

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING MINUTES
February 4, 2025**

The February 4, 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
Elizabeth Smith, Vice-Chairperson
Jonathan Houck, Commissioner
Matthew Hoyt, County Attorney

Matthew Birnie, County Manager
Holly Perry, Deputy County Clerk
Others Present as Listed in Text

GUNNISON COUNTY LOCAL LIQUOR LICENSING AUTHORITY MEETING:

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

ALCOHOL BEVERAGE LICENSE #03-04246; CRESTED BUTTE LLC DBA PARADISE RESTAURANT; 2/4/2025 TO 2/4/2026

Moved by Commissioner Houck, seconded by Commissioner Smith to approve alcohol beverage license for Crested Butte LLC doing business under Paradise Restaurant as presented this morning. Motion carried unanimously.

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

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:

CALL TO ORDER: Commissioner Puckett Daniels called the meeting to order at 8:31 am.

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

MINUTES APPROVAL: **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve the January 21, 2025 Regular Meeting minutes with the corrections as noted on the record. Motion carried unanimously.

1. January 21, 2025 Regular Meeting

SCHEDULING: The Upcoming Meetings Schedule was discussed and updated.

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

1. First Amendment to Professional Services Agreement; CBS Accounting LLC; 10/2024 to 12/2024; \$3,500
2. Acknowledgement of County Manager's Signature; Engagement Letter for Arbitrage Compliance Services; Arbitrage Compliance Specialists; Finance; 1/30/2020 to 1/30/2025; \$3,180
3. Memorandum of Understanding Amendment #2; Colorado Department of Early Childhood; Health and Human Services; 1/1/2025 to 6/30/2026
4. Grant Agreement Amendment #1; CTGG1 QAAA 2025-2669; Health and Human Services; 10/1/2024 to 9/30/2025: \$75,000
5. Contract Agreement; AIP Project No. 3-08-0030-065-2024; Gunnison – Crested Butte Regional Airport; \$2,284,960
6. Policy Statement; Disadvantaged Business Enterprise Program; Gunnison-Crested Butte Regional Airport
7. Request for Applications; Colorado Family Planning; RFA # 33803782; Health and Human Services; \$168,239.97
8. Community of Practice Facilitator Scope of Work Agreement; Cannabis Prevention Education Project Spring 2025; Juvenile Services; 2/1/2025 to 5/12/2025
9. Professional Services Agreement; Walter Sorrentino; CBOE Hearing Officer; 10/1/2025 to 10/31/2026
10. Simple Gift Application; Rocky Mountain Health Foundation; Health and Human Services; \$10,000
11. Small Dollar Grant Agreement; 23BRIC25-GUNN; Emergency Services; 10/24/2024 to 6/30/2026; \$95,137 with \$23,784.50 Local Match

COUNTY MANAGER'S REPORTS:

1. Sawtooth - CM Birnie noted there were some challenges with weather, but everything is starting to take shape. He relayed that the Gunnison Valley Regional Housing Authority has had over 200 respondents for the 32 units.
2. Public Works – CM Birnie commented that Public Works did some work in the river by Gold Basin to break the main channel free to avoid flooding into residences nearby.

ALTERNATE APPEAL SCHEDULE REQUEST 2025; GUNNISON COUNTY ASSESSOR'S OFFICE

County Assessor Alexandra Cohen was present for discussion.

Assessor Cohen noted the Assessors have used this appeal schedule since 2017 and allows them to have more time to investigate the appeal concerns or look at properties if needed. Commissioner Puckett Daniels noted that the alternate schedule allows for any delays in the mail service. **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve the alternate schedule request for 2025 from the Gunnison County Assessor's Office. Motion carried unanimously.

LOT CLUSTER; LUC-24-00055; SUSAN AND PATRICK WALLACE Planner Jena Greene and applicants Susan and Patrick Wallace were present for discussion.

Planner Greene stated this is an application for a lot cluster in CB South and the applicants would like to cluster lots to maintain a unified parcel. Commissioner Puckett Daniels noted this feels different than what is wanted in the strategic plan in terms of driving density where density exists. Assistant County Manager for Community and Economic Development Cathie Pagano noted it makes sense to have less density on the hillside. CA Hoyt noted that there will be some proposed amendments coming from the Property Owners Association to the special area regulations governing CB South. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve LUC-24-00055, it is a lot cluster application from Susan and Patrick Wallace, as presented this morning and authorize the full Board's signature on the document. Motion carried unanimously.

