

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING MINUTES
April 15, 2025**

The April 15, 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

John Cattles, Assistant County Manager for
Operations and Sustainability
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 #05-23848-0002; THREE RIVERS RESORT INC DBA THREE RIVERS RESORT; 6/21/2025 TO 6/21/2026

Moved by Commissioner Houck, seconded by Commissioner Smith to approve Alcohol Beverage License for Three Rivers Resort as presented this morning. Motion carried unanimously.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting of the Gunnison County Local Liquor Licensing Authority at 8:30 am.

GUNNISON RIVER VALLEY LOCAL MARKETING DISTRICT MEETING:

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

A RESOLUTION AMENDING THE GUNNISON RIVER VALLEY LOCAL MARKETING DISTRICT BUDGET FOR FISCAL YEAR 2024 AND AMENDING THE APPROPRIATION RESOLUTION Finance Director Ana Cañada was present for discussion.

FD Cañada relayed this is an addition to the ones that were created back in December and it is for 2024. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve and adopt Resolution 1, a Resolution Amending the Gunnison River Valley Local Marketing District Budget for Fiscal Year 2024 and Amending the Appropriation Resolution this morning. Motion carried unanimously.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting of the Gunnison River Valley Local Marketing District at 8:32 am.

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:

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

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

MINUTES APPROVAL: **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve the minutes for March 18, 2025 Regular Meeting and April 1, 2025 Regular Meeting as presented. Motion carried unanimously.

1. March 18, 2025 Regular Meeting
2. April 1, 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. Administrative Services Agreement; Imagine360 Administrators, LLC; Human Resources; 1/1/2025 to 12/31/2025
2. Plan Document and Summary Plan Description for Gunnison County, Colorado; Cost Plus Plan; Imagine360; Human Resources; 1/1/2025 to 12/3/2025
3. Acknowledgment of Appointment; Gunnison Basin Sage-grouse Strategic Committee; Bureau of Land Management Alternate; Andrew Stokes; Remainder of term through 2/1/2026
4. Acknowledgment of Appointment; Gunnison Basin Sage-grouse Strategic Committee; Colorado Parks and Wildlife; Kathy Griffin; Remainder of term through 2/1/2026
5. Acknowledgment of Appointment; Gunnison Basin Sage-grouse Strategic Committee; U.S. Fish and Wildlife Service; Angela Trnka; Remainder of term through 2/1/2026
6. Acknowledgment of Appointment; Sustainable Tourism and Outdoor Recreation Committee; Bureau of Land Management; Brian Brown; Remainder of term through 2/1/2027

