

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING MINUTES
June 17, 2025**

The June 17, 2025 meeting was held in the Board of County Commissioners' meeting room located at 200 E. Virginia Avenue, Gunnison, Colorado. Present, either in person or via Zoom, were:

Laura Puckett Daniels, Chairperson	Matthew Birnie, County Manager
Elizabeth Smith, Vice-Chairperson (ABSENT)	Holly Perry, Deputy County Clerk
Jonathan Houck, Commissioner	Others Present as Listed in Text
Matthew Hoyt, County Attorney	

GUNNISON COUNTY LOCAL LIQUOR LICENSING AUTHORITY MEETING:

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

SPECIAL EVENT LIQUOR PERMIT 3-2025; GUNNISON RIVER FESTIVAL; 6/21/2025 FROM 10:00 AM TO 4:00 PM:

Moved by Commissioner Houck, seconded by Commissioner Puckett Daniels to approve the Special Event Liquor License 3-2025 as presented today. Motion carried unanimously.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting of the Gunnison County Local Liquor Licensing Authority at 8:32 am.

GUNNISON RIVER VALLEY LOCAL MARKETING DISTRICT MEETING:

CALL TO ORDER: Commissioner Puckett Daniels called the meeting to order at 8:32 am.

RESOLUTION; AMENDING THE GUNNISON RIVER VALLEY LOCAL MARKETING DISTRICT BUDGET FOR FISCAL YEAR 2025 AND AMENDING THE APPROPRIATION RESOLUTION:

Commissioner Puckett Daniels relayed this is for the Early Childhood Education grants for supporting the workforce and the early childhood centers in general. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels that in reference to the Gunnison River Valley Local Marketing District to approve and adopt Resolution 2025-2, the one amending the LMD budget for fiscal year 2025 and amending the appropriation resolution as presented this morning. Motion carried unanimously.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting of the Gunnison River Valley Local Marketing District at 8:33 am.

GUNNISON COUNTY HOUSING AUTHORITY MEETING:

CALL TO ORDER: Commissioner Puckett Daniels called the meeting to order at 8:33 am.

WEATHERIZATION FUNDING AGREEMENT BETWEEN ENERGY OUTREACH COLORADO EFFICIENCY LLC, VENDORS, AND PROPERTY OWNERS; GUNNISON WINDOWS & MUELLER CONSTRUCTION; FACILITIES; 6/6/2025 TO 6/12/2026; \$132,537.60:

CM Birnie explained this is for windows at Mountain View Apartments. Commissioner Puckett Daniels appreciated the improvement of living conditions and the efficiency of the building. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels for approval and authorization of the weatherization funding agreement between Energy Outreach Colorado vendors and property owners as presented this morning. The motion was amended to include and to authorize the signature of the Chair or the County Manager specific to the contract as the Executive Secretary of the Gunnison County Housing Authority. Motion carried unanimously.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting of the Gunnison County Housing Authority at 8:34 am.

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:

CALL TO ORDER: Commissioner Puckett Daniels called the meeting to order at 8:34 am.

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

MINUTES APPROVAL: Commissioner Smith's written comments were read into the record. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to approve the minutes of both May 20th and June 3rd as presented with the clarifications provided by Commissioner Smith in writing. Motion carried unanimously.

1. May 20, 2025 Regular Meeting
2. June 3, 2025 Regular Meeting

SCHEDULING: The Upcoming Meetings Schedule was discussed and updated.

