

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING MINUTES  
August 6, 2024**

The August 6, 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 BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:**

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

**BREAK** 8:30 am to 8:31 am for the Gunnison County Local Liquor Licensing Authority

**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 the consent agenda. Motion carried unanimously.

- 1. Alcohol Beverage License #03-11784; Birdsey Enterprises LLC dba Taylor Park Marina; 6/11/2024 to 6/11/2025
- 2. Alcohol Beverage License #03-20000; Red White & Booze LLC dba Red Mountain Liquors; 10/22/2024 to 10/22/2025
- 3. Alcohol Beverage License #03-01981; Amie Mountain Lodge LLC dba Inn at Arrowhead; 10/15/2024 to 10/15/2025

**ADJOURN:** Commissioner Houck adjourned the meeting of the Gunnison County Local Liquor Licensing Authority at 8:31 am.

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

**CALL TO ORDER:** Commissioner Houck called the meeting to order at 8:31 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 meeting minutes from July 16, 2024 as presented. Motion carried unanimously.

- 1. July 16, 2024

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

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

- 1. Grant Agreement; Community Foundation of the Gunnison Valley; Juvenile Services; 7/1/2024 to 4/30/2025; \$2,500
- 2. Agreement Regarding Assignment of Ground Lease Agreement; Danny Daniel; Gunnison-Crested Butte Regional Airport; 7/10/2026
- 3. Grant Award; Help America Vote Act Election Security Grant; Gunnison Clerk and Recorder; 12/21/2024; \$17,893.28
- 4. Letter of Acknowledgment; Coronavirus State and Local Fiscal Recovery Funds Equipment Maintenance and Disposition; 24 IBEH 182014; Health and Human Services; 5/29/2023 to 6/30/2025; \$7472.30
- 5. Ratification of County Manager’s Signature; New National Opioid Settlement; Kroger; 8/12/2024
- 6. Resolution; A Resolution Authorizing Notice of Hearing to Petitioners for Abatement or Refund of Taxes by Email or Facsimile
- 7. Acknowledgement of County Manager’s Signature; Lease Agreement; Banx LLC; Facilities; 8/1/2024 to 7/31/2025; \$14,808
- 8. Acknowledgement of County Manager’s Signature; Professional Services Agreement; Black Dragon Development; Facilities; 7/31/2024 to 12/31/2024; \$66,000
- 9. Parent Possible TGYS-PAT Site Contract; CMS# 24 IHFA 183061, Amendment No 25 IHFA 190681; Health and Human Services; 7/1/2024 to 6/30/2025; \$27,500

**COUNTY MANAGER’S REPORTS:**

1. Delegation Approval to County Manager; 3-08-0030-065-2024 Grant Agreement; 10/01/2023 to 12/31/2024; \$168,638 – CM Birnie stated this agreement is one the County doesn't have yet, but he would like delegation to be able to sign it when it is ready due to scheduling. He clarified the \$168,000 is the County portion but the total impact is almost \$3,400,000. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the delegation of approval for the County Manager to sign the grant agreement with FAA and execute any documents necessary.
2. Sawtooth- CM Birnie previously sent a video of the seventh box being set. Commissioner Smith mentioned Counties & Commissioners Acting Together (CCAT) coming on August 15<sup>th</sup> and the 16<sup>th</sup> and are interested in seeing the process. CM Birnie said he would see who was available to be there during that time.
3. Whetstone – CM Birnie relayed that they are working with their banker and putting together the schedule for doing a debt issuance in early December.

**HEARING; PETITION FOR ABATEMENT OR REFUND OF TAXES; PROPERTY TAX YEARS 2023; R072130; PARCEL NO. 2919-000-00-101; TRACT 6, RAGGED MOUNTAIN RESERVE SUBDIVISION; TRAVIS AND MELISSA RUMMEL** Appraiser II Charles McDonald and Appraiser III Bob Blackett were present from the Assessor's Office and Petitioner Melissa Rummel were present for discussion.

