

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING MINUTES  
June 15, 2021**

The June 15, 2021 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 [ABSENT after 9 am]	Marlene Crosby, Deputy County Manager
Roland Mason, Commissioner	Matthew Birnie, County Manager [ABSENT]
Liz Smith, Commissioner	Melanie Bollig, Clerk to the Board
	Other Persons Present as Listed in Text

**GUNNISON COUNTY LOCAL LIQUOR LICENSE AUTHORITY:**

**CALL TO ORDER:** Chairperson Houck called the Gunnison County Local Liquor License Authority meeting to order at 8:30 am.

Deputy County Attorney Emilee Gaebler advised that the end date of the third liquor license, #04-00107, should be changed from 6/21/22 to 6/03/22, to be in keeping with the time limitation set by the State. With that, Chairperson Houck elected to have the Board consider each license separately.

**ALCOHOL BEVERAGE LICENSE #03-11784; BIRDSEY ENTERPRISES LLC dba TAYLOR PARK MARINA; EFFECTIVE DATES 6/11/2021 – 6/11/2022: Moved** by Commissioner Smith, seconded by Chairperson Houck to approve the liquor license for Birdsey Enterprises LLC. Motion carried unanimously.

**ALCOHOL BEVERAGE LICENSE #04-00106; ELK CREEK MARINA LLC dba LAKE FORK MARINA; EFFECTIVE DATES 6/03/2021 – 6/03/2022: Moved** by Commissioner Smith, seconded by Commissioner Mason to approve the liquor license for Elk Creek Marina LLC dba Lake Fork Marina. Motion carried unanimously.

**FERMENTED MALT BEVERAGE ALCOHOL BEVERAGE LICENSE #04-00107; ELK CREEK MARINA LLC dba ELK CREEK MARINA; EFFECTIVE DATES 6/03/21 – 6/21/2022: Moved** by Commissioner Smith, seconded by Commissioner Mason to approve the liquor license for Elk Creek Marina LLC dba Elk Creek Marina, with the end date correction changed to 6/03/22. Motion carried unanimously.

**ADJOURN: Moved** by Chairperson Houck, seconded by Commissioner Smith to adjourn the Gunnison County Local Liquor License Authority. The Gunnison County Local Liquor License Authority adjourned at 8:33 am.

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

**CALL TO ORDER:** Chairperson Houck called the Gunnison County Board of County Commissioners Regular Meeting to order at 8:33 am.

**AGENDA REVIEW:** There were no changes to the agenda. Chairperson Houck noted that the statewide Wolf Reintroduction Committee meeting was scheduled for 9 am that day, and he would need to attend. Therefore, Chairperson Houck asked that the record reflect he would be leaving the BOCC regular meeting shortly before 9:00 am in order to attend the wolf reintroduction meeting.

**SCHEDULING:** The upcoming meetings schedule was discussed, and Commissioner Smith noted that she would be gone for the Elected Officials meeting on June 30<sup>th</sup>, as well as the Mayors & Managers Meeting in Pitkin on July 1<sup>st</sup>.

**CONSENT AGENDA:** Item #2 was pulled for further discussion (Note: (Commissioner Smith referred to this item as #4b, as this was its placement in the portfolio). **Moved** by Chairperson Houck, seconded by Commissioner Smith to approve the consent agenda, with the exception of Item #2, which would be discussed separately. Motion carried unanimously.

1. Acknowledgment of Signature; Application for funds; Western Regional Emergency Medical & Trauma Advisory Council (WRETAC) Systems Development; Gunnison Valley Hospital Emergency Medical Services; \$7,500 communications /\$7,500 medical direction
2. **(MOVED, see below)** Ratification of Grant Submission; Health Resources & Services Administration; Gunnison County Health and Human Services / West Central Public Health Partnership; Increasing public health workforce to address vaccinations among vulnerable populations in Region 10; \$1,000,000
3. Temporary Road Use Agreement; City of Gunnison; Closure of a portion of County Road #49 for Fireworks; 7:00 am, 7/04/2021 to 8:00 am, 7/05/2021
4. Additional Funding; Colorado Department of Local Affairs, Community Services Block Grant; Ends 9/30/2024; \$48,823