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

1. Federal Fiscal Year End Funding Agreement; 24-HTS-ZL-00208; Colorado Department of Transportation; 10/1/2023 to 9/30/2024; \$125,272.50
2. 2021CMIP027 Contract Extension; Health and Human Services; 8/30/2025
3. Funding Request; Energy Outreach Colorado 2025-2026 Bill Payment Assistance Funding Request; Health and Human Services; \$12,900
4. Gunnison/Hinsdale Combined Emergency Telephone Service Authority (GHCETSA); Gunnison County Representative change
5. Acknowledgment of County Manager's Signature; MTCE Noxious Weed Contract; Colorado Department of Transportation; Public Works; 7/1/2025 to 6/30/2030; \$148,500
6. Subcontractor Agreement; Gunnison Valley Health; Sheriff's Office; 1/7/2025 to 6/30/2025; \$159,565
7. Lease Agreement; Bishop of Pueblo; Clerk & Recorder; 11/3/2025 to 11/4/2025; \$1,300
8. Letter of Support; Mountain Express' (MX) Federal Transit Administration (FTA) Section 5339(b) Funding Application
9. State of Colorado Intergovernmental Agreement; Colorado Department of Early Childhood; CT QAAA 2026-TBD; 7/1/2025 to 6/30/2026; \$69,000
10. Restrictive Covenant; LUC-23-00009; Ridgeline Vantage; Weber
11. Restrictive Covenant; LUC-24-00010; Ridgeline Vantage; Horowitz
12. Ratification; Gunnison County Communications Director Employment Agreement; P. Schmitz; 7/14/2025; \$130,439.14
13. Ratification; Gunnison County Chief Financial Officer Employment Agreement; M. LaMonica; 6/9/2025; \$183,812.02
14. Third Amendment to Professional Services Agreement; CBS Accounting, LLC; 10/30/2024 to 4/30/2026; \$24,000
15. Resolution; Amending the Gunnison County Budget for Fiscal Year 2025 and Amending the Appropriation Resolution
16. Delinquent in Payment; Dos Rios, Antelope Hills, Somerset, and North Gunnison Divisions of the Gunnison County Sewer and Water District

COUNTY MANAGER'S REPORTS:

1. Whetstone – CM Birnie noted there is a lot of construction underway and that Moss is ahead of schedule in every element. They did run into clay that was not evident in the soil report which resulted in exported material and a large use of the contingency.

PROCLAMATION; SCOTT MORRILL DAY:

Commissioner Puckett Daniels read the Proclamation of Scott Morrill Day and further congratulated Emergency Manager Scott Morrill on his work. EM Morrill thanked the Commissioners for the proclamation and explained his accomplishments were made possible due to the leadership of the County, partners, and management community.

SETTING OF PROCESSING FEE UNDER COLORADO SPECIAL DISTRICT ACT:

CA Hoyt explained that there is an application from the Somerset Waterworks District to amend their service plan in which there will be a public hearing regarding the merits. To properly apply, they must submit their application to the County Clerk with a processing fee. CA Hoyt stated that research has shown that a fee has not been set previously. Statute states a maximum fee of \$250 for an amendment and \$500 for a new application. CA Hoyt recommends the maximum of each to cover the costs. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to set the process fee referencing the Colorado Special District Act for \$250 for an amended service plan application and \$500 for a new service plan application moving forward. Motion carried unanimously.

COUNTY FOREST PAYMENT ALLOCATION:

CM Birnie recommended that they allocate all of the County Forest Payment money or the Secure Rural Schools (SRS) funds to go to the school district. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to continue with allocating all of the County Forest Payment allocation or SRS funds to the school district, as we have historically done, and then retain (payments in lieu of taxes) PILT for the County's needs. Motion carried unanimously.

COUNTY APPLICATION FOR SEMIANNUAL PAYMENT; COLORADO DIVISION OF VETERAN AFFAIRS; STATE FISCAL YEAR 2024-2025 DESIGNATION:

CM Birnie explained that there was no formal delegation and he would suggest a formal delegation of their authority as outlined in the documents to include a delegation to Assistant County Manager for Health, Human and Safety Services Joni Reynolds to approve the time submission since she is Veterans Service Officer Steve Otero's supervisor and also to Chief Finance Officer (CFO) Melissa LaMonica for the financial reimbursement request signatory authority. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Houck to formally delegate authority to Melissa LaMonica, County CFO for reimbursement signature authority for (Veteran Service Officer) VSO payments from the State. Motion carried unanimously. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Houck to formally delegate a signatory authority to Joni Reynolds for approval of hours worked by the County VSO and for the submittal to the State by her. Motion carried unanimously.

PORT-A-POTTY FUNDING REQUEST; DANIEL'S HILL; \$1,725:

Commissioner Puckett Daniels relayed that she received an email from Amber McMahill, who is on the Town of Marble Town Council. She explained the County has worked with the U.S. Forest Service to put parking in place at the bottom Daniel's Hill, but this request is for funding assistance for port-a-potties due to concerns of waste at the trailhead. Commissioner Puckett Daniels's request is to commit up to \$1,725 dependent on the amount of local funding provided. Commissioner Houck agreed.