Appraiser McDonald relayed this the subject's property is a seasonal access 40-acre mixed use site that is of average quality and excellent condition due to being built in 2017. Example 1 is also a 40-acre mixed use site with a rustic cabin that is very primitive. Appraiser McDonald stated he chose the other examples while trying to focus on square foot areas, qualities, and conditions so there will be varying acreage and lot size differences. The square foot cost between the examples ranges from \$431 to \$876 with example one at \$807.

Commissioner Puckett Daniels asked about a discrepancy in the assessed value number from the Assessor's Office and the petitioner letter.

Ms. Rummel says she can't comment on the discrepancy because she doesn't have it in front of her, but it may be a typo. She did express that her property is only accessible four months of the year, and the road isn't plowed, as well as the structure being off grid and very basic, so a 127% increase caught them off guard. She then asked for clarification on why there are examples from all over the County.

Commissioner Houck explained why the examples are chosen and Appraiser McDonald confirmed all examples are from the Economic Area 8 which is rural Gunnison County which saw an average of 69% increase. **Moved** by Commissioner Smith, seconded by Commissioner Houck to deny the petition for abatement for application R072130. Motion carried unanimously.

**HEARING; PETITION FOR ABATEMENT OR REFUND OF TAXES; PROPERTY TAX YEARS 2021 & 2022; R071359; PARCEL NO. 3177-261-65-001; LOT 2, MARCELLINA CENTRE SUBDIVISION; IONIC REP 6 LLC** Appraiser III Mary Mast and Appraisal Project Manager Heather MacDonald from the Assessor's Office were present for discussion. The petitioner was not present.

Appraiser Mast explained the subject's property is a vacant 1.9559-acre tract of land with a current value for the 2021 and 2022 appraisal year is \$455,890. The purchase price of the property was \$325,000 in 2016 and the adjustment puts it at \$456,155. Commissioner Puckett Daniels asked for confirmation that the petitioner is asking for a value of \$270,000 which is lower than the original purchase price. Appraiser Mast confirmed as well as stating there has not been a decline in value since 2016. Commissioner Houck reiterated that there is no penalty for not attending the hearing, but in his opinion, the agent failed to make an argument to lower the value with the documents given. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to deny the petition for abatement for 2021 and 2022 for R071359. Motion carried unanimously.

**HEARING; PETITION FOR ABATEMENT OR REFUND OF TAXES; PROPERTY TAX YEARS 2023; R003126; PARCEL NO. 3255-031-33-005; LOTS 13-16, BLOCK 18, CRESTED BUTTE; DONN AND LINDA FLETCHER** Appraiser II Charles McDonald and Appraiser III Bob Blackett were present from the Assessor's Office were present for discussion. The petitioner was not present.

Appraiser McDonald stated the first three examples are the largest dwelling sizes he could find but are better quality than the subject's property, while examples 4-6 are more in line with quality of the subject's property. He also noted the subject's property is \$521 per square foot and the lowest example is \$871 per square foot, as well as the petitioner having the property for sale in the valuation period for \$9,950,000.

Commissioner Smith asked for insight about the petitioner's argument to their property value. Appraiser McDonald explained he believed it is due to construction happening on the dwelling across the street which began in 2024 and the appeal is for 2023 which was not affected due to it. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to deny application R003126, petition for abatement. Motion carried unanimously.

**SNO TRACKERS GROOMING PERMIT RENEWAL & WAIVER FOR MINIMUM LIABILITY INSURANCE** Assistant County Manager for Public Works Martin Schmidt was present for discussion.