MINOR IMPACT SUBDIVISION; LUC-24-00035; KEVIN GRAHAM; A RESOLUTION APPROVING LUC-24-00035, A LAND USE CHANGE PERMIT APPLICATION FOR A MINOR IMPACT LAND USE CHANGE FOR A TWO LOT SUBDIVISION AT A PARCEL COMMONLY DESCRIBED AS 225 COLUMBINE RD. GUNNISON, AND LEGALLY DESCRIBED AS T49N, R1W, N.M.P.M. SECTION 14: A TRACT OF LAND LOCATED IN THE NW¼ SE¼ OF SAID SECTION, MORE PARTICULARLY DESCRIBED IN THE PERSONAL REPRESENTATIVE'S DEED AT RECEPTION NO. 696278, COUNTY OF GUNNISON, STATE OF COLORADO Planning Director Hillary Seminick was present for discussion.

Commissioner Puckett Daniels relayed they need to decide if an additional public hearing is needed. PD Seminick stated that nothing has changed from the previous hearing and the public comment that was stated was addressed. It was decided that another public hearing is not needed. Commissioner Smith asked for clarification of the HOA rules. Assistant County Manager for Community and Economic Development Cathie Pagano noted the applicant agreed to place those additional constraints on his property due to the expressed concerns. However, CA Hoyt expressed that was not a regulatory requirement. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve Resolution 2025-6 A Minor Impact Subdivision in reference to LUC-24-00035 and approving that subdivision as presented this morning. Motion carried unanimously.

EXPANSION OF COMMERCIAL USE, MAJOR IMPACT, SKETCH PLAN REVIEW; LUC-24-00021; HARMELS ON THE TAYLOR; A RESOLUTION APPROVING LUC-24-00021, A LAND USE CHANGE PERMIT APPLICATION FOR SKETCH PLAN REVIEW OF A MAJOR IMPACT LAND USE CHANGE FOR AN EXPANSION OF COMMERCIAL USE AT HARMELS ON THE TAYLOR ON THE PARCEL OF LAND COMMONLY KNOWN AS PARCEL NO. 3433-000-00-026, 6748 COUNTY ROAD 742, TAYLOR RIVER CANYON, ALMONT, COLORADO; LEGALLY DESCRIBED AS 146.07 ACRES IN SECTIONS 21, 27 & 28, TOWNSHIP 15S, RANGE 84W AND MORE SPECIFICALLY DESCRIBED WITHIN THE WARRANTY DEED RECORDED AT RECEPTION NO. 678328, COUNTY OF GUNNISON, COLORADO Planning Director Hillary Seminick and Attorney Jacob With were present for discussion.

Commissioner Puckett Daniels stated the first decision needs to decide if an additional public hearing is needed. PD Seminick noted there were two joint public hearings and approval would allow the application to move into the preliminary plan phase. She also stated the only new information was the linkage of game camera videos to the website. There was also a high degree of public interest with 47 written comments in addition to public testimony. Commissioner Smith, Commissioner Houck, and Attorney With stated they did not think another public hearing was necessary, however, Commissioner Puckett Daniels relayed another would give the applicant to take in public comment before the next step. After some discussion, Commissioner Puckett Daniels commented she did see both sides and is fine moving forward. PD Seminick then noted there is an amendment made to the resolution in the packet where all the information didn't get migrated over on page 6, section 3 and the correct information was on page 22 of Exhibit A. **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve Resolution 2025-7, a Resolution Approving LUC-24-00021, A Land Use Change Permit Application for a Sketch Plan Review of a Major Impact Land Use Change for Expansion of Commercial Use of the Harmels on the Taylor. Commissioner Houck noted this still leaves opportunities for public comments as they move through the process. Motion carried unanimously.

UNSCHEDULED PUBLIC COMMENT:

1. Jacob With – Attorney With stated that he is seeing an issue within the County and his practice where the market for fiduciaries is not matching with the need. He asks that the Commissioners take a leadership role in trying to address that. Commissioner Puckett Daniels mentioned bringing this to Assistant County Manager for Health, Human and Safety Services Joni Reynolds’s attention.