5. Contractor Agreement; Mead & Hunt; Gunnison-Crested Butte Regional Airport; Air Service Development/Leakage Study/True Market Visitation studies; 6/1/2021 – 5/31/2022; \$40,000
6. Acknowledgement of County Manager's Signature; Contract Amendment #3; Colorado Department of Public Health and Environment; Gunnison County Health and Human Services; Emergency Preparedness Response; 7/01/2021 to 6/30/2022; \$22,515
7. Acknowledgement of County Manager's Signature; Grant Amendment; Colorado Department of Public Health and Environment; Gunnison County Health and Human Services; Additional funds for Core Immunization Services; 7/1/2021 to 6/30/2022; \$7,446
8. Funding Agreement; Gunnison County Metropolitan Recreation District; Gunnison County Substance Abuse Prevention Project; funds for Choice Pass; 6/01/2021 to 6/01/2022; \$4,000
9. Subcontractor Agreement; Gunnison Valley Health; Gunnison County Sheriff's Department; Jail Based Behavioral Services Program; 7/1/2021 – 6/30/2022; \$112,000
10. Acknowledgement of County Manager's Signature; Statement of Work; Colorado Department of Public Health and Environment (CDPHE); Women, Infants and Children (WIC) program; bonus funding to support breastfeeding in the WIC program; 6/25/2021 to 9/20/2021; \$1,000

**CONSENT AGENDA ITEM #2:** Commissioner Smith noted that there were fields missing that looked like they should be filled in. She wanted to make sure that fields would be filled in before being submitted. Direction was given to Clerk to the Board, Melanie Bollig, to follow-up and make sure these fields were filled in. Commissioner Smith then **moved** to approve Item #2, Ratification of Grant Submission; Health Resources & Services Administration; Gunnison County Health and Human Services / West Central Public Health Partnership. Commissioner Mason seconded. Motion carried unanimously.

**DEPUTY COUNTY MANAGER'S REPORTS:**

1. **Grant of Perpetual Easement; Antelope Water Line Easement; Omar Stratman Living Trust.** Deputy County Attorney Marlene Crosby brought to the Board that morning a new, finalized document for signing. She let the Board know that the County already had a temporary easement with Omar Stratman to travel across his property; and in fact, part of that agreement had included Mr. Stratman signing a perpetual easement. He fell ill, however, and passed away before this could be signed. His son was now rightful owner of this trust; he was willing to sign, but needed to leave the country very soon. She noted that this version of the contract had been reviewed and approved by the County Attorney's Office, and she was asking the Board to sign that day, then she would get it to the son for signing before he left, and would see it was recorded. With no questions from the Board, it was **moved** by Commissioner Mason, seconded by Commissioner Smith to approve the permanent utility easement agreement, as presented. Motion carried unanimously.
2. **Acknowledgement of County Manager's Signature; Funding Agreement; Gunnison County Metropolitan Recreation District, 2021 Developed Recreation Grant Award; Gunnison County Fairgrounds solar lighting; \$16,367.04.** DCM Crosby explained this was the funding for solar lighting at the far corner of the Fairgrounds, which had been approved in an earlier meeting for application. With no questions from the Board, the County Manager's signature was acknowledged and approved.

**CHANGE OF AGENDA:** As they were ahead of time on the agenda, Chairperson Houck elected to move to Commissioner Items until the allotted time of 8:55 am for the next agenda item. He also elected to be the first, as he would not be present for the rest of the meeting past 9:00 am.