CM Birnie conveyed that Lead King Loop did collapse ten days ago, and the U.S. Forest Service only has one maintenance person for the White River National Park, so the County sent out two people and equipment to help repair the road to reopen. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Houck to approve funding for up to \$1,725 from the County Commissioner's discretionary funds to support the port-a-potty at the base of Daniel's Hill. Motion carried unanimously.

CONDOMINIUM REPLAT; LUC-25-00015; KJM CONDOS: Planner Rachael Blondy was present for discussion.

Planner Blondy noted the building has been constructed and this is to condominiumize the existing building to make it possible to sell off different sections of the building so businesses can use the space. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to approve the condominium replat for LUC-25-00015, KJM Condos and authorize the Chair's signature on the plat. Motion carried unanimously.

IMPACT FEE DISCUSSION

Commissioner Puckett Daniels relayed there have been discussions at the Gunnison Valley Regional Transportation Authority (RTA) regarding impact fees for capital improvements for transit infrastructure. She discussed the stipulations with initiating a fee and stated that she is not convinced that an impact fee is the correct path and is more concerned with funding the \$38M road and bridge deficit before doing another fee for another organization. Commissioner Puckett Daniels asked for the Board of County Commissioners' viewpoint before the next RTA meeting on Friday.

Commissioner Houck noted that the RTA has a dedicated revenue stream which is attached to sales tax, but also questioned if they are able to charge an impact fee at the County and give it to someone else. CA Hoyt noted he has reached out to the attorney of the RTA but has not heard a response back to his questions. CM Birnie recommended the Commissioners step away from legal issues and decide fundamentally from a policy perspective if they were interested. Commissioner Puckett Daniels read Commissioner Smith's written comments into the record. Commissioner Puckett Daniels then echoed her comments and would like to focus on solving the road and bridge funding while exploring other ways the revenue can be generated for RTA. Commissioner Houck recommended that the RTA use the funding method that they already have and explain to the community their need.

VOUCHERS AND TRANSFERS APPROVAL: The Commissioners discussed the voucher approval report dated May 20, 2025 and the cash transfer authorization dated May 2025. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to approve the vouchers in the amount of \$9,661,030.65. Motion carried unanimously. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to approve the cash transfer in the amount of \$9,589,067.05. Motion carried unanimously.

TREASURER'S MONTHLY REPORT: County Treasurer Debbie Dunbar presented the May 2025 Treasurer's report, and investment report for discussion and acceptance. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to accept the Treasurer's Report as presented this morning and authorize the Chair's signature on the acceptance of this report. Motion carried unanimously.

BUILDING PERMIT FEE DISCUSSION; FOLLOW-UP FROM PUBLIC HEARING: Environmental Health Official Crystal Lambert and Assistant County Manager for Community and Economic Development Cathie Pagano were present for discussion.

1. A Resolution Amending the 2021 Editions of the International Building Code and International Residential Code
2. A Resolution Establishing a Schedule of Building Permit Fees

Commissioner Puckett Daniels relayed to Commissioner Houck what occurred while he was absent. CA Hoyt clarified that the Commissioners did close the public hearing and accepted written comments, but no more oral comments can be taken unless they vote to reopen the public hearing. It was decided that it was not necessary to reopen the public hearing.

Commissioner Houck noted he keeps seeing more comments where community members have projects come up, they lump all the fees together and put them on the County. He wanted to be clear that he will be discussing the County's fee specifically. He emphasized they are not out to grab money, but to have fees that appropriately reflect the amount of time spent so that taxpayers are not subsidizing the larger and more expensive houses being built. Commissioner Houck is supportive of where the County is going.

Commissioner Puckett Daniels echoed Commissioner Houck statements by explaining that if fees don't cover the cost of the work, random homeowners are paying for that project through the general fund rather than the applicant. Right now, the system is more expensive for modest homes than it is for the higher-end homes and Commissioner Puckett Daniels would like to see the actual cost go to the person making the cost happen, not the taxpayer. She then emphasized the proposals before them today allow people building modest homes to see a reduction and expensive homes to have a proportionate percentage that is fair and equal to what people in modest homes are paying and is more advantageous to the regular person.