7. Acknowledgment of County Manager's Signature; Amendment to Owner-Engineer Agreement; 2302-00790-01 Amendment No. 01; KLJ Engineering LLC; Public Works; 4/1/2025 to 12/31/2025; \$60,850
8. Acknowledgment of County Manager's Signature; County Aid Agreement; Somerset Water Treatment Plan Upgrade; 1/1/2025 to 12/31/2025; \$20,000
9. Acknowledgment of County Manager's Signature; Ground Lease Agreement; GBIP Master Lease LLC; 2/1/2025 to 2/1/2045
10. Award Letter; Grant No. G-202410-06069; Health and Human Services; 4/1/2025 to 3/31/2028; \$66,500
11. Quote Summary; Axon Enterprise, Inc; Sheriff's Office; 7/1/2025 to 6/31/2030; \$99,586.34
12. Acknowledgment; Option Letter #1; Contract No. 2022*2745; Juvenile Services; 3/24/2025 to 6/30/2025; \$34,204
13. Grant Application; Temple Hoyne Buell; Gunnison/Hinsdale Early Childhood Council; Health and Human Services; 9/1/2025 to 8/31/2025; \$30,000
14. Grant Application; Colorado Statewide Parent Coalition; Gunnison/Hinsdale Early Childhood Council; Health and Human Services; 7/1/2025 to 6/30/2025; \$42,002.09
15. Acknowledgment; State of Colorado Intergovernmental Grant Agreement; EIAF-25-027; 3/21/2025 to 4/30/2027; \$200,000
16. Contract Amendment #5; Contract No. 23 IBEH 174456; Sheriff's Office; 7/1/2022 to 6/30/2026; \$TBD
17. Joint Provider Agreement; Colorado Medical Society; Juvenile Services; 4/23/2025; \$3,000
18. Acknowledgment of County Manager's Signature; Amendment No. 2; Professional Services Agreement; MGT Impact Solutions, LLC; 3/7/2023 to 10/31/2025; \$6,150
19. Service Order; 20250403-220820661; Visionary Broadband; Mountain View Apartments; 4/3/2025 to 4/2/2030; \$89,820
20. Grant Request; Next50; Health and Human Services; 2025-2026; \$20,000
21. Order Form; Policy Confluence, Inc (Polco); Administration; 5/25/2025 to 5/24/2027; \$21,300
22. Amendment to Grant Agreement; Federal Award No. 693JJ32340157 Amendment No. 0001; 6/13/2023 to 4/15/2025; \$52,572.79
23. Second Amendment to Professional Services Agreement; CBS Accounting; 10/30/2024 to 4/30/2025; \$2,000
24. Confirmation of Purchase/Sale Agreement; Suncor Energy; Public Works; Confirmation No. GNC-5541-20250401-23690; 4/1/2025 to 12/31/2025; \$670 per ton
25. Acknowledgment; Option Letter #4; Contract No. 2023*2302; 3/24/2025 to 6/29/2025; \$11,500
26. Professional Services Agreement; Black Dragon Development; Facilities; 1/1/2025 to 12/31/2025; \$497,000
27. Development Improvements Agreement; Terra Vista Subdivision; Attorney's Office
28. Trade Contractor Agreement; Spallone Construction, Inc; Facilities; 4/15/2025 to 12/31/2025; \$235,503
29. Trade Contractor Agreement; United Companies; Facilities; 4/15/2025 to 12/31/2025; \$208,400

A RESOLUTION AMENDING THE GUNNISON COUNTY BUDGET FOR FISCAL YEAR 2024 AND AMENDING THE APPROPRIATION RESOLUTION Finance Director Ana Cañada was present for discussion.

FD Cañada noted this is an amendment for the 2024 budget where there were some additional reconciliations. **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve Resolution 2025-17, a Resolution Amending the Gunnison County Budget for Fiscal Year 2024, and Amending the Appropriation Resolution. Motion carried unanimously.

SCHEDULE CHANGE: Commissioner Puckett Daniels relayed they will do the Best and Brightest Management Fellowship Program Memo first due to waiting on staff from the Assessor's office for the Hearing.

DEPARTMENT OF LOCAL AFFAIRS; BEST AND BRIGHTEST MANAGEMENT FELLOWSHIP PROGRAM MEMO

ACM Cattles noted this is a program to give master's students experience working in a local government and the ask is to apply for the grant that supports this program. The Department of Local Affairs (DOLA) will pay for half of the student's salary and the County will pay the rest. Commissioner Houck and Commissioner Smith both expressed interest in pursuing this and thought it would be great opportunity. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve participation in the DOLA Best and Brightest Program, and also be prepared to allocate the matching funds required for our half to participate in this program along with DOLA. Motion carried unanimously.

HEARING; PETITION FOR ABATEMENT OR REFUND OF TAXES; PROPERTY TAX YEARS 2022 & 2023; R030724; PARCEL NO. 3255-120-02-044; LOT F RIVER BEND SUBDIVISION; BRIAN WATTS Appraiser III Chris Nutgrass was present for discussion.