**COMMISSIONER ITEMS:**

**Commissioner Houck**

1. **Gunnison Basin Sage-grouse Strategic Committee.** Chairperson Houck noted that this committee meeting was scheduled originally for tomorrow, June 16<sup>th</sup>, but had needed to be postponed until July.
2. **State Wolf Reintroduction Committee meetings.** Chairperson Houck alerted Commission Mason to the conflict that this committee appointment might create later on for him, as both the Sage-grouse and Wolf reintroduction group have meetings on Wednesdays. Chairperson Houck asked Commissioner Mason, as alternate rep for the County on the Sage-grouse Strategic Committee, to step in for him on the days that conflict, and Chairperson Houck advised that he would get a schedule to Commissioner Mason shortly.
3. **Colorado Plateau Mountain Bike Association (COPMOBA) and the Ridgeway chapter named Ridgeway Area Trails (RAT).** Chairperson Houck informed the Board that this Ridgeway chapter had developed a trails master plan for connection of three different trail loops, one of which comes right to the border of Gunnison County at Elk Creek Pass, Silver Jack Reservoir. Ouray County proposed to collaborate with Gunnison County in an application for funding to complete these three trail loops, including the area at Elk Creek Pass. Chairperson Houck had agreed to help with this application on behalf of the County.
4. **Working with the Colorado Parks and Wildlife on the Wolf Reintroduction Subcommittee.** Chairperson Houck expanded on his new committee appointment by adding that he had more specifically been appointed to a Technical Working Group subcommittee. He further explained that there was some urgency to fact-finding with this group, based on the timeline that was voted in on the ballot. He asserted that his appointment was also connected to his work on the Sage-grouse

Strategic Committee, acknowledging that there had been framework developed there that could be helpful to the wolf reintroduction project. Chairperson Houck asserted that he wished to work on understanding how do all the pieces fit together biologically, and how would they make sure this wolf introduction would not mean losing gains seen in Sage-grouse preservation as well.

5. Where are we at on a County Fire Ban? Chairperson Houck noted that several residents of the County had approached him with this question. He stated that he understood this item would be discussed later on in the agenda by several experts, but as he could not be present, he wanted to weigh in with his perspective. He asked the other Board members to be conservative in their decisions involving fire prevention, noting that the County's resources are stretched and managing a wildfire in this large basin would be extremely difficult. Commissioner Mason added that he had just learned in a Colorado Counties, Inc. meeting that huge tankers would now be able to land at the Colorado Springs airport, rather than having to go to Arizona to fill/refill, as in the past. DCM Crosby let the Board know that BLM's Uncompahgre field office had issued a notice saying they would go into Stage 1 Fire Ban Restriction at 12:01 am, June 17<sup>th</sup>.

**RECESS:** Chairperson Houck recessed the regular meeting at 8:54 am, in order to hold the Gunnison-Hinsdale Board of Human Services Meeting. He then left the meeting at this point, turning over the meeting facilitation to Commissioner Mason.

**GUNNISON/HINSDALE BOARD OF HUMAN SERVICES REGULAR MEETING:** This separate meeting was held from 8:55 am to 9:38 am.

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

**RECONVENE:** At 9:38 am, Commissioner Houck reconvened the Gunnison County Board of County Commissioners Regular Meeting.

**EMPLOYEE COVID VACCINATION RAFFLE PROPOSAL:** Health and Human Services Director Joni Reynolds was present to explain the raffle proposal to the Board. She highlighted that this was an incentive program for county employees, with a proposal to utilize up to \$10,000 in county funds to purchase: Dining Dollar certificates, gift certificates (all toward local businesses), with one cash award of up to \$1,000. This would be done later in the summer; all county employees would be eligible, and once prizes were drawn, they would be able to claim upon showing vaccination documentation. Commissioner Mason asked what percentage of employees currently were vaccinated. HHS Director Reynolds replied that a voluntary survey had been done to see, and 70% were returned. Of these 70%, approximate 70% indicated they had been fully vaccinated. She noted that, with Gunnison County's population estimated at 68-70% vaccinated, this would fall in line closer to the 70%; however, it could be as low as 50% -- there was really no way to give an accurate percentage. Commissioner Smith noted that this raffle was timely and in line with vaccine incentive efforts both on the federal and statewide levels. With the commissioners in support of this opportunity to possibly give incentive to those not yet going to get their vaccinations, it was **moved** by Commissioner Smith, seconded by Commissioner Mason, to approve the employee COVID vaccination raffle in the amount of \$10,000. Motion carried unanimously.