COMMISSIONER ITEMS:

Commissioner Smith:

1. Colorado Counties, Inc. Steering Committees (CCI) & Counties & Commissioners Acting Together (CCAT) – Commissioner Smith attended these meetings last week in Denver.
 - a. Senate Bill 25-047 is the enforcement of Federal immigration and as an organization to which CCI landed on a monitor instead of an advocacy or opposition.
 - b. Senate Bill 25-040 covers the future of severance taxes and a water funding task force. She relayed for a nine-person body, they only had one municipal representative that receives severance taxes and one commissioner, and she requested more local government representation on that committee.
 - c. House Bill 25-1144 is to repeal retail delivery fees which she states is a valuable resource for counties for the road and bridge revenue. It was also put on a monitor status.
 - d. House Bill 25-1014 is about increasing efficiency of division of water resources. CA Hoyt recommended reaching out to the Water Quality/Quantity Committee (QQ) to follow this and get their recommendations.
 - e. Commissioner Smith relayed that CCI is in an amend position with the modular housing due to the lack of information and that out of the 15 members on the task force, 12 are comprised of the modular industry. Commissioner Houck noted interpretation of building officials could be different. CM Birnie noted they spoke to Fading West about this but have not received a response yet.
2. Immigrant Community – Commissioner Smith attended a meeting with people who are working with the immigrant community. She commented that there are a lot of false alarms regarding ICE raids and this group is trying to organize the responsiveness of accurate information.

Commissioner Houck:

1. City of Gunnison – Commissioner Houck attended their open house and saw a lot of positive aspects.
2. Energy Carbon Management Commission (ECMC) – Commissioner Houck noted they put in their party status for their wildlife habitat mapping and he will testify on behalf of Gunnison County. He stated the Counties’ big piece is the sage-grouse habitat management across the range. CA Hoyt commented that you can be a party or a member of the public and the County does not need party status so they plan to withdraw as a party but want to put in public comment.
3. Mt. Crested Butte Elected Dinner– Commissioner Houck attended with Commissioner Smith.
4. Club 20 – Commissioner Houck has been reviewing the Club 20 Public Lands Natural Resources Policy Statements.
5. Department of Natural Resources (DNR) – Commissioner Houck hosted Director Dan Gibbs and staff to discuss the State Park Concept.
6. Senator Bennet and Senator Hickenlooper – Commissioner Houck relayed the Senators are now directly engaging with the Marble Town Council about the Mill Site parking issue.
7. Gunnison Outdoor Resource Protection Act (GORP) – Commissioner Houck has been keeping the stakeholders informed. He also has a request to Congressman Hurd to set up a meeting with him to bring him up to speed.

Commissioner Puckett Daniels:

1. Sustainable Tourism and Outdoor Recreation Committee (STOR) – Commissioner Puckett Daniels relayed they have allocated the Gunnison Stewardship Fund for this year.
2. Metropolitan Recreation District (MetRec) – Commissioner Puckett Daniels met with some folks to discuss the draft recreation master plan.
3. Gunnison Valley Journal – Commissioner Puckett Daniels attended an event at the Mallardi.
4. Winter Travel Management – Commissioner Puckett Daniels has talked to several people in the community and expressed the continued high level of public interest.
5. Glass Parcel – Commissioner Puckett Daniels met with consultant team to discuss the state of housing in the valley.
6. Colorado Association of Ski Towns (CAST) meeting – Commissioner Puckett Daniels attended the meeting in Breckenridge and attended a presentation on geothermal micro districts as well as housing strategies. She also connected with Vail Vice President of Public Affairs Brendan McGuire.
7. Gunnison Valley Transportation Planning Region (GVTPR) – Commissioner Puckett Daniels noted she will be at the meeting next week with Assistant County Manager for Public Works Martin Schmidt.

EXECUTIVE SESSION PURSUANT TO C.R.S. § 24-6-402(4), PERSONNEL MATTER(S). GUNNISON COUNTY ATTORNEY PERFORMANCE REVIEW Moved by Commissioner Houck, seconded by Commissioner Smith that pursuant to Colorado Revised Statue 24-6-402(4), regarding personnel matters that we enter into executive session to do the annual Gunnison County Attorney performance review and the participants in that review will be the Board of County Commissioners and the County Attorney and it will be recorded as per statute. Motion carried unanimously.

The board went into executive session at 10:03 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: _____

Laura Puckett Daniels, Chairperson
Gunnison County Board of Commissioners

Moved by Commissioner Houck, seconded by Commissioner Smith to come out of executive session. We were able to take on the personnel matter which was the annual review of the Gunnison County Attorney. We stayed on task, we recorded that as required by statute and the participants in the review were consistent with those I read into the motion to enter the executive session. Motion carried unanimously. The Board came out of executive session at 11:20 am.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting at 11:21 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

**BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY
RESOLUTION NO. 25 - 6**

A RESOLUTION APPROVING LUC-24-00035, A LAND USE CHANGE PERMIT APPLICATION FOR A MINOR IMPACT LAND USE CHANGE FOR A TWO LOT SUBDIVISION AT A PARCEL COMMONLY DESCRIBED AS 225 COLUMBINE RD. GUNNISON, AND LEGALLY DESCRIBED AS T49N, R1W, N.M.P.M. SECTION 14: A TRACT OF LAND LOCATED IN THE NW¼ SE¼ OF SAID SECTION, MORE PARTICULARLY DESCRIBED IN THE PERSONAL REPRESENTATIVE’S DEED AT RECEPTION NO. 696278, COUNTY OF GUNNISON, STATE OF COLORADO.

