

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING MINUTES
August 5, 2025**

The August 5, 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 (ABSENT)	Matthew Birnie, County Manager
Elizabeth Smith, Vice-Chairperson	Holly Perry, Deputy County Clerk
Jonathan Houck, Commissioner	Others Present as Listed in Text
Alex San Filippo-Rosser, Deputy County Attorney	

Due to Commissioner Puckett Daniels's absence, Commissioner Smith will be running the meeting.

GUNNISON COUNTY LOCAL LIQUOR LICENSING AUTHORITY MEETING:

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

CONSENT AGENDA: **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve the consent agenda and authorize the Vice Chair's signature in place of the Chair on these licenses that are presented this morning. Motion carried unanimously.

1. Alcohol Beverage License #07-74205-0002; Crested Butte LLC dba Ice Bar/Rest Twister Warming Hse; 7/15/2025 to 7/15/2026
2. Alcohol Beverage License #26-54026-0000; Black Mesa Lodge LLC dba Black Mesa Lodge; 9/6/2025 to 9/6/2026
3. Alcohol Beverage License #26-34997-0000; Tre Amici Corp dba Garlic Mike's; 9/14/2025 to 9/14/2026
4. Alcohol Beverage License #03-20000; Red White & Booze LLC dba Red Mountain Liquors; 10/22/2025 to 10/22/2026
5. Alcohol Beverage License #05-29384-0002; Crested Butte Nordic Council dba CBNC Magic Meadows Yurt; 9/15/2025 to 9/15/2026
6. Special Event Liquor Permit #5-2025; Arrowhead Volunteer Fire Department; 8/10/2025 from 1:30 pm to 5:30 pm

ADJOURN: Commissioner Smith 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 Smith 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 meeting minutes as presented and amended this morning as per discussion on the record. Motion carried unanimously.

1. July 15, 2025 Regular Meeting
2. July 22, 2025 Special Meeting

SCHEDULING: The Upcoming Meetings Schedule was discussed and updated.

CONSENT AGENDA: **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve the consent agenda and authorize the Vice Chair, Liz Smith, to sign in place of the Chair, Laura Puckett Daniels due to her absence. Motion carried unanimously.

1. Small Dollar Grant Award; Emergency Management Performance Grants (EMPG); Department of Public Safety; Emergency Management; 1/1/2025 to 9/30/2025; \$48,181
2. Engagement Letter for Arbitrage Compliance Services; Arbitrage Compliance Specialists; Finance; 6/17/2025 to 6/17/2025; \$2,875
3. Public Service Grant Agreement; Memorandum of Agreement; City of Gunnison; Health and Human Services; 1/1/2025 to 12/31/2025; \$7,500
4. Acknowledgment of County Manager's Signature; Contract Amendment #2; 2025*0120; Health and Human Services; 8/1/2025 to 6/30/2025; \$32,544
5. Facilities Rental Agreement; Queen of all Saints Catholic Church; Health and Human Services; 10/9/2025 from 1:30 pm to 6:30 pm; \$1,050
6. Professional Services Agreement; Robert Whiting; Juvenile Services; 8/5/2025 to 8/30/2026; \$50,800
7. Acknowledgment of County Manager's Signature; Independent Contractor Agreement; Colorado Perinatal Care Quality Collaborative (CPCQC); 22 IHJA 171516; Health and Human Services; 7/1/2025 to 6/30/2026; \$110,000

8. Memorandum of Understanding between partners in support of the Gunnison Basin Cheatgrass Implementation Project; Rocky Mountain Bird Observatory dba Bird Conservancy of the Rockies and U.S. Fish and Wildlife Service; Finance; 7/31/2025 to 7/31/2027
9. Concession, Lease, and Operating Agreement for a Non-Exclusive On-Airport Automobile Rental Concession at Gunnison-Crested Butte Regional Airport; Avis Rent A Car Systems, LLC; Airport; 6/1/2025 to 5/31/2028
10. Concession, Lease, and Operating Agreement for a Non-Exclusive On-Airport Automobile Rental Concession at Gunnison-Crested Butte Regional Airport; Budget Rent A Car Systems Inc.; Airport; 6/1/2025 to 5/31/2028
11. Proposal; Physical Evidence Platform Solution; FileOnQ; Sheriff's Office; \$6,800 first year, \$5715 after
12. Professional Services Agreement; AML Peer and Mental Health Support; Juvenile Services; 8/5/225 to 7/31/2026; \$15,000
13. Professional Services Agreement; Pinnacle Insight LLC; Juvenile Services; 9/1/2025 to 8/30/2026; \$4,200
14. Professional Services Agreement; Willow Bay Counseling LLC; Juvenile Services; 9/1/2025 to 8/30/2026; \$4,200
15. Funding Agreement & Request for Payment; Gunnison County Metropolitan Recreation District; Health and Human Services; Gunnison Hinsdale Early Childhood Council; 6/1/2025 to 4/31/2026; \$10,000
16. Participation Form; National Opioid Settlements; CL-1730875; Purdue