**CHANGE OF AGENDA:** Once again ahead of schedule, Commissioner Mason elected to move to Commissioner Items until the allotted time of 9:50 am for the next agenda item.

**COMMISSIONER ITEMS:**

**Commissioner Smith**

1. Wonderland Nature School. Commissioner Smith explained she is currently helping this early childcare education center to get up and running, with an opening scheduled for July 5<sup>th</sup>. She noted that the infant room cannot be open at the start, because of difficulty in licensing someone for infant care. A necessary training program is offered only once a year, with 48 hours of training required. The center was also finding they were not able to hire someone qualified from out of the area, due to the lack of affordable housing. However, Commissioner Smith added that the center will be a boost to the area with added opportunity for affordable childcare, and will help some families to be able to go back to work.
2. Transition Advisory Group (TAG) for the state's Early Childhood Leadership Commission. Commissioner Smith asserted that she will be putting her name in for this group, adding that her experience – as a parent, from her growing knowledge of early childcare education licensing, and her work on the Child Fatality Review Board – would all be invaluable to helping TAG develop recommendations in the formation of Colorado's Early Childhood Leadership Commission. She highlighted that she would try to have one or two more from the area join her on the commission, as it was very important for rural Gunnison County to be well-represented here.

**HEARING; PETITION FOR ABATEMENT OR REFUND OF TAXES; PROPERTY TAX YEAR 2020; R013123, 12.84 ACRES IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN; PARCEL NO. 3255-120-00-082; VAN DELAY INDUSTRIES LTD:** Commissioner Mason opened the Hearing at 9:50 am. Since the petitioner, Mindy Sturm of Van Delay Industries LTD, was not present in the room or via Zoom, the Board tried to contact

her by phone; however, Ms. Sturm came in person at 9:52 am, and handed the Board a packet she had prepared. This was entered later into the record by the Clerk to the Board, Melanie Bollig, as Exhibit A, 19 pages.

Petitioner and landowner Mindy Sturm presented first. She started by describing her lot as just short of 13 acres, sitting south of Crested Butte near the turn into the Skyland community. She added her land had been classified as agricultural since she had bought it. For tax year 2020, her land was reclassified as residential, while her neighbor's, Touchstone Ranch LLC, was still considered agricultural. She pointed out that Touchstone Ranch had added improvements such as large berms and trees with a large gate, while nothing had changed on her own lot. She wondered if this reclassification might be due to a clerical error, wherein the two properties' classifications had been switched by accident. As a second point, Ms. Sturm referred to an agricultural lease included in the packet handed to the Board members (Exhibit A). She maintained that this was a continuing lease with Spann Ranch, and asserted that they did run, and continued to run, cattle through the end of her property to the highway, in order to prevent congestion at the entrance into Skyland.

Appraiser Chris Nutgrass with the Gunnison County Assessor's office presented next. He first addressed the issue of the classification change, stating that both Mindy Sturm's land and the neighboring Touchstone Ranch land had been classified as vacant in 2020; however, the Touchstone Ranch did appeal and as a result, their land was switched back to agricultural status. At this point, Ms. Sturm asserted that she had not received a notice in 2020 of the change in classification. Mr. Nutgrass then showed a copy of the notice mailed in May of 2020, to which Ms. Sturm still maintained that this had never been received in the mail by her.

Appraiser Chris Nutgrass then went on to outline the reason for the change of classification from agricultural land to vacant land. He first explained that it was due to the County Assessors observing no evidence of agricultural activity there in 2019. He expanded on this by saying that the Van Delay and Touchstone Ranch properties had first been brought to the Assessor Office's attention during an appeal by another landowner in 2019. That petitioner had wanted to know why his land was classified as vacant, but the neighboring properties were not, and he never saw cattle on their lands. As a follow-up, the Assessor's Office did a physical inspection of the Van Delay and Touchstone properties at two different times in 2019, and also observed downed fences and inadequate fencing for keeping cattle on the Van Delay property. Mr. Nutgrass also highlighted that they found two agricultural leases on record for Ms. Sturm's property – one for 2012, and another lease for 2015, the latter of which expired 12/31/2018. He noted that this expiration date also triggered a look at the property to see if it needed to remain in the agricultural classification or not. When the neighboring Touchstone Ranch appealed in 2020, they provided a lease, as well as evidence of when the cattle had been on their land, along with new fencing and a decree water right, allowing them to go back into agricultural classification that same year.