Commissioner Houck explained the insurance waiver and noted that the permit seemed standard to what Sno Trackers usually has. ACM Schmidt relayed that Sno Trackers has had this permit for a dozen years and they get their insurance through a statement snowmobile club insurer which is a basic insurance of \$1,000,000. The State Governmental Immunity Limit is \$195,000 higher. ACM Schmidt noted they have granted this in the past and with doing so accept a \$195,000 risk. CA Hoyt clarified the County would not be liable. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the grooming permit application from Sno Trackers to the County contingent on them carrying a \$1,000,000 policy for insurance that the Colorado Snowmobile Association will take. Motion carried unanimously.

**A RESOLUTION ADOPTING POLICY 1.2.11.2.4, RECORDS RETENTION SCHEDULES – CLERK & RECORDER**

CA Hoyt explained they are starting with the Clerk and Recorder’s office to clean up and modernize the record retention schedules. The previous policy did not reflect the current modernization, and this is just a straightforward administrative modernization change. Commissioner Puckett Daniels noted a clerical error in Exhibit A in the purpose section where Assessor needs to be changed to Clerk and Recorder. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve Resolution number 2024-28, A Resolution Adopting Policy 1.2.11.2.4 Record Retention Schedules for the Clerk and Recorder with the correction noted to Exhibit A that the purpose is to outline record retention schedules followed by the Gunnison County Clerk and Recorder. Motion carried unanimously.

**BOUNDARY LINE ADJUSTMENT; LUC-24-00029; OXBOW MINING LLC, MOUNTAIN COAL COMPANY LLC** Planner Rachael Blondy and Mike Dawson was present for discussion.

Planner Blondy described the property as two parcels, one 1,494 acres and the other 5.19 acres, and to get to the smaller parcel one must pass through the larger parcel. The owners of both parcels are mining companies and agree to expand the 5.19-acre parcel to 10.38 acres which will then give it access without having to cross through as well as having the southern boundary match the topography. Oxbow is then intending to sell the 10.38-acre parcel. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to approve LUC-24-00029, a boundary line adjustment for Oxford Mining, LLC and Mountain Coal Company LLC. There was an amended motion to include authorizing the Chair’s signature on the plat. Motion carried unanimously.

**LOT CLUSTER; LUC-24-00022; LALANI** Planner I Sean Pope was present for discussion.

Planner Pope explained the applicant wishes to do a lot cluster for lot 6 and 7 in block 1 of the Homestead Subdivision in Almont. The project was approved by the minor impact review to build a structure larger than 5,000 square feet, but with condition number 2 of the approval the lots must be clustered. He also noted it is consistent with other lot clusters in the area. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve LUC-24-00022, lot cluster and authorize the Chair’s signature on the plat. There was an amended motion to authorize the signature of the full Board on the document. Motion carried unanimously.

**APPLICATION TO AMEND; GOLD BASIN INDUSTRIAL PARK SPECIAL AREA REGULATIONS; H&H TOWING** Planning Director Hillary Seminick, Planner Blondy, and ACM Schmidt were present for discussion.

Commissioner Houck reminded the Board at where they are currently at with this application based on a previous meeting discussion.

Planner Blondy relayed this was discussed by the Board on July 2<sup>nd</sup>. They took the Board’s direction, and they presented the amendment to add overflow vehicle impound lots to the operations and use section 5 of the special area regulations to the Planning Commission who then voted 5-0 to approve and move back to the Board of County Commissioners.

Commissioner Houck commented that he doesn’t feel the need to have a Public Hearing. Commissioner Smith agreed. Commissioner Puckett Daniels asked if there was public participation to which Planner Blondy confirmed there was no public participation, but they did have discussions regarding potential problems. PD Seminick relayed they were required to do two things which was to amend the allowed uses as well as come back with a more robust revision of these regulations so streamline approvals. Commissioner Houck commented that H&H came to the Board to request this change, but this can open it up for other towing business uses.