WHEREAS, The Applicant, Kevin Graham, proposes a two-lot subdivision of a 2.19 acre lot at 225 Columbine Rd, in the Hartman Rocks area of Gunnison, CO. The subject parcel is within, but not a part of, Panoview Park Subdivision. The proposal creates two new lots, 1.12 acre Tract A and 1.09 acre Tract B; and,

WHEREAS, the Gunnison County Planning Commission, in a joint public hearing with the Gunnison County Board of County Commissioners on December 19, 2024, unanimously approved recommendation of the subdivision application to the Gunnison County Board of County Commissioners with certain findings and conditions; and

WHEREAS, the Board of Commissioners did, on February 4, 2025, 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 December 19, 2024 recommendation, with the following Findings and Conditions of Approval:

FINDINGS:

The Board finds that:

1. The Planning Commission classified the application as a Minor Impact Project, based upon the impact classification found in Section 6-102: Projects Classified as Minor Impact Projects A, 2-4 Units.
2. The proposed activity will not adversely impact Gunnison sage-grouse or their habitats beyond that which has already occurred. Conditions for the subdivision are in Administrative Review Certificate No. 178, Series 2024 recorded on September 10, 2024 at Reception No. 698387.
3. The subdivision is located within the Gunnison Three-Mile Plan and Urban Growth Boundary (1997) and City of Gunnison Comprehensive Plan (2020) areas; and received a letter of support without conditions from the City of Gunnison Planning and Zoning Commission on August 14, 2024.
4. The land use change complies with all applicable requirements of the Gunnison County and Use Resolution and Section 6-10: Standards of Approval for Minor Impact Projects.
5. This application is consistent with the standards and requirements of this Resolution.
6. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Community Development file relative to this application; including all exhibits, references and documents as included therein.

Conditions of Approval:

1. This permit is limited to activities described within the “Project Description” of this application, and as depicted on the Plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the Gunnison County Land Use Resolution.
2. A separate Gunnison Sage-grouse analysis will be required, which may include additional conditions, for any proposed development in the future not addressed in Administrative Review Certificate No. 178, Series 2024 recorded on September 10, 2024 at Reception No. 698387.
3. Future development will comply with Colorado Geologic Survey recommendation that “...any grading cuts with a vertical component of more than four feet be disallowed or evaluated for stability.” Pursuant to LUR Section 11-104 Development in Areas Subject to Geologic Hazards, a geotechnical analysis will be required prior to any development.
4. Applicant shall use bear-proof trash containers to minimize human-bear conflict.
5. Any fencing shall be built using wildlife friendly specs so as not to restrict movement of elk, deer, and other wildlife.

- 6. All pet food sources shall be kept secure to not attract bears, predators, and/or nuisance wildlife species.
- 7. No livestock, other than chickens and 4-H project animals, shall be permitted on the property.
- 8. 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.
- 9. 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.
- 10. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the Plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the Gunnison County Land Use Resolution.
- 11. This approval is founded on each individual finding and condition. Should the applicant successfully challenge any such finding or condition, this approval is null and void.
- 12. 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.
- 13. 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.
- 14. 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. LUC-23-00015 Spezze 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 Houck, seconded by Commissioner Smith, and adopted this 4th day of February 2025.

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. 25 - 7**

A RESOLUTION APPROVING LUC-24-00021, A LAND USE CHANGE PERMIT APPLICATION FOR SKETCH PLAN REVIEW OF A MAJOR IMPACT LAND USE CHANGE FOR AN EXPANSION OF COMMERCIAL USE AT HARMELS ON THE TAYLOR ON THE PARCEL OF LAND COMMONLY KNOWN AS PARCEL NO. 3433-000-00-026, 6748 COUNTY ROAD 742, TAYLOR RIVER CANYON, ALMONT, COLORADO; LEGALLY DESCRIBED AS 146.07 ACRES IN SECTIONS 21, 27 & 28, TOWNSHIP 15S, RANGE 84W AND MORE SPECIFICALLY DESCRIBED WITHIN THE WARRANTY DEED RECORDED AT RECEPTION NO. 678328, COUNTY OF GUNNISON, COLORADO.