Appraiser Nutgrass concluded by adding that he had also questioned multiple daily commuters past the area, who all stated that they had never seen cattle on the Van Delay property. This, along with the other evidence, led the Assessor's Office to re-classify the property as vacant land for 2020.

At this point, the Board asked a few questions, with Commissioner Mason noting that the lease provided in the petitioner's packet started 1/01/2020, and did not encompass 2019. Ms. Sturm replied that she could provide photos from a Doug Washburn which showed cattle grazing there within the correct time period. She stated that she could not show evidence for how long the cattle stayed, adding that it was more of a migration to stay out of the Skyland high traffic corridor. Commissioner Mason then asked the County Appraiser, Chris Nutgrass, how do you classify corridor use for cattle to go through an area? Mr. Nutgrass explained that this would not classify for agricultural use like cattle grazing for a longer period of time. Commissioner Mason then asked that, if you have a lease for the year 2020, could the status then be moved back to agricultural classification for the next tax year 2021? Mr. Nutgrass stated that, with the lease, the petitioner would also need to present an affidavit from the rancher stating that they had grazed  $x$  number of cows for  $x$  amount of days in 2019 and 2020. Then, the Assessor's Office could look at this to determine if this was nominal use or if it was use intended for agricultural land. He further noted that if the petitioner could prove there was agricultural use for only 2020, then this would start the clock for the petitioner to prove that there was continuous agricultural use in both 2020 and 2021, and then the status could be switched back in 2022 to agricultural land.

After some discussion regarding the lease needed for the year 2019, and photos showing downed fencing, Commissioner Smith asked where is the bar for what constitutes agricultural use and what is seen as nominal use. She asked County Appraiser Chris Nutgrass to clarify what constitutes these two differences. He replied that this property would need to be a ranch under the agricultural classification. This is defined as a parcel of land which is used for grazing livestock for the primary purpose of obtaining a monetary profit. As for the determination of nominal grazing rights, Appraiser Nutgrass said he believed this was mostly found in case law. Deputy County Attorney Emilee Gaebler then affirmed the definition of agricultural use as laid out by Appraiser Nutgrass, adding that the courts, in recent appeals, have made it very clear that it is the burden of the petitioner to prove that it is an agricultural lease. She also added that much of the designation of nominal grazing was indeed contained in the case law itself, noting that she had not looked into this yet, but would be happy to do so.

Commissioner Mason requested that petitioner Mindy Sturm supply a valid lease or affidavit in effect for the 2019 tax year, affirming use consistent with the definition of agricultural grazing. He then directed that this hearing would be continued at a future meeting, to be scheduled when Ms. Sturm had supplied the additional documents. Ms. Sturm affirmed that she would obtain the information right away, and asked that the hearing not be at the end of July, as she would be out of town.

**HEARING; PETITION FOR ABATEMENT OF REFUND OF TAXES; PROPERTY TAX YEAR 2020; R042679; LOT M3-52 BUCKHORN RANCH FILING 2B; PARCEL NO. 3257-074-17-007; MARK SOLARI:** Commissioner Mason opened the hearing at 10:27 am.

Petitioner and landowner Marc Solari presented first. He explained that he found out about the change in taxes from his title company informing of the adjustment in payments. He thought assessments come out in odd years, and he wondered about the change in valuation for 2020, when there was a lockdown. Also, Mr. Solari questioned the change in classification from agricultural to residential, noting that he believed his land had never been considered agricultural. Third, he wanted to know why his land for 2020 had tripled in value, while the land of those around him had doubled.

County Appraiser Bob Blackett presented next. He let the Board know that for Buckhorn Ranch Filing 2B Subdivision, tax year 2019, the appraiser's office had inadvertently made incorrect appraisals for all the lots in that subdivision. The recourse had been to adjust this for the next year 2020, with an increase of a multiplier of 2.8. He further noted that all the lots in 2B were increased with the same multiplier. Appraiser Blackett then asked Mr. Solari if he had sold his property, to which Mr. Solari answered, "Yes."