1. Open Hearing. Commissioner Puckett Daniels opened the hearing at 8:52.

2. Public Notice Confirmation. Clerk to the Board Holly Perry confirmed that the hearing had been properly public noticed.
3. Identify Ex Parte Communications. There were no ex parte communications identified.
4. Staff Presentation. Appraiser Nutgrass noted the 2023 portion was approved by the Assessor's Office due to an appeal in 2024 that caused corrections to the record that resulted in granting the 2023 petition. However, they are suggesting a denial for year 2022 because the sales support the current valuation of that property due to a sale on the property that occurred in March of 2018. Commissioner Puckett Daniels confirmed the appraisal date was 36 months backwards from June 30, 2020.
5. Applicant Presentation. The applicant was not in attendance.
6. Board Questions. Commissioner Smith clarified that the 2023 petition has already been approved and the Board is just needing to decide on 2022. Appraiser Nutgrass confirmed.
7. Public Comments. Commissioner Puckett Daniels opened the hearing to comments at 8:56 am. There were no public comments.
8. Acknowledge Correspondence Received. No additional correspondence was identified.
9. Applicant Response. The applicant was not present.
10. Close Hearing. Commissioner Puckett Daniels closed the hearing at 8:57 am and immediately reconvened the Gunnison County Board of County Commissioners meeting.

Moved by Commissioner Puckett Daniels, seconded by Commissioner Houck to deny the petition for abatement or refund of taxes for property tax year 2022, R030724. Motion carried unanimously.

MINOR IMPACT; LUC-24-00053; DUNBAR FAMILY PARTNERSHIP SUBDIVISION; A RESOLUTION CONCERNING LUC-24-00053, A LAND USE CHANGE PERMIT APPLICATION FOR A MINOR IMPACT LAND USE CHANGE FOR A 2-LOT SUBDIVISION LOCATED ON PARCEL #3787-000-00-109 AND LEGALLY DESCRIBED AS TOWNSHIP 49 NORTH, RANGE 1 WEST, NEW MEXICO PRINCIPAL MERIDIAN: A TRACT OF LAND LOCATED WITHIN THE E1/2 OF SECTION 10, AND IN THE W1/2 OF SECTION 11, TOWNSHIP 49 NORTH, RANGE 1 WEST OF THE NEW MEXICO PRINCIPAL MERIDIAN, SAID TRACT OF LAND ALSO BEING A PORTION OF PARCEL 1 OF THE DOS RIOS RANCHES, INC. AS DESCRIBED IN BOOK 385 AT PAGE 294, ACCORDING TO THE DEED RECORDED SEPTEMBER 9, 2016 AT RECEPTION NO. 641870, COUNTY OF GUNNISON, STATE OF COLORADO Planner Rachael Blondy and Adam Ostmeyer were present for discussion.

Planner Rachel Blondy noted the applicant is interested in subdividing a lot that is south of Gunnison into two lots, a 109.9-acre lot, and a 7.31-acre lot, in order for the current tenant to own the smaller lot. She then confirmed that Dos Rios water and sewer can be extended if needed for future development. Planner Blondy requested for the Commissioners to decide if another public hearing was necessary and then move forward from there with a decision. After a brief discussion, the Board decided that an additional public hearing was not needed. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve Minor Impact Project LUC-24-00053, the Dunbar Family Partnership Subdivision, as presented this morning and authorize the Chair's signature on the plat. The motion was amended to include the adoption of Resolution number 18. Motion carried unanimously.

A RESOLUTION AMENDING RESOLUTION NO. 22-21 SCHEDULE OF FEES FOR THE COMMUNITY DEVELOPMENT DEPARTMENT PERMIT APPLICATIONS; AMENDING RESOLUTION NO. 17-12 FOR GUNNISON SAGE-GROUSE REVIEW FEES; AND AMENDING RESOLUTION NO. 11-17 FOR OIL AND GAS OPERATION APPLICATION FEES Assistant County Manager for Community and Economic Development Cathie Pagano and Planning Director Hillary Seminick were present for discussion.

Commissioner Puckett Daniels asked for clarification on the memo versus the resolution because there seemed to be discrepancies. ACM Pagano clarified the memo did not change and is included for reference, but the resolution is only for land use fees and the building permit fees will occur later since they require a public hearing. She stated due to the concern of the variance fee rate of \$3,132 they have modified it to \$1,182 which is the same application fee as the administrative review projects, the sage-grouse and oil and gas fees will be subject to the consumer price index annually, and the Gold Basin Industrial Park Special Area Permit would also be \$1,182.