WHEREAS, the Applicant, Harmels on the Taylor LLC, represented by Jacob With, Esq., of Law of the Rockies, request a Sketch Plan Review of a Major Impact Expansion of Commercial Use (Application) to expand existing commercial lodging and employee housing facilities at the 146.13-acre property at 6748 County Road 742, Almont; Parcel No. 3433-000-00-026; and,

WHEREAS, The existing Harmels infrastructure includes:

- 1. The restaurant building.
- 2. Approximately 39 cabin units.
- 3. Approximately 3 corrals and a stable.

4. Multiple septic systems and multiple drain fields.
5. 2 additional bunkhouses.
6. 2 wood sided buildings south of the restaurant building.
7. 1 shed.
8. Laundry facility.

WHEREAS, the proposed changes include:

1. Southwest Quadrant
 - a. Abandoning the septic systems and drain fields and replacing them with a new, state approved wastewater treatment plant.
 - b. Removing the 2 additional bunkhouses that currently exist.
 - c. Removing the 2 wood sided buildings.
 - d. Constructing 4 cabins.
 - e. Removing the existing laundry facility and bathhouse.
2. Northwest Quadrant
 - a. Converting bunkhouse M to an employee/workforce housing.
 - b. Constructing four employee/workforce housing lodges that can accommodate five to six employees each for a total of 22 more employee/workforce housing unit
 - c. Installing 35 RV sites.
 - d. Constructing a new bath/laundry facility.
 - e. Installing 19 storage units to accommodate the needs of homeowners in this area to improve aesthetics and reduce road traffic to storage facilities located in Gunnison.
 - f. Constructing 7 new cabins.
3. Southeast Quadrant
 - a. Constructing 1 cabin between other existing cabins.
4. Northeast Quadrant
 - a. Converting the lodge, which is units 20-27, into workforce housing.
 - b. Constructing a new laundry facility.
 - c. Installing a new steel shop and laundry facility.
 - d. Installing a new horse corral.
 - e. Installing a new recreational space/picnic area.

The net impact of the proposal is as follows:

1. 30 residential¹ housing units.
2. A new wastewater treatment plant to replace several existing septic systems.
3. Two new laundry facilities instead of the old laundry facility.
4. Renovated utilities for the cabins that improve health and safety protections for residents.
5. Increase the number of guest cabins from 25 to 33 guest cabins.
6. A new shop.
7. A new basketball court and a new soccer, baseball and volleyball court.
8. 35 new residential RV sites.
9. 19 storage units.

The estimated total new square footage of cabins and workforce housing is estimated to be 48,900 square feet. The total new square footage for the laundry facilities is estimated to be 3,300 square feet. The total new square footage of storage units is estimated to be 11,970 square feet. The total new square footage of recreational fields/picnic area is estimated to be 60,000 square feet. The recreational field/picnic area is currently an open lawn/field. The total proposed residential housing is 30 units. Harmels on the Taylor is willing to provide employee housing "not only for its only employees but also for the workforce housing needs of the community." The Applicant has stated the "overall operations would be year route for all new cabins and new employee housing units and May through October for the existing units."

Table 1. Existing and Proposed Uses Matrix

Project Reference Number	Assessor Structure Number	Assessor Description	Assessor Floor Area (SF)	Description on 3/29/24 "Overall Site Plan"	Quadrant	Proposed Change in Use/New Use in Project Description	New Floor Area (SF)
1	1	Residential	593	Not Shown	SW	Demo	-593
2	2	Residential	864	Not Shown	SW	Demo	-864
3	3	ADU residential and commercial	708	Bunkhouse M	NW	Workforce Housing (dorm style for up to 4 employees)	0
4	4	ADU Residential	1260	Not Shown	SW	Demo	-1260

¹ The Applicant has referred to this as "Employee/Workforce Housing"; however, because deed restriction was not submitted at Sketch plan, it does not meet the definition of Workforce Housing at this time. The Applicant has represented a deed restriction will be submitted in subsequent review phases.