Commissioner Mason then asked Mr. Solari if he understood the multiplier, and Mr. Solari replied that understood much better now what had happened and they had determined the increase. Commissioner Mason then asked the appraiser, Bob Blackett, about the mistake made in 2019, why it would have been agricultural. Bob replied that the notice which Mr. Solari had not received in the mail, explained that it had been taken out of discount status, not agricultural. He further explained that discount status depended on the number of lots that a developer still owned. Once enough lots were sold, this status changed.

Mr. Solari then revisited his question about why there was a tax change in 2020. Commissioner Mason let him know that this was because there was an error, and they could not let this go for another year with the incorrect valuation, so they had to change it in the even year 2020.

The Board considered the fact that taxes should have increased in 2019 and due to the error, did not, giving Mr. Solari an actual discount for one more year. Therefore, it was **moved** by Commissioner Mason, seconded by Commissioner Smith to deny the hearing petition for abatement or refund of taxes for the property tax year 2020, Lot M3-52 buckhorn Ranch Filing 2B. Motion carried unanimously.

**SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS; RIVER GREEN, CRESTED BUTTE, COLORADO; SECTION 7.26 SHORT TERM RENTALS:** Community Development Senior Planner Rachel Sabato presented the details of this item to the board. She explained that the subdivision sought to amend their covenants regarding short term rentals, noting that the Deputy County Attorney Emilee Gaebler had reviewed and approved this amendment, and the subdivision association's membership had approved it by 75% -- well above the State's 67% requirement. Commissioner Smith wondered why this had to come to the Board, and Sr. Planner Sabato explained it was because the original covenants for this subdivision were signed by the County, so now any amendments or enforcement made to the original must be approved by the County. With no further questions, it was **moved** by Commissioner Smith, seconded by Commissioner Mason to approve the Second Amendment to the Declaration of Protective Covenants for River Green, Section 7.26 Short Term Rentals. Motion carried unanimously.

**EXEMPTION APPROVAL; COUNTY MASTER DEED RESTRICTION RELATIVE TO SECTION 2.XVII.B; GUNNISON VALLEY REGIONAL HOUSING AUTHORITY; 417 LARKSPUR LOOP, CRESTED BUTTE, COLORADO:** Gunnison Valley Regional Housing Authority Executive Director Jennifer Kermode joined the meeting via Zoom to present this item to the Board. She explained that deed restrictions for this property required that it must be their primary residence. Instead, for this lot, the owners never had anything built and were in constant violation of the deed restriction. Now they had a prospective buyer who would qualify in all aspects of the deed restriction. (Exec. Director Kermode noted here that DCA Emilee Gaebler was currently working on changes to this property's master deed restriction, and this revised master deed restriction will be added to the property when it sells.) The need for an exemption arose because of the requirement that 80% of a purchaser's income must come from within Gunnison County. This prospect buyer needs an exemption because divorce settlements she is currently receiving exceed 20% of her income, though she is employed full-time at Crested Butte Community School. Commissioner Mason added that he saw the divorce settlement was set to expire fairly soon, and Exec. Director Kermode confirmed that a great portion of the divorce income would expire at the end of 2023.

With no further questions, Commissioner Mason **moved** to approve the exemption in the County Master Deed Restriction relative to Section 2.xvii.b for the property at 417 Larkspur Loop, Crested Butte, Colorado. Commissioner Smith seconded and the motion carried unanimously.

**FIRE RESTRICTIONS DISCUSSION:** Emergency Management Manager Scott Morrill, Sheriff John Gallowich, and Undersheriff Adam were present, asking the Board to grant the Sheriff the ability to impose and end fire restrictions without the need for the Board to convene and approve. Deputy County Manager Marlene Crosby asked if they would expand on how the Sheriff would bring the Board into the loop and how soon could they be notified. EMM Scott Morrill explained that the plan was to notify the Board as soon as possible, and then the Board would ratify the action at their next meeting. Sheriff Gallowich added that the reason for this action is to make the collaboration between government agencies more simultaneous, helping to eliminate public confusion when one or more agencies impose a fire restriction several hours or days ahead of another; they were wanting to move quicker than last year to coordinate this.

