



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

**RESOLUTION NO. 23 - 14**

**A RESOLUTION APPROVING A MINOR IMPACT REVIEW OF THE SALISBURY  
SUBDIVISION, LUC-18-00006,  
LOCATED AT THE PARCELS LEGALLY DESCRIBED  
AS A TRACT OF LAND SITUATED IN THE NE1/4 SE1/4, SE1/4 SECTION 22,  
RANGE 51 NORTH, RANGE 1 EAST, NEW MEXICO PRIME MERIDIAN AND A  
PORTION OF THE THREE RIVERS SUBDIVISION REMAINDER TRACT;  
COMMONLY KNOWN AS 85 GEORGE BAILEY DRIVE, ALMONT; AND A TRACT OF  
LAND LEGALLY DESCRIBED AS THREE RIVERS RESORT REMAINDER 38.51  
ACRES, COMMONLY KNOWN AS THREE RIVERS RESORT GENERAL COMMON  
ELEMENT, ALMONT, COUNTY OF GUNNISON, STATE OF COLORADO**

WHEREAS, Mark Schumacher (Applicant) applied for a Minor Impact Subdivision review of the Salisbury Subdivision, LUC-18-00006, on March 6, 2018; and,

WHEREAS, the Subdivision proposes the creation of one additional lot by subdividing the tract of land at 85 George Bailey Drive and adjusting the boundary of the Three River Resort General Common Element; and,

WHEREAS, the Subdivision would be a total of 5.68 acres in size with two resultant parcels, Lot 1, 2.97 acres, and Lot 2, 2.71 acres; and,

WHEREAS, a joint public hearing was conducted by the Planning Commission and Board of County Commissioners on March 1, 2019. The Gunnison County Planning Commission approved a Recommendation of conditional approval of the Salisbury Subdivision on March 1, 2019, and forwarded said Recommendation to the Board of County Commissioners for their review; and

WHEREAS, the Board of Commissioners did, on June 20, 2023, receive and review the Planning Commission's Recommendation and considered the Recommendation in evaluating the request and intends to approve the request by the adoption in full of the Planning Commission's March 1, 2019 Recommendation, with the following Findings and Conditions of Approval:

**Findings:**

The Board finds that:

1. The Planning Commission has classified the application as a Minor Impact Project, based upon the impact classification found in *Gunnison County Land Use Resolution Section 6-102: Projects Classified as Minor Impact Projects A. 2-4 Units.*



2. To mitigate geologic hazards on the property, a specific building envelope has been designated by Mountain Geotech.
3. The land use change complies with all applicable requirements of the *Gunnison County Land Use Resolution* including *Section 6-103: Standards of Approval for Minor Impact Projects*.
4. This review and recommendation incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Office file relative to this application; including all exhibits, references and documents as included therein.

**Conditions of Approval:**

1. This permit is limited to activities described within the "Project Summary" of this application, and as depicted on the Site 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*.
2. 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.
3. 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.
4. Disturbed areas must be reseeded with an appropriate seed mix. Colorado Parks and Wildlife (CPW) and/or the Natural Resources Conservation Service (NRCS) are available to help identify an appropriate seed mix.
5. Property owners must control or attempt to eradicate any noxious weeds that occur on the property. A list of noxious weeds may be found in the Colorado Noxious Weed list: [www.colorado.gov/pacific/agconservation/noxious-weed-species](http://www.colorado.gov/pacific/agconservation/noxious-weed-species). The Gunnison County Weed Management Program should be contacted (970- 641-4393) for additional information and technical assistance.
6. Per *Section 11-106 G.3.d.1. of the Gunnison County Land Use Resolution*, dogs and cats must be kept under appropriate control, by means which may include



kenneling or other physically secure methods to ensure that negative effects to wildlife from pets do not occur. This includes construction workers' pets.

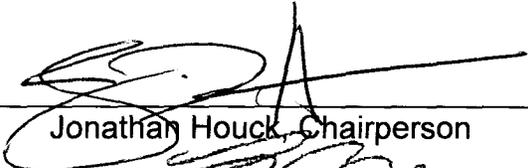
- 7. Per Section 11-106 G.e. of the Gunnison County Land Use Resolution, unless pre-empted by Federal or State law, all non-indigenous gallinaceous game-birds (including but not limited to pheasants, chukar, and quail), shall be imported only from a source certified by the State of Colorado to be disease free. Prior to importation of any species of gallinaceous game-birds to this parcel, the person proposing such action shall submit a list of species, with numbers proposed, and a disease certification, with a listing of diseases certified, from the source proposed. No importation (movement onto the property) of any wild birds, as defined above, shall occur without written approval by Gunnison County.
- 8. 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.
- 9. 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.
- 10. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that Land Use Change Permit No. 2018-00006 *Salisbury Subdivision*, is approved as a Minor Impact Project, subject to each and all conditions, as identified above.

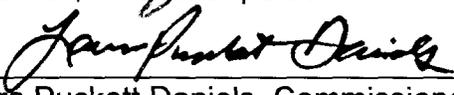
THIS RESOLUTION AND THE APPROVAL GRANTED HEREBY shall not be effective unless and until a copy is recorded in the Office of the Clerk and Recorder of Gunnison County.

INTRODUCED by Commissioner Howck, seconded by Commissioner Smith, and adopted this 20<sup>th</sup> day of June, 2023.

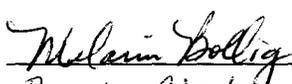
BOARD OF COUNTY COMMISSIONERS  
OF GUNNISON COUNTY, COLORADO

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

By  \_\_\_\_\_  
Liz Smith, Vice Chairperson

By  \_\_\_\_\_  
Laura Puckett Daniels, Commissioner

Attest [Seal]:

  
Deputy Clerk



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