Commissioner Puckett Daniels relayed even though staff originally proposed a 1% fee she is pleased to see the new staff recommendation of 0.9% which also drops to 0.7% if they use the County Mobile Home Plans. Commissioner Puckett Daniels commented that Commissioner Smith's written comment also supported the 0.9% recommendation. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to approve Resolution 2025-23, a Resolution Amending the 2021 Editions of the International Building Code and International Residential Code as presented this morning and authorize the signature of the full Board on the Resolution. Motion carried unanimously. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to approve Resolution 2025-24, a Resolution Establishing a Schedule of Building Fee Permits as presented and I will note that it is reflective of the 0.9% flat fee, which is an adjustment from where this conversation originally started and authorize the signature of the full Board on the resolution. Motion carried unanimously.

BREAK: The meeting recessed from 9:53 until 10:03 am.

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

COMMISSIONER ITEMS:

Commissioner Houck:

1. Drought Contingency Plan – Commissioner Houck relayed that the Upper Gunnison River Water Conservancy District has been the lead on the resiliency planning. He and Emergency Manager Scott Morrill participated, and they discussed how they were to plan for a future that is drier and hotter with less water, while maintaining what is needed. He stated he would send a link with the presentation to Commissioner Puckett Daniels and Commissioner Smith.
2. Tripartite Board – Commissioner Houck attended the biannual meeting last week to discuss the community block grants that they oversee. They are looking to try to find a long-term balance to respond to short-term emergency needs with the potential of more people needing it.
3. U.S. Forest Service – Commissioner Houck has a meeting with them to discuss projects as well as other agencies to see where they are at.
4. Gunnison County Stockgrowers' Association – Commissioner Houck will meet with them regarding wolf issues and how to get resources on the ground ahead of time.
5. Congressman Jeff Hurd – Commissioner Houck has a call into the Congressman's office regarding the Gunnison Outdoor Resource Protection (GORP) Act as well with Senator Bennet's office.
6. Stockgrowers Banquet – Both Commissioner Houck and Commissioner Puckett Daniels attended and they were able to celebrate the ranch community.
7. John Whitney – Commissioner Houck relayed that John Whitney is retiring from Senator Bennet's office.
8. Whetstone – Commissioner Houck attended a site visit with CM Birnie.
9. Sawtooth – Commissioner Houck went by Sawtooth and appreciated the work done with parking.

Commissioner Puckett Daniels:

1. Jodi Payne – Commissioner Puckett Daniels met with Jodi Payne with the Food Pantry last week regarding food security.
2. Sustainable Tourism and Outdoor Recreation Committee (STOR) – Commissioner Puckett Daniels mentioned that STOR contracting for vault toilets was delayed. She asked if Commissioner Houck can reach out to see where the U.S. Forest Service is at with that. She also asked if the forests would close early due to short staffing and mitigation issues.

3. Lincoln Vibrant Communities Land and Water Policy Fellowship Program – Commissioner Puckett Daniels attended in kickoff in Chicago and believes it will be valuable networking to bring resources into the community.
4. Gunnison County Republicans – Commissioner Puckett Daniels met with the Gunnison County Republicans to discuss road and bridge funding.
5. Crested Butte South Metropolitan District – Commissioner Puckett Daniels stated they are working on the Intergovernmental Agreement (IGA) renewal and getting some clarity on what to include.
6. Goal Alignment for Western Colorado University and Tourism and Prosperity Partnership – Commissioner Puckett Daniels met with Western Colorado University President Brad Baca and Executive Director for Tourism and Prosperity Partnership Board Andrew Sandstrom to align their goals.
7. Gunnison County Softball Game – Commissioner Puckett Daniels attended and commended the players and the staff.
8. Hwy 50 and Hwy 135 Roadkill – Commissioner Puckett Daniels attended a working group meeting last week with representatives from the U.S. Forest Service, Colorado Parks and Wildlife, National Park Service, and Backcountry Hunters and Anglers to plan on next steps in getting some wildlife crossing infrastructure on our highways.
9. QQ Meeting – Commissioner Puckett Daniels will be attending next week.
10. Irwin Community Association – Commissioner Puckett Daniels and Assistant County Manager for Public Works Martin Schmidt are planning to attend a meeting.
11. Gunnison Valley Regional Housing Authority (GVRHA) – Commissioner Puckett Daniels relayed they had a meeting last week and commented that due to Executive Director Melissa LaMonica moving into the Chief Financial Officer (CFO) position for Gunnison County, they were discussing what they need to do next. The Board decided to recommend the County to assume the work of the GVRHA. CM Birnie relayed they are obligated through 2025 through the IGA and there is a 90-day notice to terminate membership so attempting to eliminate the GVRHA before then isn't necessary. CM Birnie also stated the County will not take over everyone's funding and they would need to hire through an open public process which will depend on a financial analysis as well as what the other jurisdictions want. He then recommended that the County give notice of their intent not to renew and to analyze staffing, programs, and finances. Commissioner Houck thinks this is a reset that could be meaningful and a reconfiguring of work that needs to be done. CA Hoyt recommended the GVRHA keep their attorney during the process.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting at 10:52 am.

