other conditions required by the District Rules and Regulations or District Board requirements.*
4. *A formal application for connection shall be submitted by someone with signing authority on this Project.*

WHEREAS, pursuant to LUR Section 12-107 *Fire Protection*, the Crested Butte Fire Protection District provided a conditional approval letter on September 9, 2023 then an amended conditional approval letter on June 6, 2024 with the following conditions:

1. *Access: the proposed access, to include road widths, cul-de-sac and the road name of "Ford Way" is compliant with comment:*
 - a. *The 28 foot wide "shared driveway easement between Lots 2 & 3 will allow access for the proposed height of future structures. Final access requirements to be determined at the building plan submittal stage.*
 - b. *The 28 foot wide "shared driveway easement between Lots 4 & 5 will allow access for the proposed height of the future structures. Final access requirements to be determined at the building plan submittal stage.*
2. *Water Supply: noted on the revised fire site plan received June 4th, 2024 is compliant with requirements.*
 - a. *Move the proposed "new fire hydrant" on Gillaspey Avenue 50 feet towards Haverly Street to correct the code required distances between fire hydrants.*
 - b. *All installations of new fire hydrants will comply with Crested Butte South Metro District's Standards for Fire Hydrants.*

WHEREAS, Gunnison County review pursuant to LUR Section 10-104: *Development in Wildfire Hazard Areas* does apply pursuant to CAMP Section 7.14 *Wildfire Hazard Areas* requires "Development shall be subject to the most current and applicable sections of the LUR," and,

WHEREAS, in "CB South Block 6 Subdivision – LUC-23-00021 Gunnison County, CO; CGS Unique No. GU-24-0011," May 22, 2024, the Colorado Geologic Survey provided the following comments:

The site is mostly flat (slopes less than 10%) and contains only isolated areas of steep, human-made slopes. It is just outside the toe area of a mapped "Landslide, slump, debris-flow and earthflow" complex. Provided roads, buildings, and driveways are configured such that the need for grading cuts is minimized, CGS has no objection to approval. Cuts greater than four feet should be evaluated for temporary and long-term slope stability.

WHEREAS, in a September 8, 2023 email, the Gunnison County Public Works Department provided the a conditional approval of the project, stating "Public Works does not, at this time, identify any further concerns that would hinder the approval of the Access Permit." The conditions of approval were:

1. *Public Works comments are specific to the access road.*
2. *All access permit conditions shall be fulfilled.*

- 3. *Based on the road plans at hand County access standards are fulfilled.*
- 4. *Is there a long-term subdivision plan for maintenance and plowing of this road right of way? Is there a cost share agreement for the subdivision in place?*
- 5. *Any changes to the plan set will require a re-review.*

The Public Works Department provided additional comment during a March 16, 2024 meeting:

- 1. *Including the shoulder in the ROW to meet the 30' ROW requirement in CAMP*
- 2. *Updating snow storage plans*
- 3. *Addressing overlap of access easements from Ford Way to lots 6,7,8*

The Applicant submitted a revised plan set that addressed all the comments from this meeting on June 11, 2024. No additional approval conditions are recommended.

WHEREAS, the Planning Commission held a work session to discuss the project on June 20, 2024; and

WHEREAS, the Planning Commission considered the following:

- 1. The project is in Crested Butte South, a designated Special Geographic Area, and
- 2. Parcels within Crested Butte South are governed by the *Crested Butte South Special Area Regulations and Commercial Area Master Plan (CAMP)*, and
- 3. The subject property will receive domestic water and sewer services from the Crested Butte South Metro District
- 4. The purpose of the Special Area designation and the CAMP, described in CAMP Section 1.2 *Purpose* is to simplify the LUR review and approval, to promote a compact commercial and business development pattern, to protect the environment, public health, safety and welfare, public services, facilities and property, to provide opportunity for new and existing businesses, and to encourage economic diversity. Further, the "Vision for the Future" described in CAMP Section 8.1 CB South Village Center Vision and Goals as

...CB South Village Center is the community's cultural and social focal point that also provides for economic vitality including desired and needed businesses: a diversity of housing types; a variety of public spaces that encourage social and community interaction; a well-connected intermodal transportation system; and for sustainable design that incorporates the surrounding scenic beauty.

- 5. The CAMP addresses the transition from single family residential development to commercial and mixed-use development in CAMP Section 8.3.A:

All Single-Family Dwelling owners in the Village Center Perimeter Lots are aware they have built or will be building in an area envisioned for commercial, mixed-use and multiple-family dwellings, with activity, noise, parking areas, smells, traffic, large building massing and similar impacts.

WHEREAS, the Planning Commission found the proposal met the following standards of LUR Section 3-111:B *Criteria for Classifying Impact*, and reduced the impact classification from Minor Impact to Administrative Impact Review; and,

WHEREAS, the Application shall comply with the Administrative Impact Review standards of LUR Section 5-103:A. *General Standards*:

- 1. *COMPLY WITH APPLICABLE STANDARDS. The land use change shall comply with all applicable standards and other provisions of this Resolution.*
- 2. *COMPATIBILITY WITH COMMUNITY CHARACTER. The proposed land use change shall be compatible with, or an enhancement of, the character of existing land uses in the area, and shall not adversely impact the future development of the surrounding area.*

WHEREAS, the Gunnison County Board of County Commissioners did, on August 20, 2024 approve the Application with the following Findings and Conditions of Approval:

FINDINGS:

The Board finds that:

- 1. The Planning Commission classified the application as an Administrative Review project, based upon the impact classification found in LUR Section 3-111:B *Criteria for Classifying Impact*; and
- 2. The land use change complies with all applicable requirements of the *Gunnison County and Use Resolution (LUR)* and LUR Section 5-103: *Standards for Approval of Administrative Review Projects, General Standards 1, 2.*
- 3. This application is consistent with the standards and requirements of this Resolution.

4. The parcels will be served by municipal sewer.
5. Restrictive covenants for have been provided.
6. 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.
8. Enter into a Development Improvement Agreement pursuant to Section 16-118 *Development Improvement Agreement Required*.
9. Cuts greater than four feet should be evaluated for temporary and long-term slope stability as noted in Colorado Geologic Survey letter "CB South Block 6 Subdivision – LUC-23-00021 Gunnison County, CO; CGS Unique No. GU-24-0011" May 22, 2024.
10. Block 6 is in a High Local Wildfire Hazard area. There are no prohibited development areas pursuant to this section. All future development will be required to comply with the International Wildland Urban Interface Code as amended and the fire suppression requirements of the Crested Butte Fire Protection District.
11. The proposed access, to include road widths, cul-de-sac and the road name of "Ford Way" is compliant with comment:
 - a. The 28 foot wide "shared driveway easement between Lots 2 & 3 will allow access for the proposed height of future structures. Final access requirements to be determined at the building plan submittal stage.
 - b. The 28 foot wide "shared driveway easement between Lots 4 & 5 will allow access for the proposed height of the future structures. Final access requirements to be determined at the building plan submittal stage.
12. Move the proposed "new fire hydrant" on Gillaspey Avenue 50 feet towards Haverly Street to correct the code required distances between fire hydrants.
13. All installations of new fire hydrants will comply with Crested Butte South Metro District's Standards for Fire Hydrants.
14. Any site disturbance exceeding 10,000 sq. ft. shall be required to obtain a Reclamation Permit.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that Land Use Change Permit No. LUC-23-00021 Block 6 Subdivision Two is approved as an Administrative Review 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 20th day of August 2024.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

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