Commissioner Smith asked about the emergency exception to which ACM Pagano explained it is where they can ask the Board for an exception from the regulatory standards due to an emergency situation that would allow them to also concurrently apply for any land use application that may be required and that the fee aligns with special event permit.

Commissioner Smith clarified that there is a process to appeal even if the appellate does not have the financial means to appeal. ACM Pagano and CA Hoyt confirmed the appellant could possibly establish their case under the Land Use Resolution (LUR) Section 3-109(C) or Land Use Resolution (LUR) Section 8-103 but it would be up to the Board of Adjustment (BOA). Commissioner Houck expressed that this shifts some responsibility both ways without taking the ability for someone to do an appeal. Commissioner Puckett Daniels noted she struggles with the cost due to the fees potentially being prohibitive. CA Hoyt relayed that he believes that the primary factor must be the cost of the actual proceeding and if they want the LUR to have a means test for an appellant, it would have to be amended to make sure that was clear, but that the minimum floor is the actual hard cost of preparing the record.

Commissioner Houck relayed that the current \$250 fee is woefully inadequate, and that a lot of appeals will exceed the \$3,000 fee, but they do have the ability to lower fees if an appeal is straight forward and less complicated, but they do not have a mechanism to raise fees for complicated appeals. ACM Pagano stated that the appeals that have been received over the past three years have been outside of the normal land use review process and for decisions made by the CB South Board of Directors or enforcement actions, but the land use process does offer a significant opportunity for the public to engage. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve Resolution 2025-19, a Resolution Amending Resolution 22-21 Schedule of Fees for the Gunnison Community Development Department Permit Applications; Amending Resolution 17-12 for Gunnison Sage-Grouse Review Fees; and Amending Resolution No. 11-17 for Oil and Gas Operation Application Fees as presented today and authorize the signatures of the full Board on the Resolution. Motion carried unanimously.

VOUCHERS AND TRANSFERS APPROVAL: Finance Director Ana Cañada presented the voucher approval report dated March 18, 2025 and the cash transfer authorization dated March 2025 for discussion and approval. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve the vouchers in the amount of \$5,394,681.27. Motion carried unanimously. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve the cash transfer in the amount of \$6,611,300.84. Motion carried unanimously.

TREASURER'S MONTHLY REPORT: County Treasurer Debbie Dunbar presented the March 2025 Treasurer's report, an investment report dated March 2025, and a quarterly report dated Jan-Mar 2025 for discussion and acceptance. **Moved** by Commissioner Smith, seconded by Commissioner Houck to accept the Treasurer's Monthly Report for March 2025 and authorize the Chair's signature. Motion carried unanimously.

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

COMMISSIONER ITEMS:

Commissioner Houck:

1. Sawtooth Ribbon Cutting – Commissioner Houck relayed the important part of the experience was seeing the sense of relief around the security of housing. He also thanked everyone for the work that went into it.
2. Wolf Reintroduction – Commissioner Houck met with the Stockgrowers about concerns of the programs being in place and the method of approval through the ballot was a strange way to do biology. The main concern was the State's ability to bring forward programs and resources necessary to provide of level of protection for the interest of the Stockgrowers. Commissioner Houck then conveyed they would also like to sit down with them as the Board to talk about some requests they can make to the State.
3. Draft Economic Development Plan – Commissioner Houck attended the City of Gunnison's Public Open House for their Draft Economic Development Plan. He stated they clearly understand the need to stimulate the local economy and are bringing forward ideas to allow more opportunity for entrepreneurial spirit to flourish in the City of Gunnison.
4. Public Lands Agencies – Commissioner Houck has been in touch with the public land agencies and relayed that they are working through their staffing issues and that some that lost their job were offered them back through the court action, however, not all of them took them back.
5. Colorado Parks and Wildlife (CPW) – Commissioner Houck is talking with Director Dan Gibbs regarding a more coordinated management potential whether it's the State Park model or a management model and what it looks like.
6. Town Hall Series – Commissioner Houck noted they are trying to think of some big picture items to discuss at the Town Hall and how to message that out.
7. Taylor Local Users Group – Commissioner Houck stated he was not able to meet with the Taylor Local Users Group but will follow up with them for their recommendations for going into this year.