Commissioner Houck stated that H&H is willing to screen the fencing for this as well as best industry practices and he would like the 2 elements included. PD Seminick relayed that she would recommend to not create additional redundancies and can ensure those elements in the design review of the lease. It was agreed to keep landscaping and buffering in the design review. **Moved** by Commissioner Puckett Daniels,

seconded by Commissioner Smith to approve Resolution 2024-29, A Resolution Approving Amendments to the Gold Basin Industrial Park Special Area Regulations. Motion carried unanimously.

**SCHEDULE CHANGE** Commissioner Houck recommended the schedule be changed to have Unscheduled Public Comment and Commissioner Items before the Executive Sessions.

**UNSCHEDULED PUBLIC COMMENT:**

1. Mark Rodgers – Mr. Rodgers has been working with Oasis RV Resort to get winter camping approved in the county to help provide additional housing opportunities. Oasis understands that there could be needs from there and are willing to look into it but already have some items in place such as plowing roadways, propane on site, heated water lines, and year-round staff. Commissioner Houck noted there are some constraints and invited PD Seminick to speak. PD Seminick stated the Land Use Regulations (LUR) were adopted in 2001, but there could potentially be a special provision for a specific location. CM Birnie then mentioned the depth of sewer lines in parks are typically shallow and need to be investigated as well. Commissioner Houck stated to start with having the owners of the park speak to the Community and Economic Development department to start the discussion who then can potentially bring it back to the Board for their consideration if the health, welfare, and safety issues are addressed. Commissioner Puckett Daniels agrees this is a good dialogue to have and to see if any regulations can be updated. Commissioner Smith agrees as well.

**COMMISSIONER ITEMS:**

**Commissioner Puckett Daniels:**

1. Nothing to report

**Commissioner Smith:**

1. Colorado Counties, Inc. Steering Committees (CCI) Issues Discussion – Commissioner Smith attended the discussion on July 19<sup>th</sup>, and they went through the details of the legislative proposals the counties have brought forward.
2. Fading West Factory Visit – Commissioner Smith, Commissioner Houck, CM Birnie, and Assistant County Manager for Operations and Sustainability John Cattles attended the Fading West Factory Visit on the 23<sup>rd</sup> to see the final construction and phases of the units that were going to be delivered to Sawtooth which are now onsite.
3. Counties & Commissioners Acting Together (CCAT) – Commissioner Smith stated there are two items right now that are short term rentals, and diversification of county revenue authority. Her takeaway from diversification of county revenue is the emphasis on how Gunnison County is different from other counties around the state that have more business activity in unincorporated areas, and she hasn't seen anything that would bring in any meaningful revenue, especially if Initiatives 50 or 108 were to pass.
4. Child Welfare Allocation Committee (CWAC) – Commissioner Smith has started having conversations with people at the State regarding the allocation formulas. She stated she believes she is the only commissioner working on one of the subcommittees for the allocation formulas. The subcommittee is meeting 2 hours weekly to dig into child welfare allocation.
5. Statewide Opioid Data Infrastructure Project – Commissioner Smith relayed they have released a survey and are actively seeking responses from all the different regional councils.
6. Democracy Project – Commissioner Smith relayed this is a collaborative effort with the City of Boulder and some theater companies. She attended a production on August 1<sup>st</sup> on Western Colorado University's campus as well as being an honor guest that did an introductory monologue.
7. Gunnison Cultural Connection – Commissioner Smith noted they are hammering out the details for their welcoming week activities. She relayed to the Gunnison Cultural Connection that the Board had preliminarily approved a budget of up to \$1,500 but is waiting to see what they get with their sponsors before coming back with a concrete ask.

**Commissioner Houck:**

1. Fading West Factory Visit – Commissioner Houck enjoyed going to see the boxes there.
2. CDOT – Commissioner Houck attended the bridge update.
3. Colorado Commission of Higher Education – Western Colorado University hosted this event and Commissioner Houck spoke on the relational dynamic and the importance of Western and its presence in the community and in the county.
4. Gunnison County Substance Abuse Prevention Project (GCSAPP) – Commissioner Houck helped with some promotional materials.
5. Region 10 – Commissioner Houck explained it was interesting seeing how many communities are down in sales, tax generation, and business volumes. He was able to share some of the County's sales tax numbers up to this year and the previous year and is interested in seeing more data and the outreach of Region 10. Commissioner Houck has worked with Ridgway Mayor John Clark on public land work and they are going to get on a call later this week.