COUNTY MANAGER'S REPORTS:

1. Region 10 – CM Birnie asked for guidance on an email received from Region 10 Executive Director Michelle Haynes about the enterprise zone. The Board authorized CM Birnie to draft a letter to later be put for ratification on the next agenda.
2. Whetstone – CM Birnie relayed the concrete slabs are being poured and the framing contractor has been panelizing walls.

ACCEPTANCE OF COUNTY TREASURER/PUBLIC TRUSTEE RESIGNATION:

Commissioner Smith explained the Board received the letter as well as having a meeting with County Treasurer Debbie Dunbar, who has issued her formal resignation and plans to retire by the end of September. DCA San Filippo-Rosser noted the directions that the Board can take and the process that needs to occur. Commissioner Houck confirmed it would be the same process as done previously with the County Assessor vacancy. Commissioner Houck then noted he appreciated the time of service that CT Dunbar has put into the County. **Moved** by Commissioner Houck, seconded by Commissioner Smith to accept the letter of resignation which will be effective September 30th from Debbie Dunbar, resigning her position as the elected Gunnison County Treasurer. Motion carried unanimously.

LAND USE CHANGE APPLICATIONS:

1. Lot Cluster; LUC-24-00032; Alan Powell – Planner Rachael Blondy and Applicant Alan Powell were present for discussion.

Planner Blondy relayed this was an application that was previously approved but had a scrivener's error when it was recorded. Therefore, they are requesting to amend the LUC-24-00032 to have the correct filing number. **Moved** by Commissioner Houck, seconded by Commissioner Smith to correct the scrivener's error and approve the lot cluster agreement declaration and authorize the signature of the full Board as presented this morning. Motion carried unanimously.

2. Lot Cluster; LUC-24-00061; 60 & 90 Mystery Lane – Planner Rachael Blondy was present for discussion.

Planner Blondy noted this application is to cluster the applicant's two lots that are adjacent to each other, however, this would decrease density potential with bringing the lots ability to have two residences each to two residences total. Commissioner Houck confirmed that lot clusters can be undone by a subdivision in the future. Commissioner Smith struggled with this application because they are promoting density, but the property falls outside the Gunnison Area Plan. After some discussion a decision was made. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve lot cluster LUC-24-00061, 60 & 90 Mystery Lane as presented and authorize the signature of the full Board on the document.

3. Discount Storage Expansion of Commercial Use, Major Impact, Preliminary and Final Plan Review; LUC-23-00032; A Resolution Approving LUC-23-00032, A Land Use Change Permit Application for Preliminary and Final Plan Review of a Major Impact Land Use Change for an Expansion of Commercial Use at Discount (aka Centennial) Storage on the Parcel of Land Commonly Known as Parcel No. 3701-250-06-008, 825 State Highway 135, Gunnison, Colorado; Legally Described as Lot 3, Flying Ranch Subdivision, According to the Plat Filed September 17, 2019 at Reception No. 662373, County Of Gunnison, Colorado – Planning Director Hillary Seminick, Michael Fishman, James Silvestro, Ken Snyder and Abigail Grimmatt were present for discussion.