Commissioner Smith:

1. Colorado Parks and Wildlife (CPW) Bill – Commissioner Smith relayed this bill looks to include and manage motorized use. Commissioner Houck confirmed that the only place they can control use is on State-owned land which is often utilized for hunting and angling opportunities.
2. Colorado Counties, Inc. Steering Committees (CCI) – Commissioner Smith stated that CCI is sending a letter to Senator Hickenlooper about the Secure Rural Schools (SRS) Program. The

SRS Program is currently expired and forest counties will not receive critical SRS payments in the spring unless approved in Congress. CCI asked Senator Hickenlooper to cosponsor Senate Bill 356 to reauthorize the program.

- 3. Southwest Colorado Opioid Regional Council – Commissioner Smith will be attending virtually tomorrow to make some funding decisions for up to \$1.5 million to distribute on this round of grant applications. She relayed it is encouraging to see the different applications and the increased interest for this round compared to the first.

Commissioner Puckett Daniels:

- 1. Draft Economic Development Plan – Commissioner Puckett Daniels attended the morning open house and conveyed to staff that it would be beneficial to loop the BOCC in if their outcomes would affect TAPP or the ICELab and encouraged the staff to come present to the Board.
- 2. Colorado Parks and Wildlife (CPW) – Commissioner Puckett Daniels spoke with Area Wildlife Manager Brandon Diamond and requested that he come to the BOCC to present the wildlife tools for planning and how they can be used.
- 3. Mayors and Managers – Commissioner Puckett Daniels was able to tour the new Homestead Homes in Mt. Crested Butte. She emphasized she enjoyed seeing the different efforts that the different jurisdictions and communities are making in the area.
- 4. Sustainable Tourism and Outdoor Recreation Committee (STOR) – Commissioner Puckett Daniels explained that STOR had an ad hoc subcommittee that met to talk about additional funds to hire staff for the recreation department in the U.S. Forest Service office. STOR is putting \$15,000 from a Great Outdoors Colorado (GOCO) grant, and MetRec is matching the \$15,000. STOR has composed a letter requesting funding that was sent out to STOR partners to reach \$60,000. Commissioner Puckett Daniels commented that President of the Stockgrowers Andy Spann stated that ranching does better if recreation is managed better which resonated with her. However, she wanted to make it clear that this is not sustainable in the long term, so they are putting together a second part to the campaign which is public messaging around how they care about the public lands here and they are stepping in to fill the gap. Commissioner Puckett Daniels then expressed that she does not want to make decisions now that become evidence for divestment
- 5. from public lands in the future. Commissioner Smith asked what the \$60,000 will do, and Commissioner Puckett Daniels explained it will be to hire four people for the Forest Service office.
- 6. Congressman Hurd – Commissioner Puckett Daniels conveyed that she was able to speak to Congressman Hurd on the phone. Commissioner Puckett Daniels is working to schedule a time for him to attend virtually with the commissioners in the next few weeks and he is planning to do an in-person event in May in Gunnison. She stated Congressman Hurd reiterated he wants to engage with local governments and hear from them as well as being responsive to those needs.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting at 10:03 am.