GUNNISON/HINSDALE BOARD OF HUMAN SERVICES REGULAR MEETING:

(See separate agenda)

GUNNISON COUNTY BOARD OF HEALTH REGULAR MEETING: Assistant County Manager for Health, Human and Safety Services Joni Reynolds, Deputy Health and Human Services Director Brad Wheaton, and County Medical Officer Dr. Tarr were present for discussion.

CALL TO ORDER: Commissioner Puckett Daniels called the meeting to order at 11:27 am.

BOARD OF HEALTH MEMBER COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) TRAINING:

Commissioner Puckett Daniels relayed that getting through the training was a challenge and disincentivizing with hours of video to watch. ACM Reynolds stated she participated in the live training, which seemed to work much better. Commissioner Puckett Daniels recommended potentially doing a live training next year. ACM Reynolds went through the training slides and answered any questions raised.

ACM Reynolds then announced that they are moving forward in their immunization services to provide travel vaccines in the travel clinic such as the typhoid and yellow fever vaccinations. Dr. Tarr believes this will be a significant addition for the community.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting of the Gunnison County Board of Health at 11:50 am.

Laura Puckett Daniels, Chairperson

Elizabeth Smith, Vice-Chairperson

Jonathan Houck, Commissioner

Minutes Prepared By:

Holly Perry, Deputy County Clerk

Attest:

Kathy Simillion, County Clerk

GUNNISON COUNTY BOARD OF COMMISSIONERS TEXT INCLUSION INTO MINUTES

Note: For all the details of each resolution including any exhibits, please refer to gunnisoncounty.org

**GUNNISON RIVER VALLEY LOCAL MARKETING DISTRICT
RESOLUTION NO. 2025-2**

**A RESOLUTION AMENDING THE GUNNISON RIVER VALLEY LOCAL MARKETING DISTRICT
BUDGET FOR FISCAL YEAR 2025 AND AMENDING THE APPROPRIATION RESOLUTION.**

WHEREAS, at the time of the adoption of the budget for the Gunnison River valley Local Marketing District for fiscal year 2025 certain expenditures were not anticipated; and

WHEREAS, revenues can now be identified for such expenditures;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Gunnison River Valley Local Marketing District, that a supplemental budget and appropriation resolution be adopted in the following respects:

- 1. Local Marketing District Fund. The expenditures are increased in the amount of \$59,852 as detailed by account number 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 Gunnison River Valley Local Marketing District, 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. 2024-1 and 2024-2 respectively - for the Gunnison County Local Marketing District for the fiscal year beginning January 1, 2025 and ending December 31, 2025; 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 Houck, seconded by Commissioner Puckett Daniels, and adopted this 17th day of June 2025.

GUNNISON RIVER VALLEY
LOCAL MARKETING DISTRICT

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

**BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY
RESOLUTION NO. 2025-22**

**A RESOLUTION AMENDING THE GUNNISON COUNTY BUDGET FOR FISCAL YEAR 2025 AND
AMENDING THE APPROPRIATION RESOLUTION.**

WHEREAS, at the time of the adoption of the budget for Gunnison County for fiscal year 2025 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 \$59,852 as detailed by account numbers on Appendix A attached. The expenditures are increased in the amount of \$59,852 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. 2024-45 and 2024-49 respectively - for Gunnison County for the fiscal year beginning January 1, 2025 and ending December 31, 2025; 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 Commissioner Houck, and adopted this 17th day of June 2025.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