PD Seminick explained that there are two review processes being requested for a major impact expansion of commercial use which would expand the vehicle storage area, but not the interior retail storage area component. She then relayed that they have met all the standards for the application, there is a recommendation for approval from the Planning Commission, there has been no new information since the previous hearing, and it is up to the Board to decide if an additional public hearing is necessary. Mr. Silvestro commented he does not believe another public hearing is necessary due the support of the public given at the last public hearing. After some discussion, it was decided an additional public hearing is not necessary. **Moved** by Commissioner Houck, seconded by Commissioner Smith that the Board of County Commissioners does not have an additional public hearing based on the fact that there's no new additional information and that we have been able to have a good public facing discussion about this numerous times, and we have all the information we need to make a decision. Motion carried unanimously.

Commissioner Houck noted this is in the planning area and he would be having a different discussion if there were more buildings being built, rather than more fencing and expanding the area for storage which is a community need. Commissioner Smith echoed Commissioner Houck's thoughts and does not see an issue due to being a contained parcel that is already having this use and is easily able to be redeveloped, as well as the neighbors being in support. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve Resolution 2025-25, a Resolution Approving LUC-23-00032, a Land Use Change Permit Application for Preliminary and Final Plan Review of a Major Impact Land Use Change for the Expansion of Commercial Uses at Discount Storage, also known as Centennial Storage, and we'll note for the record in the motion that on page 3 of the document we will eliminate number 7, and it will condense it down to 7 points, which is basically what will be corrected as discussed on the record during this item. Motion carried unanimously.

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

COMMISSIONER ITEMS:

Commissioner Houck:

1. Town Hall in Pitkin – Commissioner Houck conveyed that about 60 community members attended and that there will be Town Halls coming up in Marble and Somerset. He appreciated being able to interact with the community and answer questions.
2. Taylor Park – Commissioner Houck has been working with a group and Jonathan Coop with Western Colorado University on some forestry projects for funders particularly around timber.
3. Colorado Parks and Wildlife (CPW) – Commissioner Houck attended a meeting with CPW representatives as well as representatives from Delta, Hinsdale, Ouray and Saguache Counties to have discussions regarding wolf reintroduction. He stated a majority of what will be in the Board's letter to the State after the work session with the Gunnison County Stockgrowers' Association contains a majority of what was discussed in the meeting. Commissioner Smith also mentioned the conflict in guidance given regarding carcass removal to which Commissioner Houck stated he will touch on that in the letter as well.
4. Club 20 – Commissioner Houck participated in the Club 20 meeting on the 24th and 25th remotely to advocate for Gunnison County's concerns.
5. River Technical Team – Commissioner Houck was asked to participate in the River Technical Team which is comprised of Department of Natural Resources (DNR), Bureau of Land Management (BLM), and Trout Unlimited. This team is looking at river recreation and river access across the state and how to better address the recreation and access.
6. Gunnison Outdoor Resource Protection Act (GORP) – Commissioner Houck had a meeting with Senator Bennet and representatives from Delta County regarding the GORP Act and some details that would be helpful to Delta County to be included in the Act.

Commissioner Smith:

1. Town Hall in Pitkin – Commissioner Smith reiterated Commissioner Houck's previous comments and felt it was a productive meeting.
2. Forest Road 867 – Commissioner Smith explained this is a road in Arrowhead to which the Board has been getting correspondence about the road maintenance. Commissioner Houck commented that he did drive the road to the Arrowhead Lodge and back and expected a very different condition based on the emails and calls. However, the road seemed to be about the same as it has always been. Commissioner Smith then relayed that there will be an opportunity for the community to support service and maintenance for road and bridge when the Board comes to the voters for a dedicated resource. She and Assistant County Manager for Public Works Martin Schmidt are also planning a meeting with the community members.
3. Federal Changes – Commissioner Smith met with the Colorado Department of Human Services (CDHS) about the proposed Federal changes to benefits like Medicaid and Supplemental Nutrition Assistance Program (SNAP). The State has stated it needs to make a downward adjustment of an additional \$700M dollars on top of the \$1.2B dollars already cut which will affect matches to these programs.

- 4. Colorado Counties, Inc. Steering Committees (CCI) and Counties & Commissioners Acting Together (CCAT) – Commissioner Smith relayed they have policy meetings coming up to discuss how to stabilize the County revenues to help maintain services.
- 5. Gunnison Valley Regional Transportation Authority (RTA) – Commissioner Smith plans to attend the RTA meeting remotely. She stated there is a proposal for an Intergovernmental Agreement (IGA) for impact fees to fund an expansion of services and infrastructure. Commissioner Smith confirmed with Commissioner Houck that they do plan on not supporting that and will vote against any proposal for Gunnison County to join an IGA of that nature due to other more urgent and vulnerable areas.