Laura Puckett Daniels, Chairperson

Elizabeth Smith, Vice-Chairperson

Jonathan Houck, Commissioner

Minutes Prepared By:

Holly Perry, Deputy County Clerk

Attest:

Kathy Simillion, County Clerk

GUNNISON COUNTY BOARD OF COMMISSIONERS TEXT INCLUSION INTO MINUTES

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

**GUNNISON RIVER VALLEY LOCAL MARKETING DISTRICT
RESOLUTION NO. 2025-1**

**A RESOLUTION AMENDING THE GUNNISON RIVER VALLEY LOCAL MARKETING DISTRICT
BUDGET FOR FISCAL YEAR 2024 AND AMENDING THE APPROPRIATION RESOLUTION.**

WHEREAS, at the time of the adoption of the budget for the Gunnison River Valley Local Marketing District for fiscal year 2024 certain expenditures were not anticipated; and

WHEREAS, revenues can now be identified for such expenditures;

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

- 1. Local Marketing District Fund. The revenues are increased in the amount of \$51,010 as detailed by account numbers on Appendix A attached. The expenditures are increased in the amount of \$51,010 as detailed by account numbers on Appendix A attached.

The above sums of money, or as much thereof as may be authorized by law and as may be deemed necessary to defray the expenses and liabilities of the Gunnison River Valley Local Marketing District, are hereby appropriated. It is the intent of the Board to make the necessary amendments and supplements to the budget adoption and appropriation resolutions - Resolution Nos. 2023-1 and 2023-2 respectively - for the Gunnison County Local Marketing District for the fiscal year beginning January 1, 2024 and ending December 31, 2024; but except as specifically provided for herein, to make no further changes in the budget adoption or appropriation resolutions adopted with respect to said fiscal year.

INTRODUCED by Commissioner Houck, seconded by Commissioner Smith, and adopted this 15th day of April 2025.

GUNNISON RIVER VALLEY
LOCAL MARKETING DISTRICT

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

**BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY
RESOLUTION NO. 2025-17**

**A RESOLUTION AMENDING THE GUNNISON COUNTY BUDGET FOR FISCAL YEAR 2024 AND
AMENDING THE APPROPRIATION RESOLUTION.**

WHEREAS, at the time of the adoption of the budget for Gunnison County for fiscal year 2024 certain revenues were unassured and certain expenditures were not anticipated; and

WHEREAS, those revenues and expenditures can now be identified;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that a supplemental budget and appropriation resolution be adopted in the following respects:

- 2. General Fund. The expenditures are increased in the amount of \$5,255,758 as detailed by account numbers on Appendix A attached.
- 3. Human Services Fund. The revenues are increased in the amount of \$79,300 as detailed by account numbers on Appendix A attached. The expenditures are increased in the amount of \$83,500 as detailed by account numbers on Appendix A attached
- 4. Debt service Fund. The revenues are increased in the amount of \$134,905 as detailed by account numbers on Appendix A attached. The expenditures are increased in the amount of \$134,905 as detailed by account numbers on Appendix A attached.
- 5. Risk Management Fund. The revenues are increased in the amount of \$12,230 as detailed by account numbers on Appendix A attached. The expenditures are increased in the amount of \$12,230 as detailed by account numbers on Appendix A attached.
- 6. Capital Expenditures Fund. The revenues are increased in the amount of \$177,770 as detailed by account numbers on Appendix A attached. The expenditures are increased in the amount of \$177,770 as detailed by account numbers on Appendix A attached.
- 7. Waste Water Fund. The revenues are increased in the amount of \$244,500 as detailed by account numbers on Appendix A attached. The expenditures are increased in the amount of \$244,500 as detailed by account numbers on Appendix A attached.
- 8. ISF III Fund. The revenues are increased in the amount of \$1,737,000 as detailed by account numbers on Appendix A attached. The expenditures are increased in the amount of \$1,737,000 as detailed by account numbers on Appendix A attached.

- 9. Public Trustee Fund. The revenues are increased in the amount of \$682,804 as detailed by account numbers on Appendix A attached. The expenditures are increased in the amount of \$682,804 as detailed by account numbers on Appendix A attached.

The above sums of money, or as much thereof as may be authorized by law and as may be deemed necessary to defray the expenses and liabilities of the County, are hereby appropriated. It is the intent of the Board to make the necessary amendments and supplements to the budget adoption and appropriation resolutions - Resolution Nos. 2023-27 and 2024-49 respectively - for Gunnison County for the fiscal year beginning January 1, 2024 and ending December 31, 2024; but except as specifically provided for herein, to make no further changes in the budget adoption or appropriation resolutions adopted with respect to said fiscal year.