- 6. Bridge Calls – Commissioner Houck stated the calls continue Thursday which are internal stakeholder meetings that have been productive. He emphasized with Executive Director Shoshana Lew that a lot of what they are working on can occur before the winter season.
- 7. North Valley Ranches – Commissioner Houck and ACM Schmidt met with ranching folks in the North Valley around some fencing issues along county roads.
- 8. Senator Bennet – Commissioner Houck has been working with Senator Bennet’s staff including John Whitney and Hilary Henry to tighten up parts of the Gunnison Outdoor Resource Protection Act (GORP).

**SCHEDULE CHANGE** Commissioner Houck requested the Executive Sessions be switched.

**EXECUTIVE SESSION PURSUANT TO COLO. REV. STAT. § 24-6-402(4)(B): CONFERENCE WITH THE COUNTY ATTORNEY OR DEPUTY COUNTY ATTORNEY TO RECEIVE LEGAL ADVICE IN RELATION TO LAKE IRWIN COALITION, INC. V. SMITH, 2017CV30060 (D. COLO.)** Moved by Commissioner Houck, seconded by Commissioner Smith to go into executive session pursuant to Colorado Revised Statute 24-6-402(4)(b), conference with the County Attorney and Deputy County Attorney to receive legal advice in relation to Lake Irwin Coalition, Inc. versus Smith. And that is litigation we’re involved in and so that is a protected privileged conversation. There will be no contemporaneous records kept. Participants will include the County Attorney, the Deputy County Attorney, the Manager, and the full Board of County Commissioners.

The board went into executive session at 10:42 am. *Executive sessions of the Board of County Commissioners are conducted as per C.R.S. 24-6-402(4). This specific session was conducted as per C.R.S. 24-6-402(4)(b).*

Attorney Statement Regarding Executive Session

Pursuant to C.R.S. 24-6-402(4), I attest that I am the Gunnison County Attorney, that I represent the Gunnison County Board of County Commissioners, that I attended all of the above referenced executive session, that all of the executive session was confined to the topic authorized for discussion pursuant to C.R.S. 24-6-402(4) and that, because in my opinion all of the discussion during the executive session constituted a privileged attorney-client communication, no record of the executive session was required to be kept and no such record was kept.

Date: \_\_\_\_\_

\_\_\_\_\_  
Matthew Hoyt  
Gunnison County Attorney

Chairperson Statement Regarding Executive Session

Pursuant to C.R.S. 24-6-402(4), I attest that I am the Chairperson of the Gunnison County Board of Commissioners, that I attended all of the above referenced executive session, and that all of that executive session was confined to the topic authorized for discussion pursuant to C.R.S. 24-6-402(4).

Date: \_\_\_\_\_

\_\_\_\_\_  
Jonathan Houck, Chairperson  
Gunnison County Board of Commissioners

The Board came out of executive session at 11:47 am. Commissioner Houck confirmed that the discussion remained on-topic, that all parties stated to be in attendance were, in fact, in attendance and that no decisions were made. Moved by Commissioner Houck, seconded by Commissioner Smith to come out of executive session. The executive session stayed on topic, and the members participating were consistent with those read into the motion to go in.