Project Reference Number	Assessor Structure Number	Assessor Description	Assessor Floor Area (SF)	Description on 3/29/24 "Overall Site Plan"	Quadrant	Proposed Change in Use/New Use in Project Description	New Floor Area (SF)
		and Commercial					
5	5	ADU Residential and Commercial	1568	Dining/Kitchen	SW	No Change	0
6	6	Restaurant 68% Retail/Store 17% Lodge 25%	8270	Store/Office Kitchen/Dining	SW	No change	0
7	7	Commercial Cottage	596	Unit 10	NE	No Change	0
8	8	Commercial Cottage	399	Unit 3	NE	No Change	0
9	9	Commercial Cottage	301	Unit 4	NE	No Change	0
10	10	Commercial Cottage	406	Unit 5	NE	No Change	0
11	11	Commercial Cottage	285	Unit 6	NE	No Change	0
12	12	Commercial Cottage	575	Unit 7	NE	No Change	0
13	13	Commercial Cottage	405	Unit 8	NE	No Change	0
14	14	Commercial Cottage	668	Unit 15	SE	No Change	0
15	15	Commercial Cottage	648	Unit 19	SE	No Change	0
16	16	Commercial Cottage	669	Unit 14	SE	No Change	0
17	17	Commercial Cottage	897	Unit 12	SE	No Change	0
18	18	Commercial Cottage	471	Unit 2	SW	No Change	0
19	19	Commercial Cottage	640	Unit 9	NE	No Change	0
20	20	Commercial Cottage	668	Unit 13	SE	No Change	0
21	21	Commercial Cottage	305	Unit 11	SE	No Change	0
22	22	Commercial Cottage	1568	Units 36-39	SE	No Change	0
23	23	Commercial Cottage	674	Unit 18	SE	No Change	0
24	24	Commercial Cottage	555	Unit 16	SE	No Change	0
25	25	Commercial Cottage	1188	Unit 28 & 29	NE	No Change	0
26	26	Commercial Cottage	1022	Units 34 & 35	SE	No Change	0
27	27	Commercial Cottage	1274	Units 30 & 31	NE	No Change	0
28	28	Commercial Cottage	1073	Unit 17	SE	No Change	0
29	29	Commercial Cottage	576	Unit 32	SE	No Change	0
30	30	Commercial Cottage	576	Unit 33	SE	No Change	0
31	31	Commercial Cottage	2568	Lodge 20-27	NE	Workforce Housing (apartment style 8 employees)	0
32	32	Commercial Cottage 69% Light Commercial Utility 31%	1530	Laundry & Storage (Not Shown)	SW	Demo	-1530

Project Reference Number	Assessor Structure Number	Assessor Description	Assessor Floor Area (SF)	Description on 3/29/24 "Overall Site Plan"	Quadrant	Proposed Change in Use/New Use in Project Description	New Floor Area (SF)
33	33	Fam Utility Shed	128	Stables Tack Room (not labeled)	NW	No Change	0
34	34	Stable	708	Stables /Barn	NW	No Change	0
35	n/a	n/a	n/a	4-BD Cabin (Northernmost)	SW	Cabin 1	2,000
36	n/a	n/a	n/a	4-BD Cabin (2 nd Northernmost)	SW	Cabin 2	2,000
37	n/a	n/a	n/a	4-BD Cabin (3 rd Northernmost)	SW	Cabin 3	2,000
38	n/a	n/a	n/a	4-BD Cabin (Southernmost)	SW	Cabin 4	2,000
39	n/a	n/a	n/a	Employee Housing (Northernmost Building)	NW	Employee Lodge 1 (5 apartments)	5477
40	n/a	n/a	n/a	Employee Housing (2 nd Northernmost Building)	NW	Employee Lodge 2 (6 apartments)	6573
41	n/a	n/a	n/a	Employee Housing (3 rd Northernmost Building)	NW	Employee Lodge 3 (6 apartments)	6573
42	n/a	n/a	n/a	Employee Housing (Southernmost Building)	NW	Employee Lodge 4 (5 apartments)	5477
43	n/a	n/a	n/a	New RV Site	NW	35 RV Sites (each site 60x30, total 63,000 sq ft)	63,000
44	n/a	n/a	n/a	Bath/Laundry Facility	NW	Bath + Laundry Facility	800
45	n/a	n/a	n/a	5-BDRM Cabin	NW	Cabin 5	3,000
46	n/a	n/a	n/a	5-BDRM Cabin	NW	Cabin 6	3,000
47	n/a	n/a	n/a	3-BD Cabin	NW	Cabin 7	1,800
48	n/a	n/a	n/a	3-BD Cabin	NW	Cabin 8	1,800
49	n/a	n/a	n/a	3-BD Cabin	NW	Cabin 9	1,800
50	n/a	n/a	n/a	3-BD Cabin	NW	Cabin 10	1,800
51	n/a	n/a	n/a	3-BD Cabin	NW	Cabin 11	1,800
52	n/a	n/a	n/a	3-BD Cabin	SE	Cabin 12	1,800
52	n/a	n/a	n/a	Storage Units	NW	19 Storage Units (available to public)	11970
54	n/a	n/a	n/a	Laundry	NE	Laundry Facility	2,500
55	n/a	n/a	n/a	Shop	NE	Steel Shop (existing 2,400 square feet and no new shop will be constructed)	--
56	n/a	n/a	n/a	Improved Horse Corral	NE	Horse Corral (existing and will be updated without expanding size)	---