INTRODUCED by Commissioner Smith, seconded by Commissioner Houck, and adopted this 15th day of April 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 - 18**

CONCERNING LUC-24-00053, A LAND USE CHANGE PERMIT APPLICATION FOR A MINOR IMPACT LAND USE CHANGE FOR A 2-LOT SUBDIVISION LOCATED ON PARCEL # 3787-000-00-109 AND LEGALLY DESCRIBED AS TOWNSHIP 49 NORTH, RANGE 1 WEST, NEW MEXICO PRINCIPAL MERIDIAN: A TRACT OF LAND LOCATED WITHIN THE E1/2 OF SECTION 10, AND IN THE W1/2 OF SECTION 11, TOWNSHIP 49 NORTH, RANGE 1 WEST OF THE NEW MEXICO PRINCIPAL MERIDIAN, SAID TRACT OF LAND ALSO BEING A PORTION OF PARCEL 1 OF THE DOS RIOS RANCHES, INC. AS DESCRIBED IN BOOK 385 AT PAGE 294, ACCORDING TO THE DEED RECORDED SEPTEMBER 9, 2016 AT RECEPTION NO. 641870, COUNTY OF GUNNISON, STATE OF COLORADO

WHEREAS, the Applicant, Dunbar Family Partnership, LLC, proposes the subdivision of Parcel #3787-000-00-109, dividing a 111.05-acre undeveloped parcel into two lots: Tract 1 (7.31 acres) and Tract 2 (102.60 acres). The acreage includes 1.51 acres of County-owned Fairway Lane. No private or public improvements are proposed as part of this subdivision; and

WHEREAS, the parcels can be served by Gunnison County Water and Sanitation District. The County provided a letter stating the following:

The above parcel being subdivided into two parcels located between Fairway Lane and County Road 50 in the Dos Rios Water and Sewer Division of the Gunnison County Water and Sanitation District is located within 400 feet of the Dos Rios Sewer Collection System.

WHEREAS, Tract 1 will be accessed with an existing easement off County Road 50 and Tract 2 will be accessed off Fairway Lane; and,

WHEREAS, the application was sent for referral to Colorado Geological Survey, Gunnison Conservation District, Gunnison Watershed School District, Gunnison County Public Works, Gunnison County Fire Protection District and the City of Gunnison on October 17, 2024. Responses were not received from the following departments/agencies: Gunnison Watershed School District; and,

WHEREAS, pursuant to LUR Section 12-107 *Fire Protection*, the Gunnison County Fire Protection District provided comment:

No fire issues with the subdivision.

WHEREAS, Colorado Geological Survey provided comment as follows:

No geologic hazards are known or suspected to be present that impact the 111.5-acre proposed LUC-24-00053 subdivision. The applicant states that no new uses or structures are planned, and that both tracts will remain in agricultural uses, so CGS has no objection to approval.

WHEREAS, The City of Gunnison Planning and Zoning Commission provided the following comment in a letter dated December 12, 2024.

The City has the following observations regarding this proposed use:

- 1. The Three-Mile Plan (1997) defines the parcel as Moderate Density Residential (1-6 units/acre) and Rural Residential with a density of 1 unit/5-25 acres.*
- 2. The Minor Impact is partially within the Urban Growth Boundary.*

3. *The Minor Impact proposes to subdivide a 109.91 – acre parcel into two parcels: Tract 1 at 7.31 acres and Tract 2 at 102.6 acres.*
 4. *The site has several existing structures including an equipment shed, livestock shed, hay shed, and utility shed, and corrals; all of which will be within Tract 1 of the subdivision.*
 5. *Adjacent land uses include agricultural, commercial (KOA Campground), residential, Hartman’s Castle and industrial park to the east, County Road 38 to the north, and residential to the south and west.*
 6. *The proposed Minor Impact is compatible with the surrounding neighborhood.*
- Based on the above observations and the compatibility of the Minor Impact with the surrounding neighborhood, the Commission supports the Dunbar Family Partnership Subdivision Request; and*