**EXECUTIVE SESSION PURSUANT TO C.R.S. § 24-6-402(4), PERSONNEL MATTERS RELATED TO THE DEPUTY COUNTY ATTORNEY, AND PURSUANT TO C.R.S. 24-6-402(4)(E)(I), FOR DETERMINING NEGOTIATION POSITIONS RELATIVE TO PERSONNEL MATTERS RELATED TO THE DEPUTY COUNTY ATTORNEY.** Moved by Commissioner Houck, seconded by Commissioner Puckett Daniels to go into executive session pursuant to Colorado Revised Statute 24-6-402(4), personnel matters related to the Deputy County Attorney and pursuant to Colorado Revised Statute 24-6-402(4)(E)(I), for determining negotiation positions relative to personnel matters related to the Deputy County Attorney. So this executive session will include the full Board of County Commissioners and the Deputy County Attorney. We have an affirmative acknowledgment that Alex would like to do this in Executive Session so that'll include the Board now.

The board went into executive session at 11:48 am. *Executive sessions of the Board of County Commissioners are conducted as per C.R.S. 24-6-402(4). This specific session was conducted as per C.R.S. 24-6-402(4).*

Attorney Statement Regarding Executive Session

Pursuant to C.R.S. 24-6-402(4), I attest that I am the Gunnison County Attorney, that I represent the Gunnison County Board of County Commissioners, that I attended all of the above referenced executive session, that all of the executive session was confined to the topic authorized for discussion pursuant to C.R.S. 24-6-402(4) and that, because in my opinion all of the discussion during the executive session constituted a privileged attorney-client communication, no record of the executive session was required to be kept and no such record was kept.

Date: \_\_\_\_\_

\_\_\_\_\_  
Matthew Hoyt  
Gunnison County Attorney

Chairperson Statement Regarding Executive Session

Pursuant to C.R.S. 24-6-402(4), I attest that I am the Chairperson of the Gunnison County Board of Commissioners, that I attended all of the above referenced executive session, and that all of that executive session was confined to the topic authorized for discussion pursuant to C.R.S. 24-6-402(4).

Date: \_\_\_\_\_

\_\_\_\_\_  
Jonathan Houck, Chairperson  
Gunnison County Board of Commissioners

The Board came out of executive session at 12:12 pm. Commissioner Houck confirmed that the discussion remained on-topic, that all parties stated to be in attendance were, in fact, in attendance and that no decisions were made. **Moved** by Commissioner Houck, seconded by Commissioner Smith to come out of executive session. It was a personnel matter with the Deputy County Attorney who participated and at his choice it was done in executive session, which is under State law. That's their decision to make so we honored that. We stayed on task and we're ready to come out of executive session.

**ADJOURN:** Commissioner Houck adjourned the meeting at 12:13 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](http://gunnisoncounty.org)*

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

**RESOLUTION NO. 2024-27**

**A RESOLUTION AUTHORIZING NOTICE OF HEARING TO PETITIONERS FOR ABATEMENT OR REFUND OF TAXES BY EMAIL OR FACSIMILE**

WHEREAS, Colorado Revised Statutes (C.R.S.) section 39-1-113 requires the Board to hold hearings for petitions for abatement or refund of taxes ("Petition" or "Petitions") and to provide at least seven days' notice of such Petition hearings to petitioners or their agents; and

WHEREAS, C.R.S. section 39-1-113 allows the Board, by resolution, to allow notifications of Petition hearings by email or facsimile; and

WHEREAS, the Board desires to allow notifications of Petition hearings by email or facsimile;

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

1. Notice of date, time and place of hearings for Petitions may be delivered by email or facsimile to petitioners and/or petitioners' agents if such persons elect to receive notification by email or facsimile; and
2. If a petitioner and/or a petitioner's agent does not elect to receive notification of Petition hearing by email or facsimile, the Board will send the required notice of the Petition hearing by mail.

INTRODUCED by Commissioner Smith, seconded by Commissioner Puckett Daniels, and adopted this 6<sup>th</sup> day of August 2024.

BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF GUNNISON, COLORADO

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

**BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY, COLORADO  
RESOLUTION NO. 2024-28**

**A RESOLUTION ADOPTING POLICY 1.2.11.2.4, RECORDS RETENTION SCHEDULES – CLERK & RECORDER**

WHEREAS, Gunnison County has established a uniform policy format and an adoption and periodic review process to promote consistency and uniformity throughout the organization; and

WHEREAS, the attached Records Retention Schedule – Clerk & Recorder Policy (Exhibit A) was created to reflect the current and legal records retention policies adhered to by the Gunnison County Clerk & Recorder's Office.

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

1. The attached Records Retention Schedule – Clerk & Recorder Policy (Exhibit A) is adopted;
2. Effective immediately, this new Records Retention Schedule – Clerk & Recorder Policy prevails over any and all conflicting Records Retention Schedules for the Clerk & Recorder's Office.
3. In the event that future modifications to the attached Records Retention Schedule – Clerk & Recorder Policy (Exhibit A) are deemed necessary, the County Manager will decide whether or not to schedule the matter for approval/ratification by the BOCC, in accordance with Gunnison County Policy #1.1.1.

INTRODUCED by Commissioner Smith, seconded by Commissioner Puckett Daniels, and adopted this 6<sup>th</sup> day of August 2024.

BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF GUNNISON, COLORADO

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

**BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY  
RESOLUTION NO. 24 - 29**

**A RESOLUTION APPROVING AMENDMENTS TO THE GOLD BASIN INDUSTRIAL PARK SPECIAL AREA REGULATIONS, LEGALLY DESCRIBED AS 38.79 ACRES IN NE4NW4. SECTION 11 49N1W #499861 AND PORTIONS OF 21.28 ACRES IN SE4SW4. SECTION 2 49N1W #499861, COUNTY OF GUNNISON, STATE OF COLORADO**

WHEREAS, the Gold Basin Industrial Park Special Area Regulations were adopted by the Gunnison County Board of Commissioners May 15, 2005 to regulate land uses within that Special Area; and

WHEREAS, Section 12 of those Regulations provides the mechanism whereby said Regulations may be amended; and

WHEREAS, pursuant to Section 12 the Board of County Commissioners Board made a motion directing the Community Development Department to submit a proposed amendment of the Regulations to the Planning Commission to allow for "overflow vehicle impound lots" in Gold Basin on July 2, 2024, and

WHEREAS, the Gunnison County Planning Commission reviewed the proposed amendment on July 18, 2024 and forwarded a recommendation for approval of the amendment to the Board of County Commissioners; and

WHEREAS, the Gunnison County Board of Commissioners has considered the Planning Commission recommendation and the following review standards pursuant to Gold Basin Industrial Park Special Area Regulations Section 12:B.2.c.4(a) *Review Standards*:

1. CONSISTENCY WITH ANY COMPREHENSIVE PLAN ADOPTED BY GUNNISON COUNTY. Consistency of the proposed amendment with any applicable comprehensive plan adopted by Gunnison County.
2. CHANGED CONDITIONS. Changed conditions, including the economy of Gunnison County.
3. EFFECT ON THE NATURAL ENVIRONMENT. Effect of the proposed amendment on the natural environment.
4. COMMUNITY NEEDS. Community needs.
5. DEVELOPMENT PATTERN. Development pattern.
6. CHANGES IN APPLICABLE LAW. Changes in applicable law.
7. PUBLIC HEALTH, SAFETY AND WELFARE. Public health, safety and welfare.
8. COMPLIANCE WITH ANY APPLICABLE INTERGOVERNMENTAL AGREEMENTS ADOPTED BY GUNNISON COUNTY. Compliance with any applicable intergovernmental agreements adopted by Gunnison County.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, to approve an amendment to Section 5:B. *Permitted Uses on Leasehold Areas* of the Gold Basin Industrial Park Special Area Regulations to include "overflow vehicle impound lots."

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 6<sup>th</sup> day of August 2024.

BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF GUNNISON, COLORADO

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