Project Reference Number	Assessor Structure Number	Assessor Description	Assessor Floor Area (SF)	Description on 3/29/24 "Overall Site Plan"	Quadrant	Proposed Change in Use/New Use in Project Description	New Floor Area (SF)
58	n/a	n/a	n/a	Wastewater Treatment Plant	SW	Wastewater Treatment Plant	400 (this is subject to change based on state requirements)

and,

WHEREAS, the Harmels on the Taylor Expansion of Commercial Use Major Impact Sketch Plan Application ("Application") was submitted on April 23, 2024 and determined a complete application on May 14, 2024; and,

WHEREAS, the Planning Commission held public work sessions and public hearings to discuss the Application on the following dates:

- August 1, 2024 Planning Commission Work Session
- October 3, 2024 Planning Commission Work Session and Site Visit
- November 21, 2024 Planning Commission and BOCC Joint Public Hearing
- January 9, 2025 Continued Planning Commission and BOCC Joint Public Hearing

WHEREAS, joint public hearings were conducted on November 21, 2024 and January 9, 2025 by the Planning Commission and Board of County Commissioners, in which the Commission and BOCC received and considered both written and oral public comment; and

WHEREAS, at the January 9, 2025 joint public hearing; after a review of the application and all information, documentation, and testimony related to it, the Gunnison County Planning Commission tendered a Recommendation of Approval with findings and conditions to the Board of County Commissioners; and

NOW THEREFORE, the Board of County Commissioners hereby adopts in full the Planning Commission's recommendation and the findings of fact therein, and makes these findings of fact:

1. The project is a Major Impact pursuant to Section 7-101:C. Expansion or Change of Commercial or Industrial Use Larger than 10,000 sq. ft. or More.
2. Pursuant to Section 7-102: Standards of Approval for Major Impact Projects, the Commission hereby finds and concludes:
 - a. This Sketch Plan application is generally consistent with the standards and requirements of the Resolution, pursuant to Section 7-103, i.e., compliance of the proposed land use change with the standards of the Resolution are required to be determined broadly and conceptually during Sketch Plan review. This application has addressed, and the Commission has evaluated this submittal for its integration of the standards of the Resolution within its conceptual presentation of the proposed development pursuant to the foregoing standard.
 - b. The applicant has submitted sufficient evidence at this stage of the process to demonstrate that the project concept is compatible with the community character, taking into account the appropriate modifications discussed above.
 - c. Phasing has not been proposed by the applicant within this Sketch Plan submittal.
 - d. All uses have been identified on lots within this proposed development.
3. The following have been identified as potential issues related to this application during the Sketch Plan review process:
 - a. Concerns regarding potential impacts to wildlife as described in Section 11-106: *Protection of Wildlife Habitat Areas*.
 - b. Concerns regarding development within a geological hazard area further described in Section 11-104: *Development in Geologic Hazard Areas*.
 - c. Concerns regarding whether there is sufficient demand for storage units.
 - d. Concerns regarding how the "employee housing" component would be managed.
 - e. Concerns regarding operation of the proposed dump station.
 - f. Concerns regarding potential ATV/UTV usage on the property.
 - g. Concerns regarding the proposed water supply impacting adjacent wells.
 - h. Concerns regarding the proposed wastewater treatment plant that is proposed to treat existing wastewater and wastewater generated by the expansion of use.
 - i. Concerns regarding the accuracy of a traffic study that does not consider the currently "closed" Spring Creek Reservoir and the bridge closures on Spring Creek Road impacting access to the Doctor Park trailhead.

- j. Neighboring property owner concerns regarding compatibility with the current neighborhood character.
 - k. Concern regarding operation of the RV sites and potential wildfire hazard.
 - l. Concerns regarding traffic impacts from a public dump station.
 - m. Concerns regarding guest and visitor circulation during peak occupancy.
4. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Community Development file relative to this application; including all exhibits, references and documents as included therein.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that no additional public hearing on the Application need be conducted by the BOCC, and further, the BOCC hereby approves the Application for LUC-23-00032 as recommended by the Planning Commission, with the following conditions:

1. Pursuant to Section 7-103: C., in the submittal of Preliminary Plan, the applicant shall formulate detailed, designed/engineered solutions to the issues and concerns identified during this Sketch Plan review, and shall address, in a site-specific manner, all other issues that are relevant to the Preliminary Plan.
2. The Preliminary Plan application shall address how the application and proposed development will address the following issues identified during the Sketch Plan review process:
 - A. The Applicant will include an ATV/UTV management plan with the following use limitations generally described:
 1. The applicant will prohibit guests from using ATV/UTVs to and through Harmels property; however, exceptions shall be granted for emergencies and/or guests with disabilities; who may be shuttled within the property by Harmels staff in ATV/UTVs.
 2. ATVs and UTVs stored in units by renters will not be permitted to be driven on the Harmels property except for purposes of loading and unloading the ATVs and UTVs from a trailer to the storage unit.
 3. Employees will continue to use ATV/UTVs for maintenance and general operations.
 4. Applicant will identify an enforcement policy.
 - B. The Applicant will include an RV management plan with the following use limitations generally described:
 1. Outdoor trash receptacles will be provided, like in the rest of the resort, proximate to RV sites. Harmels collects the trash twice a day and puts it into its trash compactor.
 2. A trash disposal location will be provided for RV users. This is anticipated to be the existing waste disposal location for the restaurant. This is in addition to the outdoor trash receptacles in Section b.a.
 3. Identify hours of operation.
 4. Outdoor fire and grill regulations.
 5. Occupancy of RVs will not be permitted during winter for either staff or guests. The Applicant will provide an operation range to ensure clarity for the applicant and for any potential enforcement. RVs will be removed during winter months.
 6. Applicant will identify an enforcement policy.
 - C. The Applicant will provide a needs assessment for the proposed storage units.
 - D. The Applicant will include a storage unit management plan with the following use limitations generally described subject to revisions based on the needs assessment:
 1. All storage unit renters or users must be one of the following (1) the landowner or the operator; or (2) an employee of the landowner or operator, or (3) a person residing, full or part-time, northeast of the intersection of Highway 135 and County Road 742.
 2. Identify proposed hours of operation.
 3. The storage units will not be illuminated after 8:00 p.m.
 4. ATVs and UTVs stored in units by renters will not be permitted to be driven on the Harmels property except for purposes of loading and unloading the ATVs and UTVs from a trailer to the storage unit.
 5. Applicant will identify an enforcement policy.
 - E. The Applicant will address the following regarding employee housing component.
 1. The Applicant will provide a draft deed restriction for the employee housing.
 2. Identify ownership vs. rental units.
 3. Provide a management plan for the units.
 4. Describe the proposed occupancy and duration of occupancy of units.
 - F. The Applicant shall submit a water supply plan that considers impacts to neighboring wells in compliance with county, state, and any other applicable agency or industry standard.
 - G. The traffic study will consider trip demand generated by a fully operational Spring Creek Reservoir and full access to the Doctor Park trailhead.
 1. Identify how vehicles, pedestrians, domestic animals, guests, visitors, will circulate through the property, including access across county roads.
 - H. Demonstration of compliance with LUR Section 11-106: *Protection of Wildlife Habitat Areas*, including submitting a report addressing direct and cumulative impacts to wildlife and its habitats pursuant to Section 11-106:F.4 *Wildlife Habitat Analysis of Minor Impact or Major Impact Projects*.

3. Per LUR Section 7-202(O), approval of this Sketch Plan application constitutes a final decision of approval for the general development concept only but shall not constitute approval of any detailed design or engineering submittals or proposed solutions to specific problems revealed during the Sketch Plan review or later in the review process. Sketch Plan approval by the Board shall not constitute approval of the Major Impact project, or permission to proceed with construction of any aspect of the proposed land use change. Approval at this stage only authorizes the applicant to submit a Preliminary Plan application. If, during the Preliminary and Final Plan reviews, the applicants are unable to fulfill all the requirements of this Resolution or any requirements imposed as part of the Preliminary or Final Plan review, then the application shall be denied at the Preliminary or Final Plan review stage.
4. The applicant shall be required to submit and actively pursue the completion of the Preliminary Plan application within twelve (12) months after the date of approval of the Sketch Plan. Per Section 7-202: Q. Extension of Submittal Deadline, the Board may extend the deadline to submit a Preliminary Plan application for no more than 12 months beyond the date of the 12-month expiration, and only one extension may be granted. Failure to submit a complete Preliminary Plan application within this time period shall render the Sketch Plan approval null and void and require the applicant to begin the Sketch Plan review process again.
5. This approval is founded on each individual finding and condition. Should the applicant successfully challenge, in a judicial proceeding, any such finding or condition, this approval is null and void.
6. This Sketch Plan approval 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.
7. 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 application.
8. 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.
9. This review and decision 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.

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 Houck, and adopted this 4th day of February 2025.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

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