WHEREAS, a Planning Commission work session was held on January 9, 2025 and the Planning Commission directed staff to schedule the public hearing; and,

WHEREAS, a joint public hearing was conducted by the Planning Commission and Board of County Commissioners on March 20, 2025. The Gunnison County Planning Commission approved a Recommendation of conditional approval of the Subdivision and forwarded said Recommendation to the Board of County Commissioners for their review; and

WHEREAS, the Board of Commissioners did, on April 15, 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 March 20, 2025 recommendation, with the following Findings and Conditions of Approval:

FINDINGS:

The Gunnison County Board of County Commissioners finds that:

1. This application is consistent with the standards and requirements of this Resolution.
2. 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. 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.
2. 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.
3. 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*.
4. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.
5. 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.
6. 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.
7. 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-24-00053 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 15th day of April 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. 25-19**

**A RESOLUTION AMENDING RESOLUTION NO. 22-21 SCHEDULE OF FEES FOR THE
COMMUNITY DEVELOPMENT DEPARTMENT PERMIT APPLICATIONS; AMENDING
RESOLUTION NO. 17-12 FOR GUNNISON SAGE-GROUSE REVIEW FEES; AND AMENDING
RESOLUTION NO. 11-17 FOR OIL AND GAS OPERATION APPLICATION FEES**

WHEREAS, pursuant to the Gunnison County *Land Use Resolution*, the *International Building Code*, and the Gunnison County *Onsite Wastewater Treatment System Regulations*, the Board of County Commissioners is authorized to set and amend the Community Development Department’s permit application fees in order to compensate the County for the cost of review and processing of permit applications;

WHEREAS, Community Development staff has provided the Board of County Commissioners a fee analysis in a memo dated March 14, 2025 titled “Building Permit Fees.” The report includes analysis of the fees for building permits and other permits in the Community Development department;

WHEREAS, Section 3-109: C. *Application and Review Fees* of the Gunnison County *Land Use Resolution* states: "In order to compensate the County for the cost of reviewing and processing applications for land use change permits, each applicant shall pay the fees, as shown in a schedule of fees charged for permits issued by the Community Development Department, adopted and amended from time to time by the Board. The fee schedule is designed to make the amount of the fee proportional to the amount of expense likely to be incurred by the County in reviewing and processing the application[;]" and

WHEREAS, fees for Gunnison Sage-Grouse reviews for permit applications were adopted in Resolution No. 17-12, recorded in the office of the Gunnison County Clerk and Recorder at Reception No. 645541; and

WHEREAS, fees for Oil and Gas Operations application were adopted in Resolution No. 11-17, recorded in the office of the Gunnison County Clerk and Recorder at Reception No.604949; and

WHEREAS, the Gold Basin Industrial Park Regulations were adopted in Resolution No. 05-26 recorded in the office of the Gunnison County Clerk and Recorder at Reception No. 554664 and amended in Resolutions No. 24, Series 2008 recorded at Reception No. 584387 and Resolution No. 21, Series 2010 recorded at Reception No. 599443. The Gold Basin Industrial Park Regulations and subsequent amendments did not include an adopted fee schedule; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that Gunnison County Board of Commissioners Resolution No. 22-21 shall be amended as follows:

1. The Community Development Department amended Fee Schedule for specific land use change permit applications is hereby adopted and attached as Exhibit A hereto.
2. All Community Development Department fees shall be reviewed at the end of every three (3) years by Community Development Department staff to ensure that the costs of development are adequately compensated by the fee schedule.
3. All Community Development Department fees shall be adjusted annually in accordance with the Consumer Price Index including the Gunnison Sage-Grouse fees, the Oil and Gas Operation fees, and the Gold Basin Industrial Park fees.
4. The Gold Basin Industrial Park application fee shall be adopted in the attached Fee Schedule for Gold Basin Industrial Park and is hereby adopted and attached as Exhibit B.

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 15th day of April 2025.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

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