ADJOURN: Commissioner Smith adjourned the meeting at 9:42 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 THE COUNTY OF GUNNISON, COLORADO**

RESOLUTION NO. 2025 - 25

A RESOLUTION APPROVING LUC-23-00032, A LAND USE CHANGE PERMIT APPLICATION FOR PRELIMINARY AND FINAL PLAN REVIEW OF A MAJOR IMPACT LAND USE CHANGE FOR AN EXPANSION OF COMMERCIAL USE AT DISCOUNT (AKA CENTENNIAL) STORAGE

WHEREAS, the Applicant, LPG 1825 HIGHWAY 135 LLC, DDCM 164 LUDLOW LLC (Applicant), represented by Centennial Storage Partners LLC, Law of the Rockies, Jennifer Barvitski, and Michael O’Loughlin, Esq. of Schumacher & O’Loughlin, LLC, requests a 2.75-acre expansion of commercial use to allow for approximately 115 additional outdoor fenced vehicular storage spaces adjacent to the existing Discount Storage on a parcel of land commonly known as parcel no. 3701-250-06-008, 1825 State Highway 135, Gunnison, Colorado, legally described as Lot 3, Flying E Ranch Subdivision, according to the plat filed September 17, 2019, at Reception No. 662373, County of Gunnison, Colorado, (“Property”); and,

WHEREAS, a Land Use Change Permit for Sketch Plan Review of a Major Impact Land Use Change for Expansion of a Commercial Use at Discount (AKA Centennial) Storage on the subject property was approved by the Gunnison County Board of County Commissioners in Resolution No. 54, Series of 2024 on December 17, 2024; and,

WHEREAS, the Discount Storage Expansion of Commercial Use Preliminary and Final Plan (“Application”) was submitted on February 13, 2025, and determined a complete application on April 14, 2025; and,

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

- May 15, 2025, Work Session
- July 17, 2025, Joint Public Hearing; and,

WHEREAS, at the work session on May 15, 2025, the Planning Commission, after consideration of the following factors: design, size, public concern, public facilities and services; found the applicant's request to combine the Preliminary and Final Plan reviews met the criteria of LUR Section 7-103.C.1 *Preliminary and Final Plans May Be Combined* and approved the request; and

WHEREAS, a joint public hearing was conducted on July 17, 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, the following summarized public comments were received at the public hearing on July 17, 2025.

- Public comment generally supported the project due to a significant lack of available storage space, particularly during snow season, which creates a financial burden. They highlight the project's benefits, including landscaping, and emphasize the community's need for storage. They express concern over regulatory barriers that make it difficult to meet these needs locally. Additionally, demand for storage is high while supply is lacking, which drives prices up and forces people to seek storage farther away.

WHEREAS, a joint public hearing was conducted on July 17, 2025, by the Planning Commission and Board of Adjustment, in which the Commission and BOA received and considered both written and oral public comment; and

WHEREAS, the Board of Adjustment approved a setback variance at the joint public hearing held by the Planning Commission and Board of Adjustment on July 17, 2025 as described in Variance Approval 1, Series of 2025 at Reception No. 703045; and

WHEREAS, at the November 21, 2024, 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 combined Preliminary and Final 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 in detail during Preliminary Plan review, and definitively during Final Plan review. This application has addressed, and the Commission has evaluated this submittal for its integration of and compliance with the standards of the Resolution within its final 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.
 - D. All uses have been identified on lots within this proposed development.
3. Based on the consideration of limited applicability of Final Plan requirements for the proposed development since it is not a subdivision, the Planning Commission approved the combination of Preliminary and Final Plans.
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. The applicant shall submit a Boundary Line Adjustment Plat that meets the standards of Gunnison County Land Use Resolution Section 5-104:L *Application Form for Boundary Line Adjustments*.
2. 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.
3. This Preliminary and Final 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.

4. This Permit Approval of this application is contingent upon compliance with all applicable federal, state, municipal and other permits required for construction following approval.
5. 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.
6. 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.
7. 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 Houck, seconded by Commissioner Smith, and adopted this 5th day of August 2025.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

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