Commissioner Mason suggested that they include in their plan a time to review this decision on a periodic basis – perhaps a yearly basis – and then make any adjustments if needed. After a few minutes of discussion, Commissioner Mason suggested that a resolution be ready for the next special meeting held in conjunction with the work session next week on June 22<sup>nd</sup>. County Deputy Attorney Emilee Gaebler asked to work with EMM Scott to craft a resolution with the appropriate guidelines and contingencies in place. EMM Morrill advised the group that he understood several government agencies were considering issuing fire restrictions within two to three days. Commissioner Mason asked him to notify them if a special meeting would be needed before the June 22<sup>nd</sup> date.

**UNSCHEDULED CITIZENS:**

1. Tim Szurgot – a resident of Wild Bird subdivision, about a mile up Slate River Road. Tim thanked the Board for listening and directing Staff to review the size of homes. He went on to note that the LUR must be in accordance with the efforts of 30 years of efforts by CB Land Trust and other wetlands organizations to protect the wide range of wildlife who depend on the wetlands of the Upper Slate River Valley. Tim further stressed that the Upper Slate River Valley area must be deemed a sensitive wildlife area, preserving a clean and consistent source of water. He concluded with the promise of the presenting to the Board a petition with more than 1,700 signatures, requesting a building moratorium in the Upper Slate River Valley area, and asked the Board to please add a building moratorium.
2. Jim Starr of Valley Housing – a resident of Crested Butte. Jim supported Tim Szurgot’s statement above, and added that protecting the wetland area did not need to require a land use change. He cited a section of the Land Use Regulations (LUR), Section 2-1 of 2 and Section 1-110. He noted that the purpose of these sections is to establish a process whereby the County can designate certain areas for specialized land use regulations, and also gives procedures for citizens to request a special designation. Jim asked the Board, Community and Environmental Director, and Planning Commission to consider this process for designating the Slate River Valley as a special geographic area.
3. Alan Wartes – new publisher of the Gunnison Country Times. He introduced himself as a former reporter who had spent many hours in the Gunnison County Commissioners’ Boardroom. Alan then assured the Board that the new leadership at the paper wished to continue the participation in the great work of this community, to cover important issues, and to help solve problems in tandem with the commissioners. He further noted that they have plans to roll out new digital platforms but to not touch the printed word that so many love.

**COMMISSIONER ITEMS:**

**Commissioner Mason:**

1. Attended the symposium on the housing crisis up in Crested Butte. Commissioner Mason remarked that it was very well attended, with probably over 200 in attendance. KBUT was there as well, so those that did not attend were able to hear. He noted that there were many heart-wrenching stories of those trying to find housing, camping out, living in their car. He is focused on working with those the housing authorities and others helping to alleviate some of the difficulties as soon as possible.
2. Attended RTA meeting last Friday, June 11th. Commissioner Mason also relayed that the RTA Board is also finding how much housing needs are impacting transportation. As a result, the Board was allocating \$1.85 million to purchase 5 units in the Lazy K development. This would be a master lease, to be leased out to the company providing transportation service. Currently, this would be for employees of Alpine Express. Commissioner Mason also revealed that bus service next November would be expanded. There would be 36 trips per day, with bus service every 15 minutes to Crested Butte and Gunnison, and every 30 minutes’ service to CB South. Summer service would be 18 trips per day.

**ADJOURN: Moved** by Commissioner Mason seconded by Commissioner Smith to adjourn the meeting. Motion carried unanimously. The Gunnison County Board of County Commissioners meeting adjourned at 11:28 am.

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Jonathan Houck, Chairperson

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Roland Mason, Vice-Chairperson

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Liz Smith, Commissioner

Minutes Prepared By:

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Melanie Bollig, Deputy County Clerk

Attest:

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Kathy Simillion, County Clerk