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

**BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO
RESOLUTION NO: 25-23**

**A RESOLUTION AMENDING THE 2021 EDITIONS OF THE INTERNATIONAL BUILDING CODE
AND INTERNATIONAL RESIDENTIAL CODE**

WHEREAS, pursuant to C.R.S. § 30-28-201, et. seq., the Board of County Commissioners of the County of Gunnison, Colorado (herein the "Board") adopted the 2021 editions of the "International Building Code," the "International Residential Code," the "International Mechanical Code," and the "International Fuel Gas Code," the "International Energy Conservation Code," the "International Existing Building Code," and the "Colorado Model Electric Ready and Solar Ready Code" and the amendments to those codes, and the amendments to the 2021 edition of the "International Wildland- Urban Interface Code" in Resolution No. 23-22 recorded in the office of the Gunnison County Clerk and Recorder which identified Section 109.2 Schedule of permit fees of the International Building Code and Section R108.2 Schedule of permit fees of the International Residential Code as "Appendix AL Permit Fee of the International Residential Code, 2021 edition" and which included the addition of Section 109.2.1 Plan review fees of the International Building Code and Section R108.4.1 Plan review fees of the International Residential Code and Section R108.4.2 Application fee of the International Residential Code; and

WHEREAS, pursuant to C.R.S. § 30-28-204, the Board is authorized to alter and amend by resolution any county building code after public hearing, notice of which shall be given by at least one publication in a newspaper of general circulation in Gunnison County at least fourteen days prior to said hearing; and

WHEREAS, pursuant to C.R.S. § 30-28-204, on May 20, 2025 the Board conducted a public hearing regarding the changes to the fees that are the subject of this Resolution; and

WHEREAS, the unamended published text of Section 109.2 Schedule of permit fees of the International Building Code is "Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority"; and

WHEREAS, the unamended published text of Section 108.2 Schedule of permit fees of the International Residential Code is "On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority"; and

WHEREAS, the Board wishes to establish a schedule of permit fees in accordance with the International Building Code and the International Residential Code that can be adjusted from time to time to cover the cost of the development review and inspection program and that is also easily accessible to the citizens of Gunnison County.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado that the following amendments to the building codes are hereby adopted for the unincorporated area of Gunnison County effective immediately:

1. Section 109.2 Schedule of permit fees of the 2021 edition of the International Building Code is replaced with the following: On buildings, structures, or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the Board of County Commissioners in a separate adopting Resolution. For building permit, plan review, and other fees, please refer to the Gunnison County

- Community & Economic Development Department publication, "Gunnison County Building Permit Fees";
- 2. Section 109.2.1 Plan review fees of the 2021 edition of the International Building Code shall be deleted;
- 3. Section R108.2 Schedule of permit fees of the 2021 edition of the International Residential Code is replaced with the following: On buildings, structures, or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the Board of County Commissioners in a separate adopting Resolution. For building permit, plan review, and other fees, please refer to the Gunnison County Community & Economic Development Department publication, "Gunnison County Building Permit Fees.";
- 4. Section R108.4.1 Plan review fees of the 2021 edition of the International Residential Code is deleted;.

INTRODUCED by Commissioner Houck, seconded by Commissioner Puckett Daniels, and adopted this 17th day of June 2025.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

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

**BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO
RESOLUTION NO: 25-24**

A RESOLUTION ESTABLISHING A SCHEDULE OF BUILDING PERMIT FEES

WHEREAS, pursuant to the *International Building Code* and the *International Residential Code* the Board is authorized to set and amend the Community Development Department’s fees for building permits; and

WHEREAS, Community Development staff has provided the Board of County Commissioners an analysis of the current fee schedule, Appendix AL, that identified a regressive fee percentage per increased project valuation and recommended the establishment of a flat percentage of the total project valuation to ensure that building permit fees are equitable for all project valuation amounts and cover the cost of application review and building inspections and recommended and increase of application deposits collected at the time of submittal in memos dated March 14, 2025 and May 22, 2025, both titled "Building Permit Fees"; and

WHEREAS, Community Development staff experiences an increase in demand for review and inspection resources for larger valuation projects that is not recovered by use of the Appendix AL Permit Fee schedule; and

WHEREAS, the Board wishes to establish a schedule of permit fees in accordance with the *International Building Code* and the *International Residential Code* that can be adjusted from time to time to cover the cost of the development review and inspection program and that is clear and accessible to the citizens of Gunnison County.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado that the Community Development Department Building Permit Fee Schedule is hereby adopted and attached as Exhibit A hereto.

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 Houck, seconded by Commissioner Puckett Daniels, and adopted this 17th day of June 2025.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

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